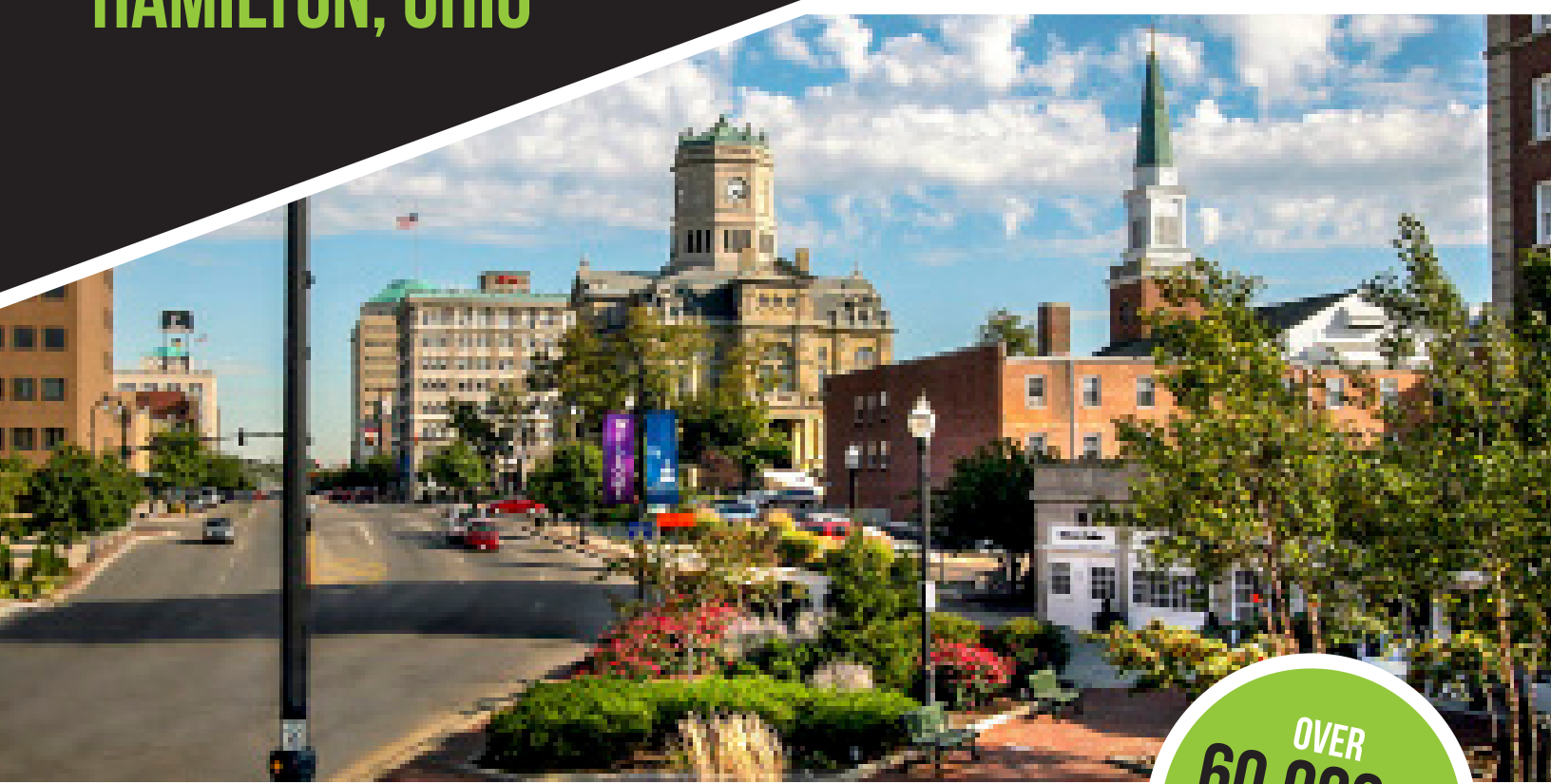


RESTAURANT/RETAIL OPPORTUNITIES

HAMILTON, OHIO



DOWNTOWN HAMILTON'S NEW TRANSFORMATIVE PROJECT

The Spooky Nook Sports Champion Mill redevelopment project is a \$165M investment in the former Champion Paper Mill located in the heart of downtown Hamilton, Ohio. Partnering with the City of Hamilton and Butler County, the developer, Spooky Nook Sports, is developing a 1,000,000 SF sports, entertainment and event complex on the west shore of the Great Miami River.

Spooky Nook Sports Champion Mill is projected to attract over 1 million guests annually.

OVER
60,000 SF
AVAILABLE FOR
LEASE



nooksports.com

LEASING INFO

DAVE MCLAIN
267-257-8945
davem@nooksports.com

CHAMPION MILL REDEVELOPMENT PROJECT



The Champion Mill Redevelopment Project is the \$165 million investment in the former Champion Paper Mill located in the heart of downtown Hamilton, Ohio. Partnering with the City of Hamilton and Butler County, the Developer, Spooky Nook Sports, Inc. (SNS) plans to build a 1 million square foot sports, entertainment and event complex on the west shore of the Great Miami River.

The project is critical to the City's economic development initiatives and the centerpiece of the plan to restore a blighted, brownfield property and drive business and residential growth. SNS has owned and operated the largest indoor sports, entertainment and events complex in North America, since 2013. Located near Lancaster, Pennsylvania, the facility employs over 700 people and attracted over 1.4 million guests in 2019.

The Champion Mill Site is divided by the B Street canyon into two parcels: Mill 1 and Mill 2.

**THE PROJECT IS
EXPECTED TO OPEN
IN LATE 2021 AND
ATTRACT OVER
1 MILLION GUESTS
ANNUALLY**

MILL 1

APPROXIMATELY 691,000 SQUARE FEET

Mill 1 will have the capacity to simultaneously host leagues, tournaments, business meetings banquets and other events throughout the year.

Approximately 50,000 square feet of office space will be leased to medical providers including Orthopedic, Optical, Nutrition practices, and a Childcare/Learning Center.

The Mill 1 facility is projected to include:

- 10 maple hardwood courts.
- Retail options, full-service Food Court, and several on-site restaurants.
- Two full-size, turf fields suitable for outdoor sports, one indoor and one outdoor.
- One indoor baseball infield and approximately nine batting cages.
- 80,000 square foot fitness center including a 200-meter indoor track.
- Over 100,000 square feet of sport court surface, suitable for athletic events, trade shows, and banquets.
- 114,000 square feet of mezzanine space utilized for viewing, traffic flow, and events.

MILL 2

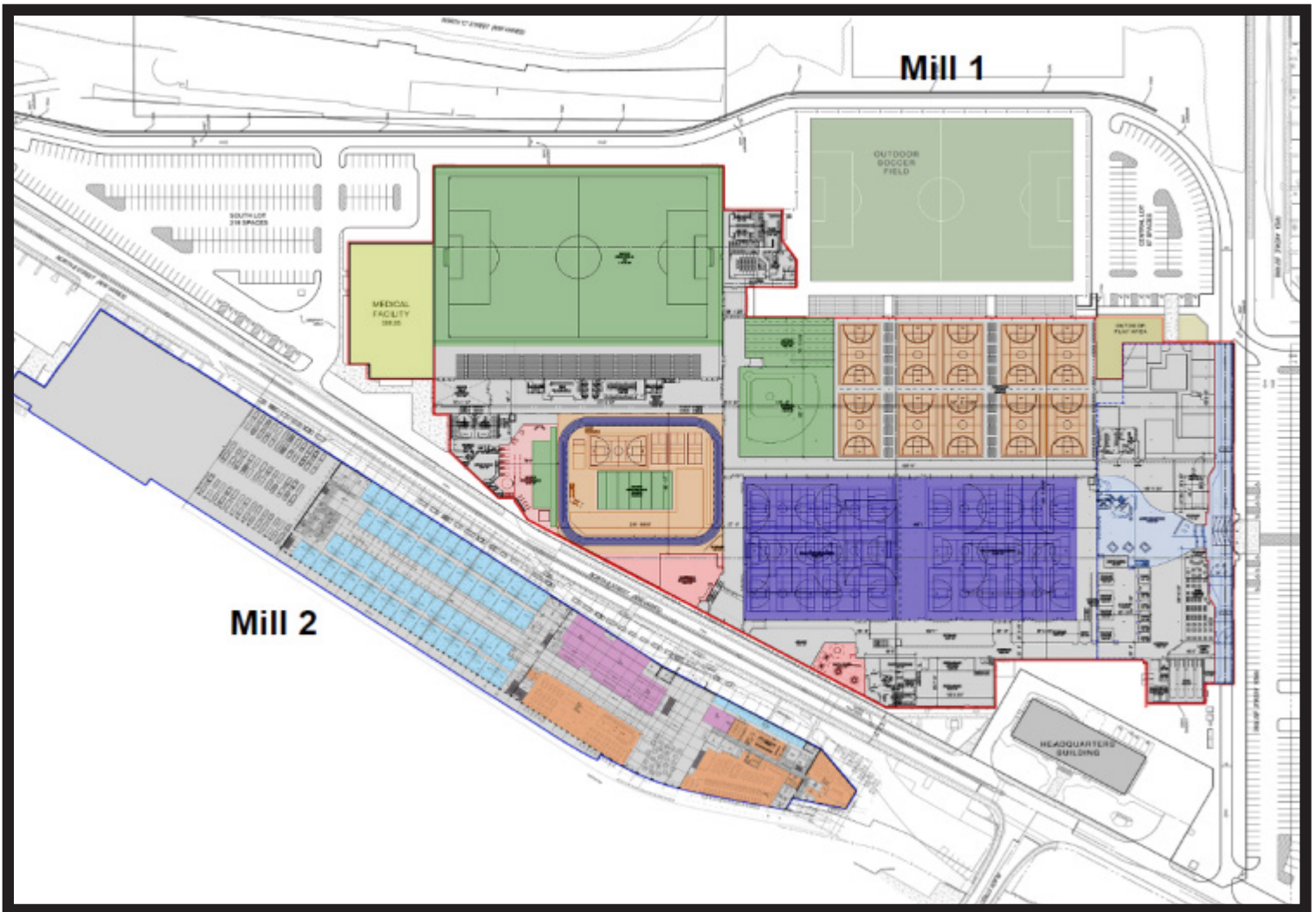
APPROXIMATELY 350,000 SQUARE FEET

- One standard 235 room hotel
- Restaurants, food hall, and retail options
- Convention center capable of accommodating events of all sizes including corporate meetings, luncheons, team building, business events, fundraising galas, and more.

This unique convention space, including available space in Mill 1, will be the second largest in Greater Cincinnati.

- Approximately 100,000 square feet for additional retail or residential real estate development.

The Facility will also include 40,000 square foot orthopedic practice. Approximately 12,000 square feet of the Facility will be dedicated to an Early Childhood/Preschool Center to address an acute (and growing) shortage of daycare facilities in the immediate area. In addition to these amenities, a fresh food market, and brewery are planned.



SITE

- \$165m development
- 1,000,000 sf sports, entertainment & event complex
- Over 1,000,000 guests annually
- Expected to include orthopedic, optical, grocery, childcare/learning center, retail, restaurants, and future residential component
- Overlooks Great Miami River

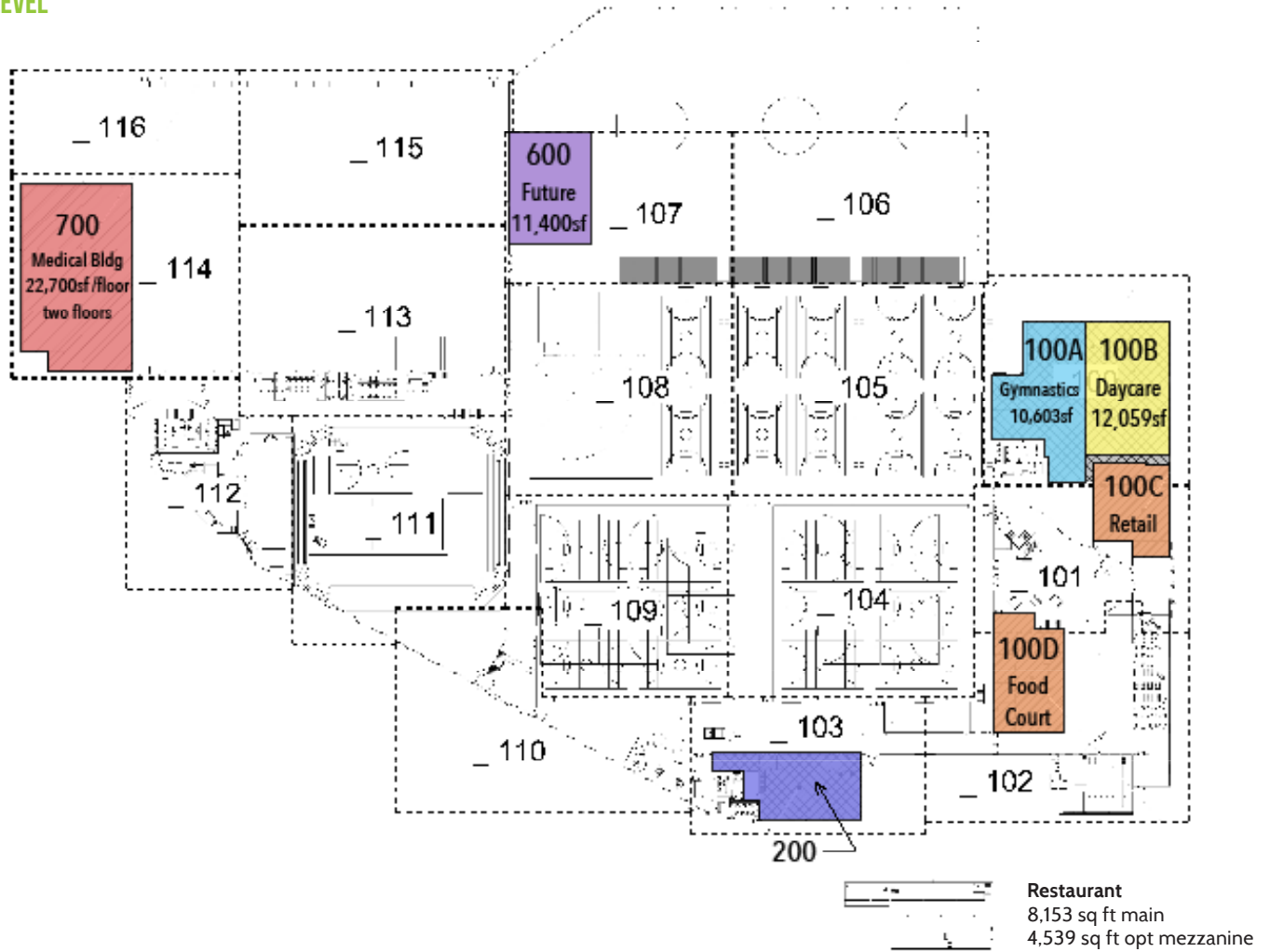
HAMILTON AREA

- Located between Cincinnati and Dayton on the Great Miami River
- Newly developed Marcum Park & RiversEdgeAmpitheater
- Historic high street shoppes, restaurants & bars
- Butler County seat



MILL 1 TENANT KEY PLAN

MAIN LEVEL



MILL 2 SUMMARY OF TENANT SPACES

FIRST FLOOR PLAN

