

SPECIAL PURPOSE FOR SALE

MARINER'S LANDING

7405 Forbes Rd, Cincinnati, OH 45233



PROPERTY DESCRIPTION

Investment Opportunity: Mariner's Landing Marina - Prime Waterfront Property in Saylor Park, Ohio. Mariner's Landing Marina presents a rare opportunity to acquire a well-established and profitable business in a prime location. This landmark marina on the Ohio River boasts a loyal clientele and offers a variety of services to boaters and recreational enthusiasts. A Bar/Restaurant could be added as well. Equipment necessary for operation is included in the sale.

Strong Revenue Streams: Consistent income from slip rentals, fuel sales, ship store, and maintenance services / winterizing.

High Occupancy: 225+ dry slips with room for expansion as well as 30 wet storage slips are available to customers.

Strategic Location: Easily accessible by land and water, directly off of RT 50 and the Kentucky border.

Top-Notch Amenities: Fuel dock, pump-out facilities, well-stocked ship store, valet in/out service and on-site repairs.

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,800,000 |
| Lot Size: | 2,526 SF |
| Building Size: | 4,900 SF |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|-----------|----------|
| Total Households | 1,234 | 10,337 | 31,466 |
| Total Population | 3,009 | 27,037 | 81,634 |
| Average HH Income | \$93,764 | \$110,147 | \$97,473 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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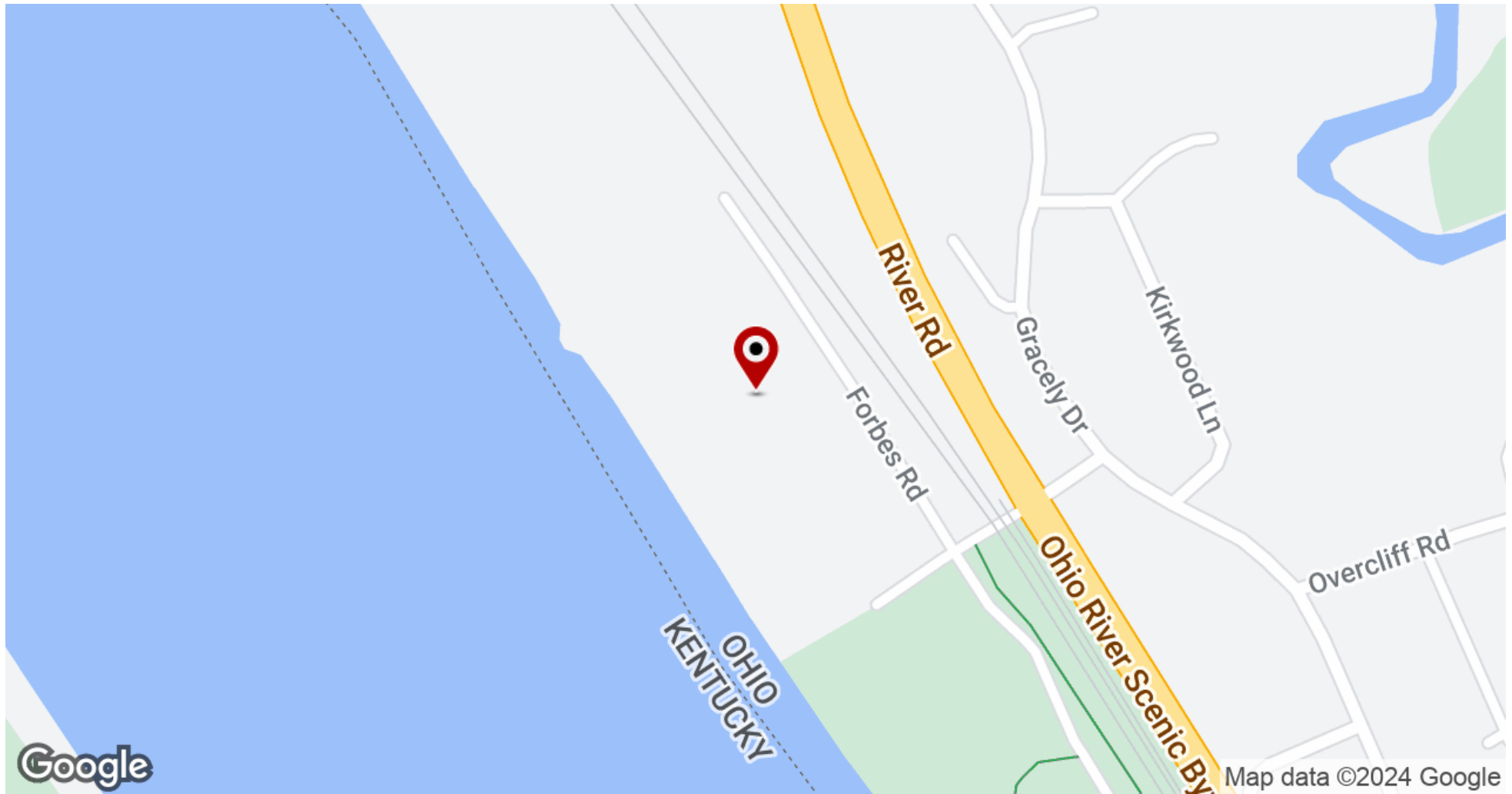
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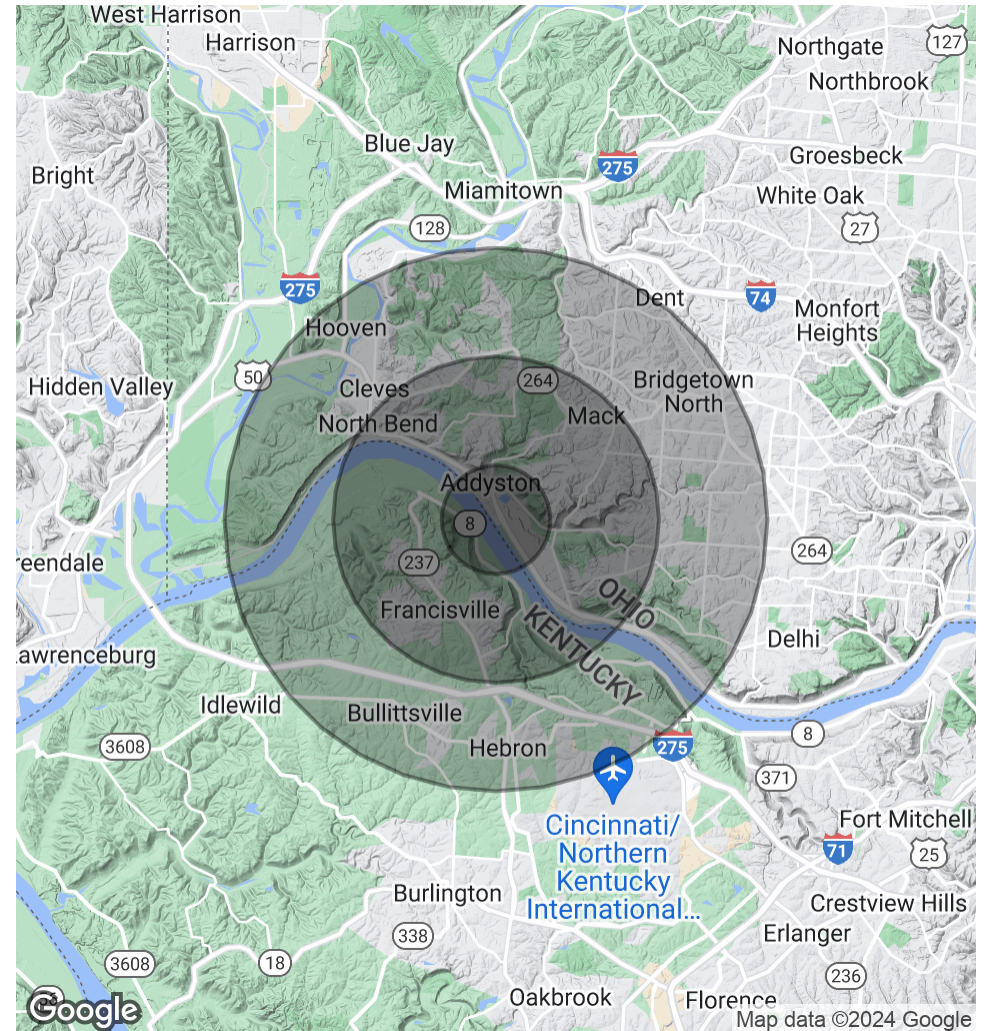
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,009 | 27,037 | 81,634 |
| Average Age | 42.9 | 43.1 | 40.1 |
| Average Age (Male) | 38.1 | 41.1 | 38.1 |
| Average Age (Female) | 45.2 | 42.6 | 41.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,234 | 10,337 | 31,466 |
| # of Persons per HH | 2.4 | 2.6 | 2.6 |
| Average HH Income | \$93,764 | \$110,147 | \$97,473 |
| Average House Value | \$197,713 | \$239,815 | \$197,512 |

* Demographic data derived from 2020 ACS - US Census



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