



10699 US 60
ASHLAND, KY 41102



CAMP LANDING
ENTERTAINMENT DISTRICT

The main title 'CAMP LANDING' is in a large, bold, sans-serif font. 'CAMP' is orange and 'LANDING' is white. Below it, 'ENTERTAINMENT DISTRICT' is in a smaller, white, all-caps sans-serif font. To the right of the text is a large, stylized orange sun graphic with a thick orange crescent shape in the center and several triangular rays around it.

ENTERTAINMENT & RETAIL OPPORTUNITIES FOR LEASE

CBRE

From Kyova to Camp Landing

Cedar Knoll Galleria mall opened its doors in 1988 but struggled to keep its tenants. After several years spent languishing in dead mall limbo, the property made a comeback as the redeveloped Kyova Mall, anchored by Sears and Elder Beerman. The eventual decline of these anchors in conjunction with other store closings caused by the onset of the COVID-19 pandemic forced the mall to all but close its doors, leaving only a very successful Rural King to bring traffic to the property.

Enter: Camp Landing Entertainment District.



Innovative developers Jason and Elisabeth Camp purchased the site in 2021 with visionary plans for a major redevelopment that began immediately. A tired, struggling mall no longer – this site has been repurposed into an iconic destination without peer in the tri-state, with plans underway that will make this home to the largest family entertainment center in the nation.

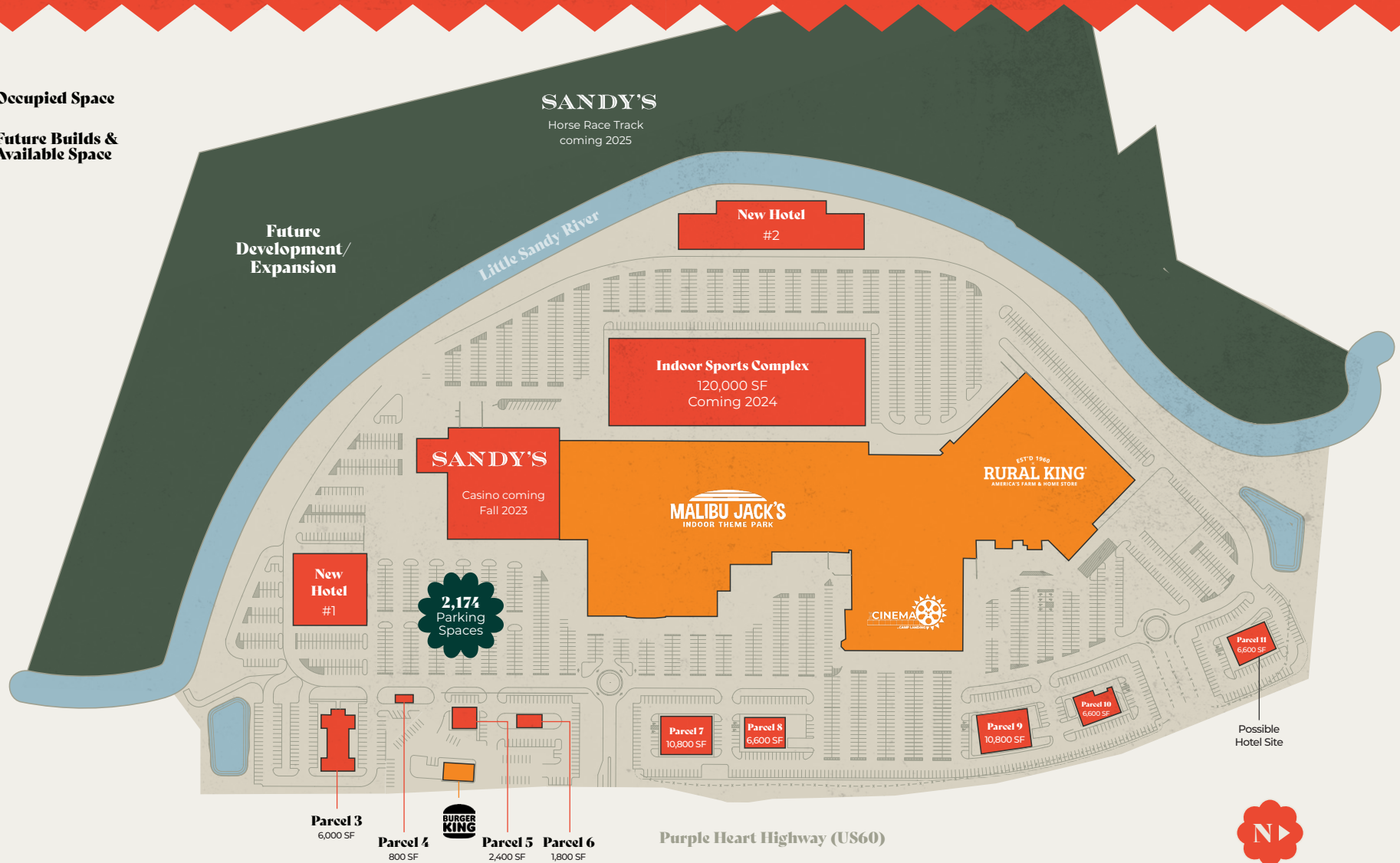


The Vision

Plans for the 92-acre site include a 100,000+ SF sports complex, hotels, dine-in restaurants, quick-serve and drive-through food and beverage, a distillery, a park along the river, a farmer's market, and an expansion for the thriving Malibu Jack's indoor theme park. Sandy's Gaming casino — one of only 9 in the entire state of Kentucky — will be opening in Fall 2023 with a brand new horse race track to follow in 2025.

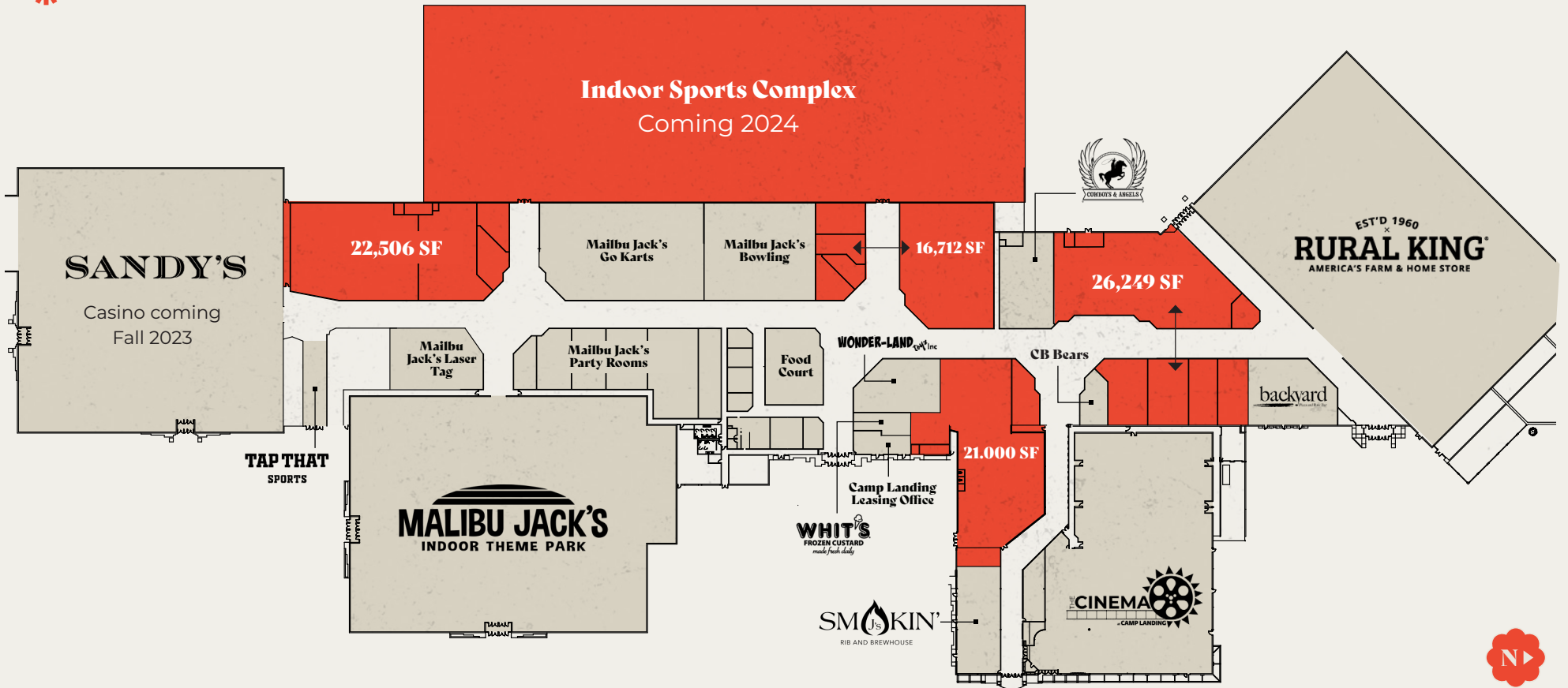
These along with the already in-place movie theater, food & beverage, and retail will catapult Camp Landing Entertainment District above and beyond anything Ashland and the surrounding region have ever enjoyed before.

-  **Occupied Space**
-  **Future Builds & Available Space**



 Occupied Space

 Future Builds & Available Space



Excellent Tenants, Limitless Potential

Over 100,000 SF of space is available in the main building, ready and waiting to add new experiences to the years of endless fun, entertainment, and community Camp Landing is bringing to the region.

Traffic Drivers



SANDY'S RACING | GAMING

One of only 9 casinos in the entire state of Kentucky is coming to Camp Landing in Fall 2023, with a brand new horse race track to follow in 2025.

MALIBU JACK'S INDOOR THEME PARK

Malibu Jack's Indoor Theme Park opened its doors at Camp Landing in late 2021 to incredible success; they are undergoing an expansion to occupy 200,000 SF of the main Camp Landing building.

Food & Beverage

A strong and constantly growing roster of food & beverage offerings attract countless customers to Camp Landing every day.



Traffic Drivers



In the Fall of 2022, a VIP theater experience was introduced at the ten-screen stadium-style movie theater complex with fully reclining leather seats and food & beverages delivered right to your seat during your movie.



Since opening in 2015, this location has been a top 5-performing Rural King despite the closures of its Kyova Mall co-tenants and the onset of the COVID-19 pandemic. It continues to thrive and bring its loyal customer base to Camp Landing daily.



Indoor Sports Complex

A 120,000 SF sports complex is coming to Camp Landing in 2024 to host events and regional and national youth sports tournaments. It will be in the top 5% in the nation for size and capacity.

SANDY'S

RACING | GAMING

Sandy's Gaming

Coming Fall 2023

Sandy's Gaming will feature historical horse racing (HHR), slot machines and casino games, and food & beverage offerings—a one-stop venue for exciting entertainment for the local community and out-of-town visitors alike.

Sandy's Ridge

Coming 2025

After being awarded the Commonwealth's ninth and final horse racing license, Revolutionary Racing Kentucky is investing \$55 Million to build Kentucky's only track dedicated to Quarter Horses right at Camp Landing—with a 660-yard sprint track and daily purses of up to \$500,000, the new track is to be among the nation's leading quarter horse tracks. Sandy's Racing will also feature an equestrian center, rodeos, livestock shows, family festivals, and other special events and will operate year-round with shows and competitions. Tax revenues from Sandy's Racing are projected to be \$1 Million annually and will stimulate unprecedented economic growth to the tri-state area.





Indoor Sports Complex

120,000 SF indoor facility will feature:

-  **16** basketball courts
-  **32** youth volleyball courts
-  **50** wrestling mats
-  **4** soccer fields
-  **2** football fields

Will be in the **top 5%** in the nation for size and number of courts to host regional and national tournaments and events

Will be able to host events of **50+ teams** on weekends

Will be able to host concerts and events with a capacity of **12,500+ attendees**



SANDY'S
Casino

SANDY'S
Horse Race Track

2025

FUTURE SPORTS
COMPLEX-120,000 SF

Fall
2023

22,506 SF
Available

19,203 SF
Available

16,712 SF
Available

26,249 SF
Available

NEW HOTEL
SITE

PARCEL 3

TAP THAT
SPORTS

MALIBU JACK'S
INDOOR THEME PARK

WHIT'S
FROZEN CUSTARD
made fresh daily

SMOKIN'
PIB AND BREWHOUSE

CINEMA
CAMP LINDSEY

backyard

RURAL KING
ESTD 1969
AMERICA'S FARM & HOME STORE

PARCEL 4

PARCEL 5

PARCEL 6

PARCEL 7

PARCEL 8

PARCEL 9

PARCEL 10

PARCEL 11



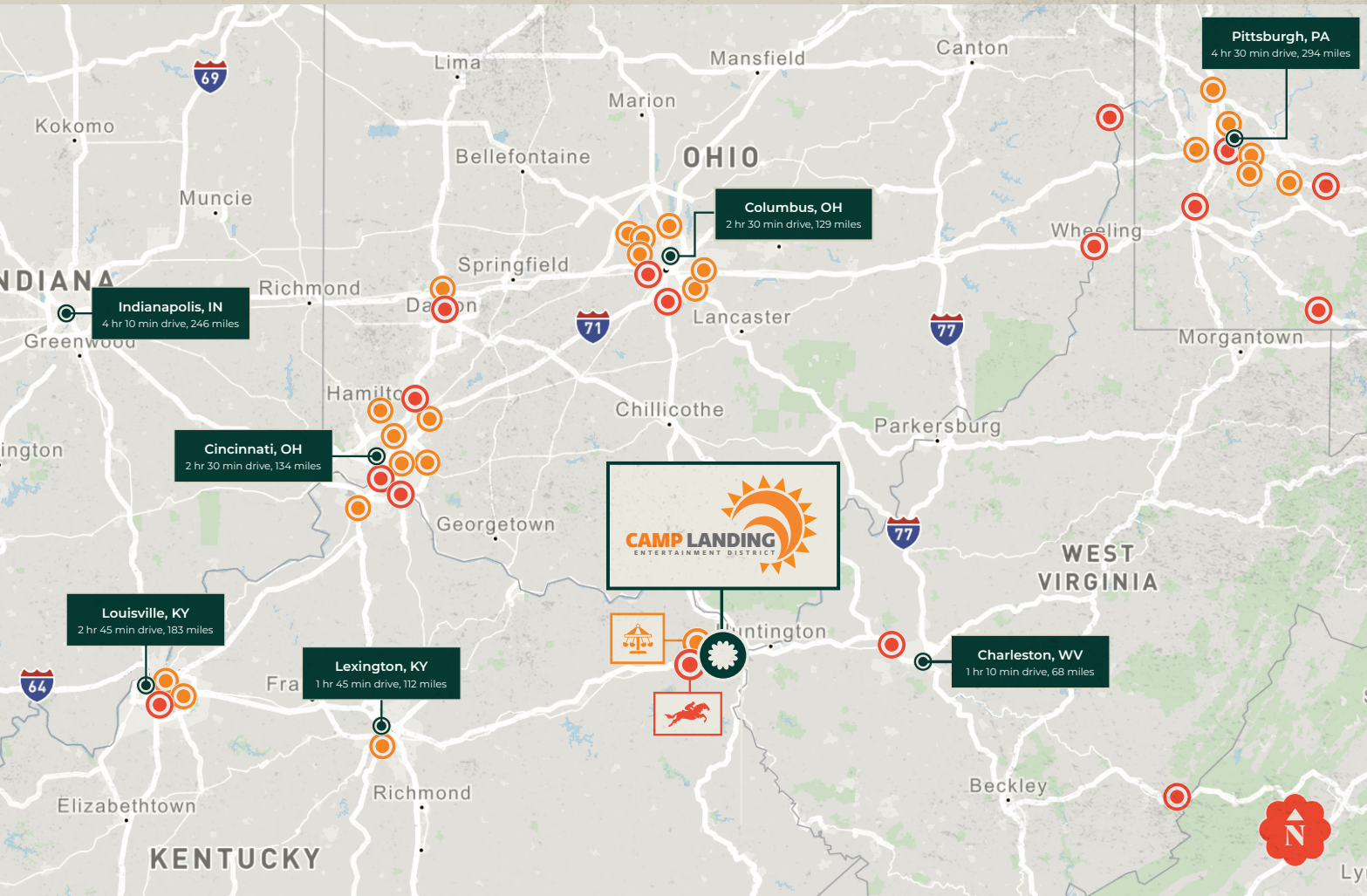
Occupied Space



Available Space

 **Racing & Gaming**

 **Entertainment & Indoor Theme Parks**



Regional Demographics

Within 10 Miles

- Population: 95,164
- Households: 38,611

Within 30 Miles

- Population: 355,185
- Households: 145,123

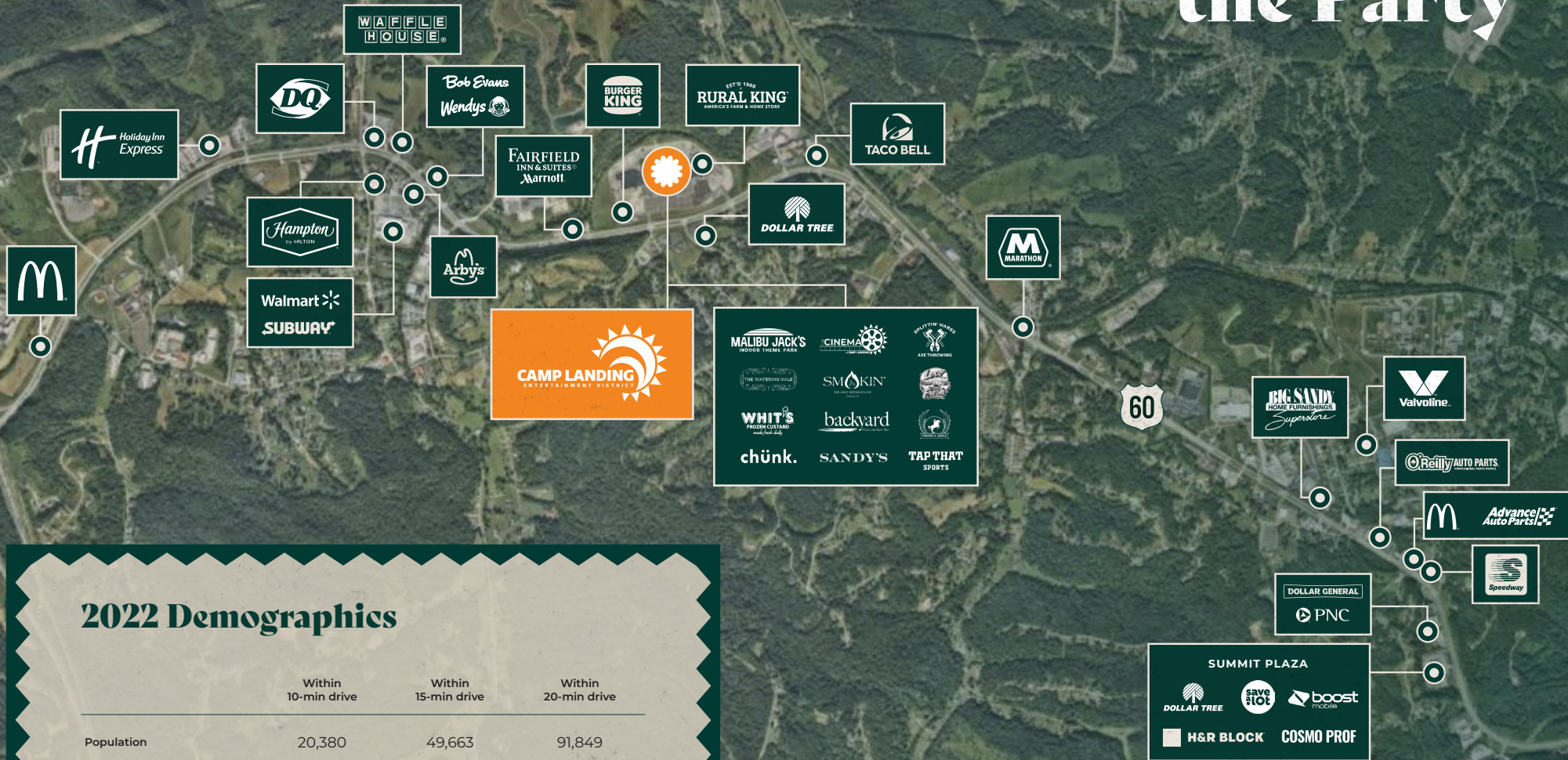
Within 50 Miles

- Population: 697,694
- Households: 282,150

Unparalleled Entertainment For Miles

Camp Landing is uniquely positioned to bring unprecedented opportunity for entertainment for people and families of all ages to the tri-state region, the likes of which have never been seen for miles around. The 700,000+ people within 50 miles of Camp Landing will no longer have to trek over an hour's drive away to the nearest major cities for a day of family fun or a night out on the town—Camping Landing is bringing it all within reach.

The Life of the Party



2022 Demographics

| | Within 10-min drive | Within 15-min drive | Within 20-min drive |
|--------------------------|---------------------|---------------------|---------------------|
| Population | 20,380 | 49,663 | 91,849 |
| Households | 7,730 | 19,681 | 37,210 |
| Average Household Income | \$82,150 | \$77,275 | \$71,455 |



Contact

Shannon Blanke

+1 239 331 0855

shannon.blanke@cbre.com

CBRE



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