

# Champion Mill Redevelopment Project

## *Project Description*



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.

### **PROJECT DESCRIPTION**

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

Mill 1 consists of approximately 691,000 square feet, 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.
- Over 100,000 square feet of sport court surface, suitable for athletic events, trade shows, and banquets.
- 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.
- 30-foot climbing gym with and arch, boulder, and crack climbing.

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- 114,000 square feet of mezzanine space utilized for viewing, traffic flow, and events.

Mill 2 is approximately 350,000 square feet comprised of one standard 235 room hotel, restaurant, convention center, and an approximately 100,000 square feet for either retail or residential real estate development. The convention space will be 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.**

The Facility will also include a 40,000 square foot Orthopedic and Cardiac Health Operation featuring diagnostic radiology and MRI capabilities. 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, restaurants, a fresh food market and brewery are planned. The Project is expected to open in late 2021 and attract over 1 million guests annually.

