



# THE BANKS

Commercial Leasing Package

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# THE BANKS

Cincinnati, Ohio

The Banks is a vibrant neighborhood, ideally located in one of the most desirable areas in downtown Cincinnati, Ohio - a top tier market in the U.S. situated on the banks of the Ohio River. The high-traffic area is surrounded by Great American Ball Park (home of MLB's Cincinnati Reds), Paycor Stadium (NFL's Cincinnati Bengals) and the Andrew J. Brady Icon Music Center. With 592 total residential units and 100,000 SF of ground floor retail space, Current at The Banks and Radius at The Banks provide ample opportunities for commercial tenants to thrive.

In addition, The Banks is directly adjacent to the Central Business District and within walking distance of the corporate headquarters for Procter & Gamble, Kroger, Fifth Third Bank and Western & Southern Financial Group.

## IDEAL MARKET AND OVERALL LOCATION

- > Located in a key corridor of Cincinnati, Ohio, which is a top U.S. urban market with a 4.4% unemployment rate
- > An abundance of nearby entertainment and attractions including Paycor Stadium, Great American Ball Park, the Ohio River and more
- > Numerous nearby major hospitals, employers and Fortune 500 company headquarters

## MILLIONS OF VISITORS EACH YEAR

- > Designated Outdoor Refreshment Area (DORA) with new pedestrian district
- > More than 150 events planned annually
- > Park and river access

## AMPLE PARKING WITH 7,000 TOTAL SPACES





## EVENTS & PROGRAMMING

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The Banks is home to some of the city's most beloved attractions, including Great American Ball Park, home of the Cincinnati Reds, the Bengals' very own Paycor Stadium, the Andrew J. Brady Icon Music Center (hosting 100+ musical acts annually), Smale Riverfront Park and the Ohio River.

**WITH MORE THAN 150 EVENTS PLANNED IN AND AROUND THE AREA EACH YEAR, THE BANKS IS A TRUE DESTINATION IN DOWNTOWN CINCINNATI WITH SOMETHING FOR EVERYONE TO ENJOY.**

The Banks Designated Outdoor Refreshment Area (DORA) operates seven days a week, 14 hours a day, allowing pedestrians the ability to purchase drinks on-site and carry them throughout the district. **DORA has been incredibly successful, with more than 1 million DORA cups sold in the first year alone.**

In addition, a pedestrian-friendly walkway features outdoor patio spaces, flexible seating, asphalt art and a picnic grove – all so visitors, residents and tenants alike can enjoy outdoor public space. Throughout the neighborhood, drink specials, promotions and live music are on display, with endless opportunities for ongoing activation and programming including university nights, family-friendly street festivals and holiday themed events.

Partnerships with the Bengals (10 home games each year) and the Reds (81 home games each year) attract a multitude of tailgates and activations.





# RETAIL AT THE BANKS

The Banks represents mixed-use development in its highest form, embodying every aspect of the live, work and play lifestyle. In addition to the Reds and Bengals drawing millions of sports fans each year, The Banks ecosystem includes retail, multifamily apartments, office space, hotels, a museum, riverfront parks and a recently completed world-class music entertainment venue, all within blocks of Cincinnati's busy Central Business District.

The Banks benefits from being strategically located within Community Entertainment Districts which have D5J liquor permits available.

The retail development at The Banks has grown to become one of the most popular and active destinations in the region, benefiting from more than two decades of visionary planning and reasoned investment. The asset consists of an upscale mix of top-tier national and regional restaurants, entertainment and fitness options, where visitors of all ages and backgrounds converge year-round from across the region.

# AROUND CINCINNATI



## SHOPPING

- 1 Cincinnati Bengals
- 2 333seat.com
- 3 Koch Sporting Goods
- 4 Bromwell's
- 5 Larry Flynt's HUSTLER®
- 6 Nightshade Ink
- 7 Saks Fifth Avenue
- 8 Fabulous Frames
- 9 UNheardof
- 10 Bang & Olufsen
- 11 Bolero Menswear
- 12 Appointments
- 13 FedEx
- 14 Queen City Wine & Spirits
- 15 Walgreens
- 16 Batsakes Hat Shop
- 17 Dollar General
- 18 BlaCk OWned Outerwear
- 19 Coins Plus
- 20 Hathaway Stamp & Identification
- 21 Goodyear Auto Service
- 22 Ohio Book Store
- 23 Woods Hardware
- 24 Metro by T-Mobile
- 25 Kroger
- 26 FASTSIGNS
- 27 Avril & Bleh Meat Market
- 28 Cappel's
- 29 Bolero Menswear
- 30 Cincy Shirts
- 31 The Garage OTR
- 32 HOMAGE Over-The-Rhine
- 33 Street Corner Market
- 34 Fuller Ford Inc
- 35 Grainger Industrial Supply
- 36 AV Beauty Bar

## EATERIES

- 1 The Blind Pig
- 2 Domino's Pizza
- 3 Chef Jose Salazar
- 4 Maplewood Kitchen
- 5 Wild Eggs
- 6 Skyline Chili
- 7 University Club of Cincinnati
- 8 Wahlburgers
- 9 Sotto
- 10 Mazunte Centro
- 11 Tees Mugs & More
- 12 Spoon & Cellar
- 13 Crown Republic Gastropub
- 14 Arnold's Bar & Grill
- 15 First Watch
- 16 Shanghai on Elm
- 17 Izzy's - Elm Street
- 18 Jefferson Social
- 19 Scott's Italian Restaurant
- 20 Lalo Restaurant
- 21 Condado Tacos
- 22 Copper & Flame
- 23 Ruth's Chris Steak House
- 24 Bakersfield
- 25 TAGLIO OTR
- 26 Gomez Salsa OTR
- 27 Boomtown Biscuits
- 28 Subway
- 29 Sugar n' Spice Diner
- 30 Goodfellas Pizzeria - OTR
- 31 Zula Restaurant
- 32 Chela
- 33 The Eagle
- 34 Buzzed Bull Creamery
- 35 Sacred Beast Diner OTR
- 36 The Bagely

## BARS/WINE

- 1 Moerlein Lager House
- 2 The Stretch
- 3 O'Malleys In the Alley
- 4 Kitty's Sports Grill
- 5 The Birdcage
- 6 The View at Shires' Garden
- 7 Vista at Lytle Park
- 8 Tokyo Kitty
- 9 Knockback Nats
- 10 Bar 90! at the Brittany
- 11 The Birdcage
- 12 The Chalet Bar
- 13 Queen City Exchange
- 14 Pilar
- 15 BrewDog Cincinnati
- 16 Sundry and Vice
- 17 Ghost Baby
- 18 Rosedale
- 19 Pins Mechanical Co
- 20 Longfellow
- 21 Mr Pitiful's OTR
- 22 MOTR Pub
- 23 MECCA OTR
- 24 Taft's Ale House
- 25 Holy Grail Tavern
- 26 Cobblestone OTR
- 27 Homemakers Bar
- 28 Japp's - Since 1879
- 29 Copa
- 30 Wódka Bar
- 31 Bar Saeso
- 32 Braxton Brewing
- 33 Lost & Found OTR
- 34 The Lackman
- 35 Nostalgia Wine & Jazz Lounge
- 36 Rhinehaus

## ATTRACTIONS

- 1 The Escape Game Cincinnati
- 2 National Underground
- 3 Paycor Stadium
- 4 Great American Ball Park
- 5 Reds Hall of Fame & Museum
- 6 Heritage Bank Center
- 7 Taft Museum of Art
- 8 Duke Energy Convention Center
- 9 Cincinnati Fire Museum
- 10 Cincinnati Symphony Orchestra
- 11 Memorial Hall OTR
- 12 Hard Rock Casino Cincinnati
- 13 Bell Event Centre
- 14 Hamilton County
- 15 The Spot on West Fifth
- 16 Taft Theatre
- 17 Lytle Park Historic District
- 18 Contemporary Arts Center
- 19 Bet MGM
- 1 Starbucks
- 2 The Kidd Coffee Co.
- 3 Deeper Roots Coffee
- 4 Urbana Cafe
- 5 Dunkin'
- 6 Coffee Emporium
- 7 Lola's Coffee + Bar
- 8 Dunkin'
- 9 Urbana Cafe Pendleton
- 10 Collective Espresso
- 11 Iris Book Cafe
- 12 Caffè Barista & Deli
- 13 Boba Cha



# CINCINNATI BY THE NUMBERS

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- > Seven Fortune 500 company headquarters and two Fortune 100 company headquarters are located in Cincinnati
- > Exceptional region for education with more than 47 colleges and universities in the greater Cincinnati Metro, led by the University of Cincinnati - home to 47,900 students and 6,000 faculty members
- > #1 location for population served within a one-day's drive, and a 90-minute flight to two-thirds of the US population; examples include Chicago, New York, Atlanta, Philadelphia, etc.
- > Nearly 60% of the U.S. population is within 500 miles of the Cincinnati Metro
- > More than 150,000 cars pass over the Brent Spence Bridge daily and the bridge is projected to carry 200,000 vehicles by 2030
- > Ohio is the 9th largest exporting state and 11th largest importing state in the U.S.
- > Ohio is ranked #1 in the top business climate in the East North Central region and #4 nationwide





# LOCATION

CINCINNATI, OHIO

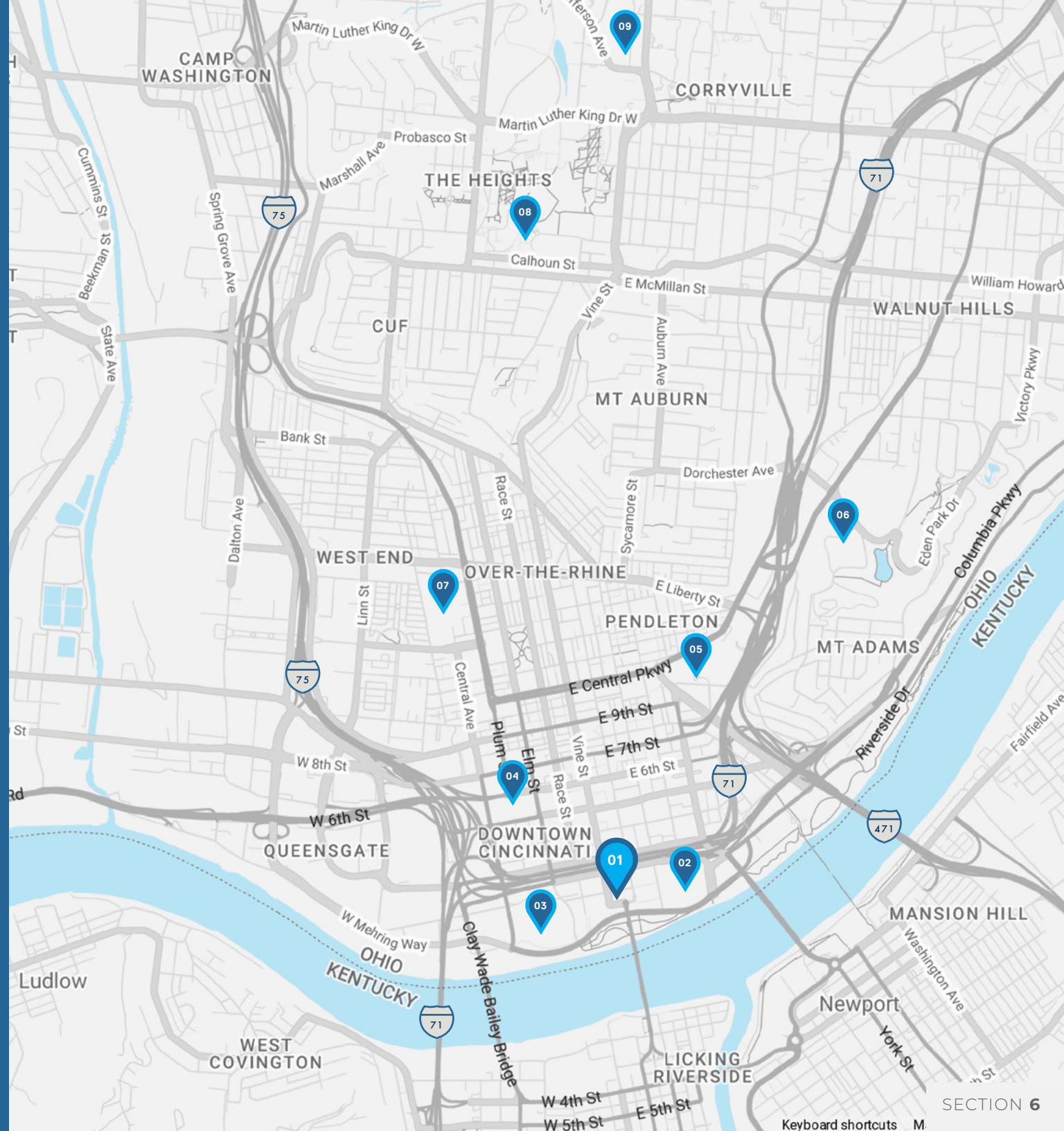
- > Prominent location in Downtown Cincinnati
- > Walking distance to world-class dining, shopping and entertainment destinations
- > 13 miles from the Cincinnati/Northern Kentucky International Airport
- > Easy access to I-71, I-75, and I-471

## 01 THE BANKS

### AREA ATTRACTIONS

- 02 GREAT AMERICAN BALL PARK  
0 MIN
- 03 PAYCOR STADIUM  
0 MIN
- 04 DUKE ENERGY CONVENTION CENTER  
3 MIN
- 05 HARD ROCK CASINO  
6 MIN
- 06 CINCINNATI ART MUSEUM  
5 MIN
- 07 TQL STADIUM  
8 MIN
- 08 UNIVERSITY OF CINCINNATI  
9 MIN
- 09 CINCINNATI ZOO & BOTANICAL GARDEN  
11 MIN

\* Distances noted in drive time to/from The Banks





**BRENT CRAWFORD AND BOB HOYING**  
PRINCIPALS, CRAWFORD HOYING

# THE CRAWFORD HOYING DIFFERENCE

**CRAWFORD HOYING** is a full-service provider for each aspect of real estate development, management, construction and sales in today's dynamic real estate market. The vertically-integrated company's diverse portfolio includes mixed-use, for-rent and for-sale residential, office, retail, hotel, industrial, warehouse, senior living and student housing. Crawford Hoying is invested heavily in Ohio, with more than \$3 billion in completed and active developments including the transformational Bridge Park in Dublin and the vibrant Water Street District in downtown Dayton.

To learn more about Crawford Hoying, visit [crawfordhoying.com](http://crawfordhoying.com).



**\$3 BILLION**  
TOTAL DEVELOPMENT + ACQUISITION

**19 MILLION**  
COMMERCIAL SF MANAGED

**17 HOTELS**  
BUILT OR MANAGED

# CONTACT

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