



RENAISSANCE  
ARENA  
DISTRICT

MIDDLETOWN  
OHIO

  
**WOODARD**  
DEVELOPMENT

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## Lease in the "One of a Kind" Renaissance Arena District

Located on the fast growing east side of Middletown, Ohio off I-75 and OH-122 at Union Road. This location is just 25 minutes from Northern Cincinnati & 20 minutes from Dayton. This "One of a Kind" regional destination will include a unique and unmatched Multi-purpose Arena and Event Promenade. The Arena includes three linked but separate playing and performance surfaces that will allow for ice events, hockey, arena football, soccer and lacrosse. The venues will also be able to host concerts, family shows, graduations, community events, trade shows and exhibitions. The Arena will be supported by a mix of Class-A retail, food and beverage, entertainment, hospitality, office, multi-family residential and town homes. The project is estimated to generate \$61 million dollars in revenue in just the first year, attracting over 425,000 visitors annually and creating 660 new full-time jobs. This regional center will offer unparalleled convenience and vitality to Middletown, Warren County and the entire Southwest Ohio Region.

## Property Features

214,000 Square Foot Arena

48,400 Square Feet of Office Space

125,500 Square Feet of Retail/Restaurant Space

2 Hotels, 304 Total Keys, 168,000 Total Square Feet

336 Residential units, 3 Multi-Family Units, 32 Townhomes

2,421 Total Parking Stalls

Event Promenade, Plaza & Dog Park

OFFICE, RETAIL, RESTAURANT AND  
HOSPITALITY SPACE AVAILABLE

RENAISSANCE  
ARENA  
DISTRICT



OH-122 & UNION RD. MIDDLETOWN, OHIO

# RENAISSANCE ARENA DISTRICT



## Hospitality

An event HQ Hotel is located directly east of the Event Center and is connected by a ground level connection. A second hotel is planned at the Atrium Blvd entrance north of the Arena, which will afford access and visibility from OH-122. Combined the hotels will offer a total of 304 keys.

## Retail/Restaurant/Entertainment

Strong retail sites are planned along the frontage of OH-122. At the northwest corner to the site, a large high-level, convenience/gas/wash pad is available. To the east of the C-Store pad and to the east & west of the Event Promenade “fast casual” restaurants are planned. Additional major retail/restaurant use is planned on the ground/street level of the Multi-Family units.

## Office

Medical Office Building, is planned to the south of the HQ Hotel. Which can be a standalone building or attached to the Event Center. The Medical Office Building will have peak use during the day when the Event Center & hotel have the least need for adjacent parking spaces.

## Residential

Well crafted Class-A Multifamily and Townhome residential is planned for both the West and East of the site. Below floor-plate parking or surface parking for tenants of the Multi-Family units. The Townhomes planned include garages and further enhance the village style orientation. Major single family home expansion is planned to the south of the district by other developers.

# SURROUNDING BUSINESS & PLANNED FUTURE DEVELOPMENT



# Middletown Event Center

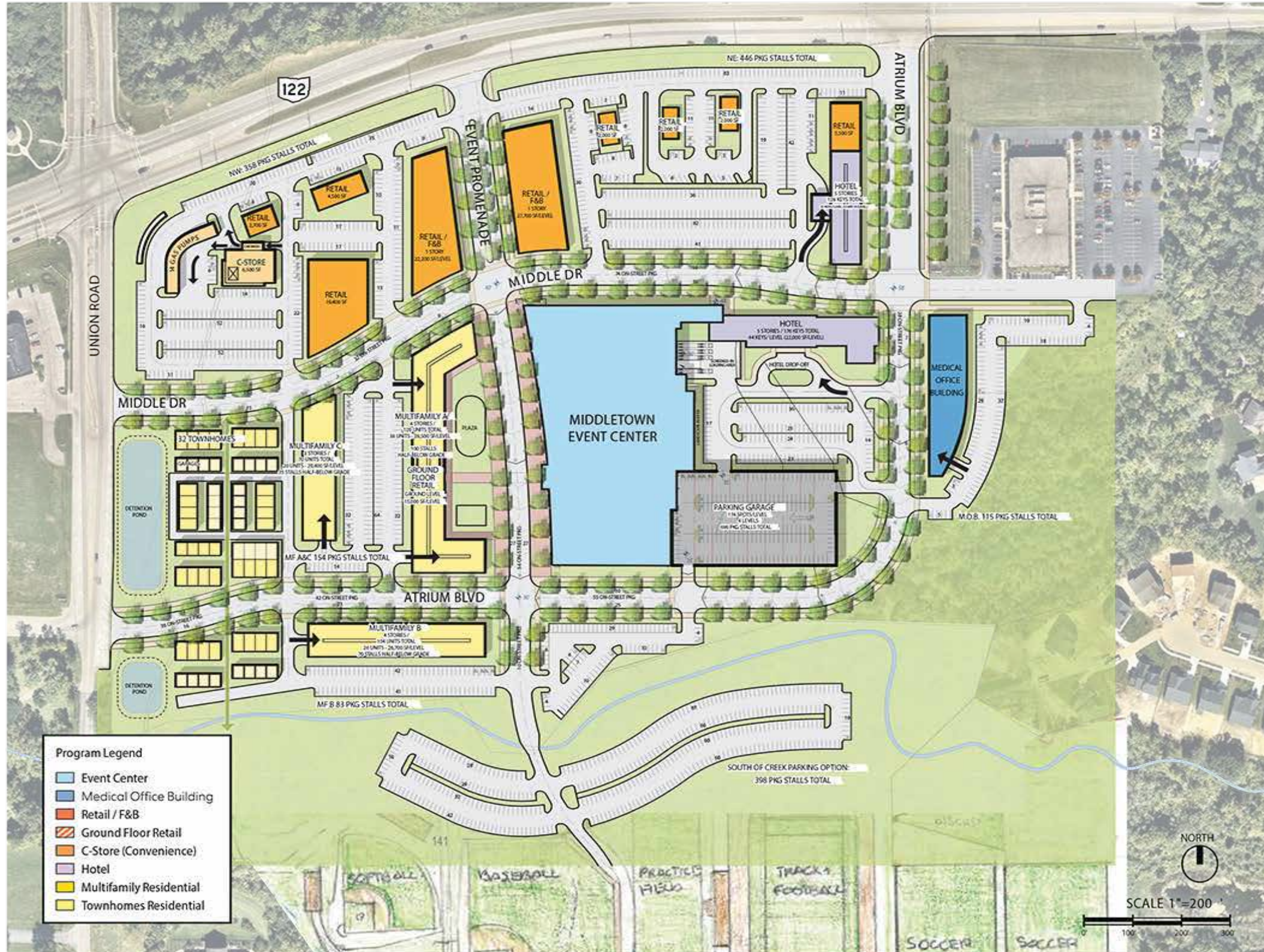
## Program Summary

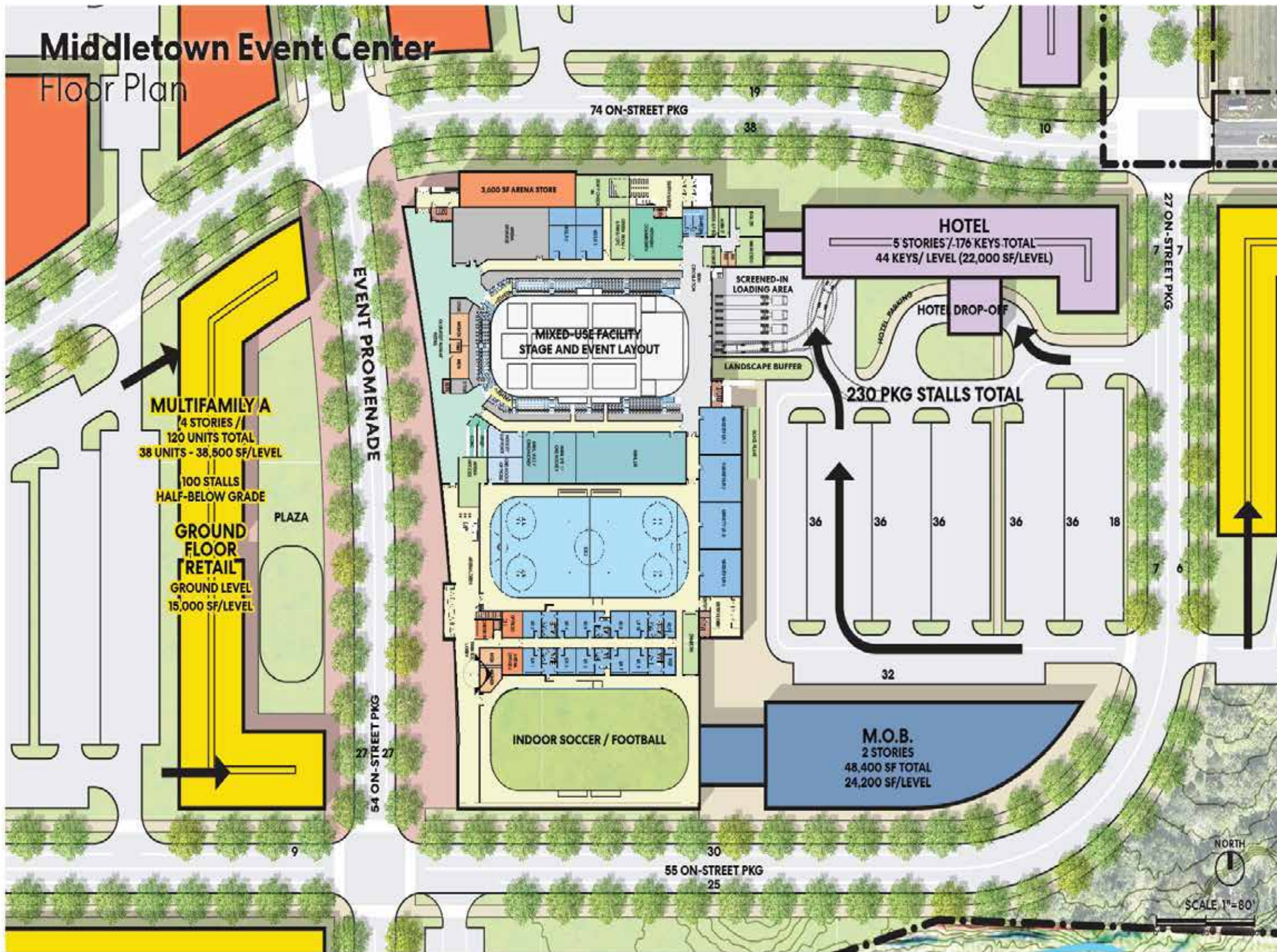
	Retail/ F&B SF	Resi Units	Hotel Keys	M.O.B. SF
M.O.B.				48,400 SF
<b>Retail / F&amp;B</b>				
NE Retail	39,200 SF			
NW Retail	55,300 SF			
<b>Hotel</b>				
Arena Hotel	5,000 SF		176 Keys	43,000 SF Total (3 Stories)
NW Hotel	5,000 SF		128 Keys	105,000 SF Total (3 Stories)
<b>Residential</b>				
West Townhomes		32 Units		11,500 SF Total (2 Stories)
Multifamily A	15,000 SF	120 Units		130,000 SF Total (4 Stories)
Multifamily B		104 Units		106,800 SF Total (4 Stories)
Multifamily C		70 Units		81,000 SF Total (3 Stories)
<b>Total</b>	<b>Retail/F&amp;B</b> 125,500 SF	<b>Resi</b> 326 Units	<b>Hotel</b> 304 Keys	<b>M.O.B. SF</b> 48,400 SF

## Parking Summary

Retail Surface Parking:	NW	358
	NE	446
	Arena Garage	696
	Arena & Hotel Surface	212
	M.O.B.	115
Residential Parking:	Townhome Garages	64
	MF A & C	154
	MF B	83
On-Street Parking:		360
Subtotal	2,488	Parking Stalls
South of Creek Parking Option	398	
<b>Total</b>	<b>2,886</b>	<b>Parking Stalls</b>

Total Parcel Area:	50.1 AC (2,225,500 SF)
Total FAR:	0.43

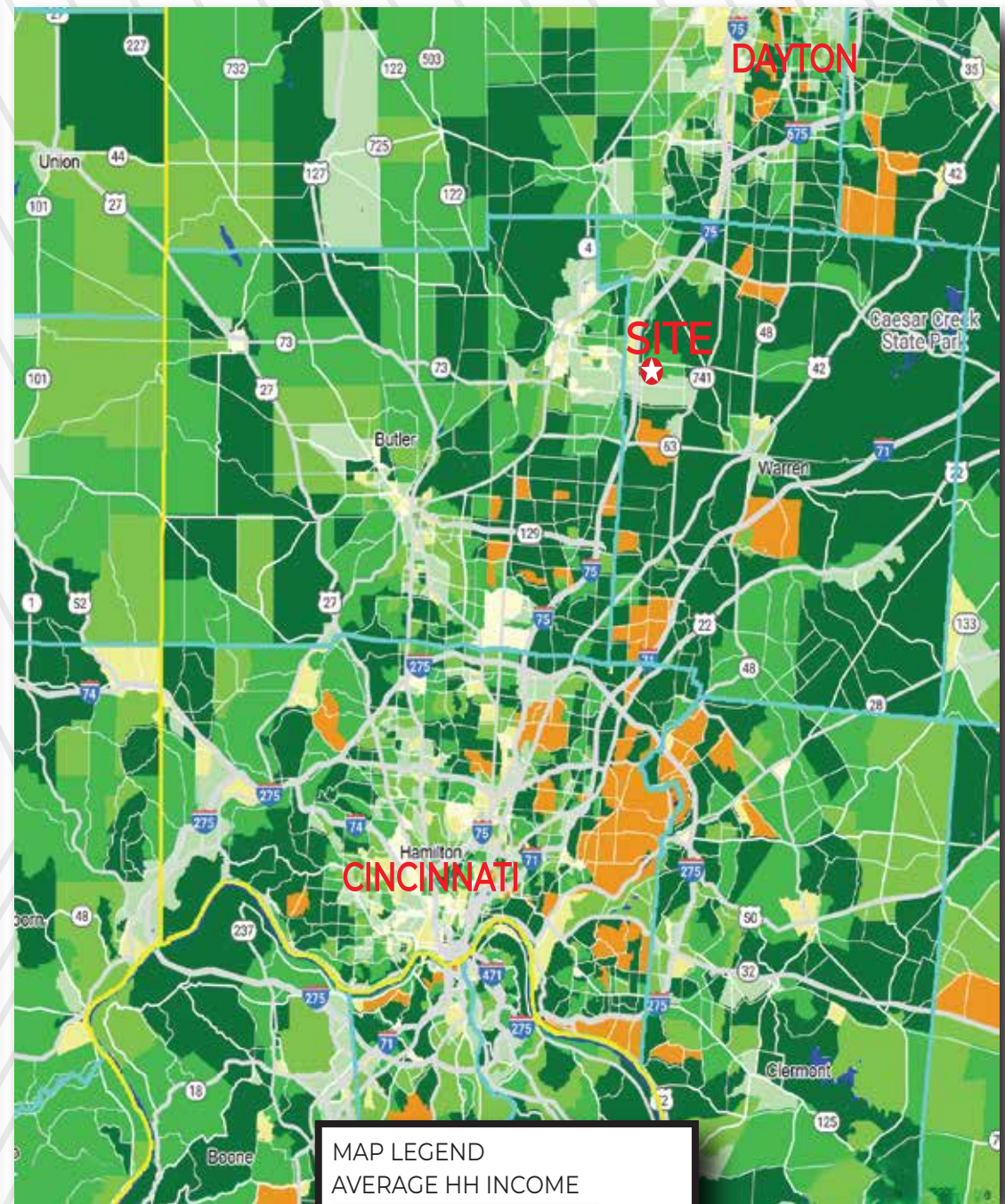
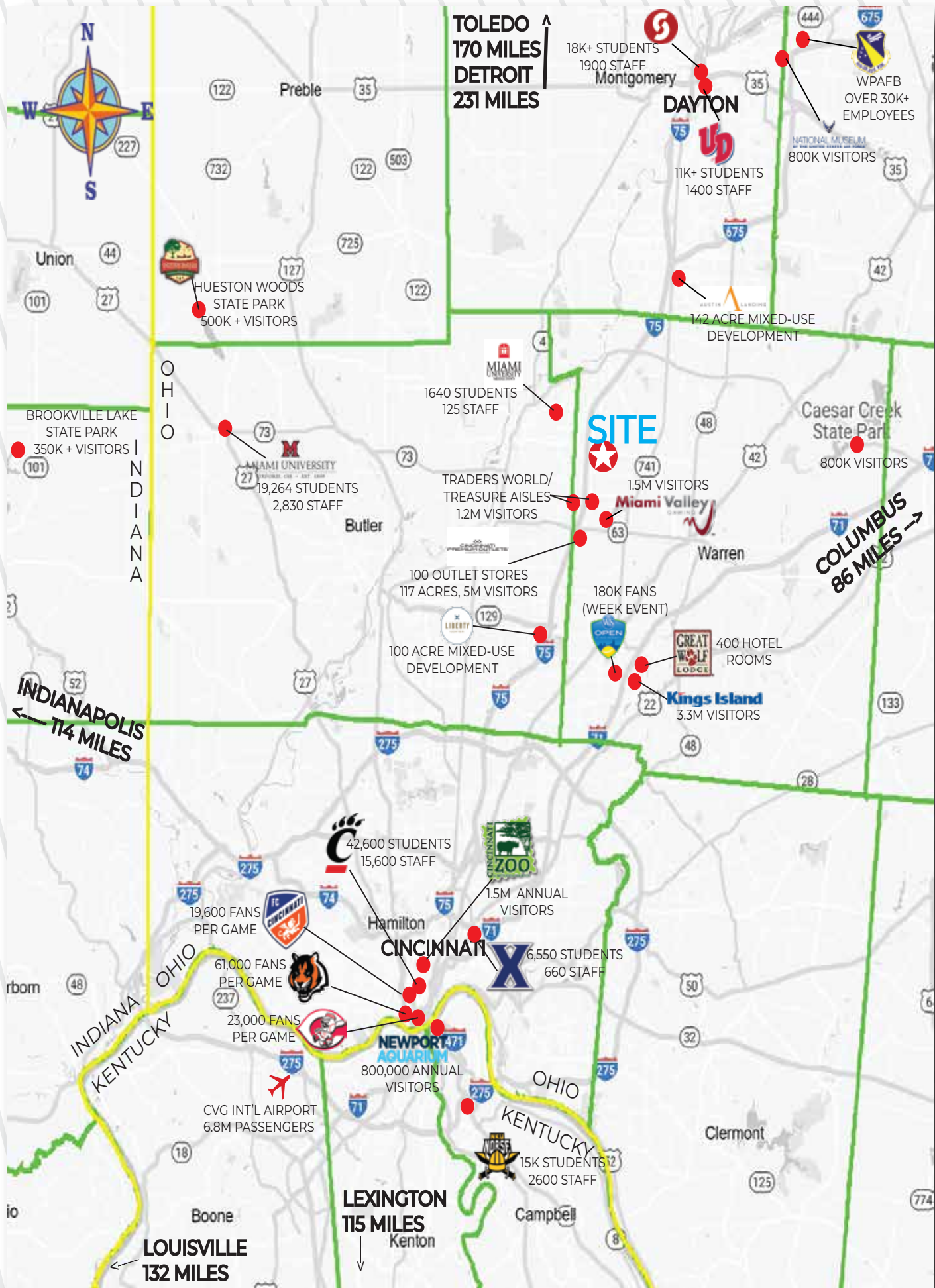




Middletown Event Center | Middletown, OH | 07 February 2023

Perkins & Will

# REGIONAL HIGHLIGHTS



**MAP LEGEND**  
AVERAGE HH INCOME

Orange	\$200,000 OR MORE
Dark Green	\$100,000 - \$200,000
Medium Green	\$75,000 - \$100,000
Light Green	\$60,000 - \$75,000
Very Light Green	\$45,000 - \$60,000
Yellow-Green	\$30,000 - \$45,000
Yellow	LESS THAN \$30,000



OH-122 & UNION RD. MIDDLETOWN, OHIO

## Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



**WOODARD**  
 DEVELOPMENT

Lat/Lon: 39.4926/-84.3183

Renaissance Arena District Middletown, OH	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
Estimated Population (2022)	2,246	31,522	84,867	300,361
Trade Area Size	3.1 sq. mi	28.3 sq. mi	78.5 sq. mi	314.1 sq mi
<b>Households</b>				
Estimated Households (2022)	1,008	13,222	33,363	110,815
<b>Average Household Income</b>				
Estimated Average Household Income (2022)	\$53,130	\$67,691	\$70,260	\$101,206
<b>Median Household Income</b>				
Estimated Median Income (2022)	\$65,247	\$67,617	\$63,714	\$90,986
<b>Total Annual Consumer Expenditure (2022)</b>				
Total Household Expenditure	\$45.75 M	\$705.34 M	\$1.83 B	\$7.82 B
Total Non-Retail Expenditure	\$24.1 M	\$371.82 M	\$963.47 M	\$4.13 B
Total Retail Expenditure	\$21.65 M	\$333.52 M	\$865.02 M	\$3.69 B
Apparel	\$1.59 M	\$24.65 M	\$63.83 M	\$278.7 M
Contributions	\$1.46 M	\$22.91 M	\$58.52 M	\$264.55 M
Education	\$1.27 M	\$20.32 M	\$52 M	\$249.4 M
Entertainment	\$2.56 M	\$39.76 M	\$102.57 M	\$450.22 M
Food and Beverages	\$6.78 M	\$104.07 M	\$270.83 M	\$1.14 B
Furnishings and Equipment	\$1.6 M	\$24.74 M	\$63.83 M	\$278.85 M
Gifts	\$1.08 M	\$17.04 M	\$43.6 M	\$200.03 M
Health Care	\$3.95 M	\$60.59 M	\$157.31 M	\$650.66 M
Household Operations	\$1.78 M	\$27.62 M	\$71.27 M	\$310.66 M
Miscellaneous Expenses	\$867.44 K	\$13.36 M	\$34.53 M	\$148.42 M
Personal Care	\$615.6 K	\$9.48 M	\$24.56 M	\$104.87 M
Personal Insurance	\$313.64 K	\$4.94 M	\$12.62 M	\$57.54 M
Reading	\$100.52 K	\$1.55 M	\$3.99 M	\$17.12 M
Shelter	\$9.66 M	\$148.4 M	\$385.49 M	\$1.64 B
Tobacco	\$290.87 K	\$4.36 M	\$11.59 M	\$43.51 M
Transportation	\$8.38 M	\$128.98 M	\$334.38 M	\$1.43 B
Utilities	\$3.44 M	\$52.58 M	\$137.55 M	\$559.36 M
<b>Occupation (2022)</b>				
White Collar Workers	645 72.0%	8,941 61.2%	22,420 57.9%	95,152 65.4%
Blue Collar Workers	251 28.0%	5,658 38.8%	16,318 42.1%	50,371 34.6%

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