

**Offering  
Memorandum  
Quality Inn  
Cincinnati/  
Sharonville, OH**



**Priyanshu (Pri)  
Adathakkar**  
614-450-2510  
pri@beautifulcity.us

**Rob Calabro**  
937-554-9930  
rob@robcalabro.com



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# Quality Inn & Suites

## An Exceptional Turnkey Hospitality Investment

OFFERING PRICE  
**\$3,995,000**

NUMBER OF ROOMS  
**60**

PRICE PER KEY  
**\$66,583**



# Property Deep Dive

A comprehensive overview of the hotel's features and the full suite of amenities offered to guests. These details underscore the property's quality and its appeal to a wide range of travelers, which is a direct contributor to its strong performance.

## Guest Amenities & Features



100% Smoke-Free Facility



Indoor Heated Pool



Fully Equipped Fitness Center



On-Site Guest Laundry



Continental Breakfast Room



Ample On-Site Parking



High-Speed Wi-Fi Access



Business Center

## Property Specifications

**Property Type:** Hotel

**Address:** 2463 E Sharon Rd, Cincinnati, OH 45241

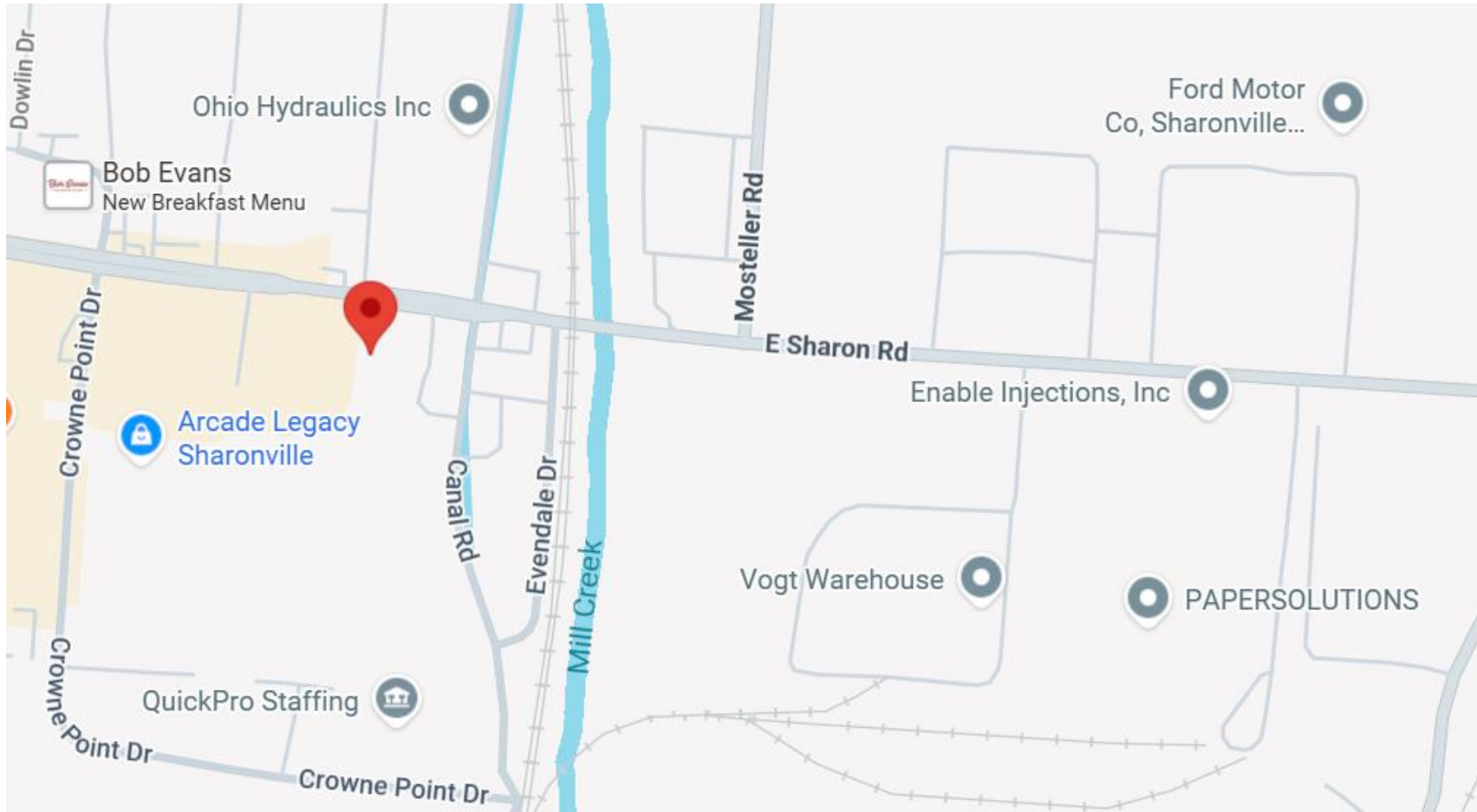
**Stories:** 3

**Lot Size:** +/- 1.24

**Year Built/Renovated:** 1999/2022

## Quality Inn & Suites Cincinnati/Sharonville

### Property Location





# The Investment Opportunity

Core strengths of the investment. The key reasons why the Quality Inn & Suites represents a secure and profitable acquisition. Understand the unique advantages, from its move-in ready condition to its dominant position in the market.

## Turnkey Operation

The property is in excellent condition, meticulously maintained, requiring minimal to no initial capital investment or PIP for a new owner.

## Strong Financial Performance

A history of consistent revenue and high occupancy rates driven by a diverse mix of business and leisure demand.

## Strategic Location

Situated with outstanding access to I-75 and I-275, minutes from the Sharonville Convention Center and major corporate offices.

## Excellent Online Reputation

Boasts strong reviews across all major online travel agencies, reflecting high guest satisfaction and driving direct bookings.

## Proximity to Demand Generators

Close to popular attractions such as Kings Island amusement park, downtown Cincinnati, and numerous shopping destinations.

## Limited New Competition

High barriers to entry in the immediate area limit the threat of new supply, protecting market share and pricing power.



- The Quality Inn & Suites Cincinnati Sharonville is a well-positioned hotel with a generally positive online reputation. Its strengths lie in its convenient location, helpful staff, and comfortable rooms. The consistent praise for the staff indicates a strong focus on customer service, which can be a significant advantage in attracting and retaining guests. However, there is room for improvement in terms of cleanliness and bathroom maintenance. The hotel should consider implementing stricter quality control measures, particularly for specific room types and floors that have received negative reviews. Offering room upgrades or other forms of compensation to dissatisfied guests could also help mitigate the impact of these negative experiences.
- Furthermore, the hotel's competitive analysis reveals that it offers a comparable range of amenities to its competitors, with a particular emphasis on accessibility features. Its rates are also competitive, making it a viable option for budget-conscious travelers. To further enhance its market position, the hotel could consider promoting its unique selling points, such as its accessibility features and pet-friendly policy, to attract specific segments of the market.
- By addressing the areas for improvement and consistently delivering on its strengths, the Quality Inn & Suites Cincinnati Sharonville can further enhance guest satisfaction and solidify its position in the Sharonville hospitality market.



## Investment Highlights

**Turnkey Operation:** The property is in excellent condition, having been meticulously maintained, requiring minimal to no initial capital investment or PIP.

**Strong Financial Performance:** A history of consistent revenue and high occupancy rates driven by a diverse mix of business and leisure demand.

**Strategic Location:** Situated in Sharonville, with outstanding access to I-75 and I-275. The hotel is minutes from the Sharonville Convention Center, major corporate offices like Ford, and numerous industrial parks.

**Excellent Online Reputation:** The hotel boasts strong reviews across all major online travel agencies and review platforms, reflecting high levels of guest satisfaction and driving direct bookings.

**Proximity to Demand Generators:** Close to popular attractions such as Kings Island amusement park, downtown Cincinnati, and a variety of shopping and dining destinations.

**Limited New Competition:** The high barriers to entry in the immediate area limit the threat of new supply, protecting market share.



## Market Advantage

Location is paramount in real estate, and this section details why Sharonville is a strategic hub for this investment. You'll find information on the area's economic drivers and key attractions that generate consistent room demand year-round. Understanding this context is key to appreciating the hotel's stable revenue base and future growth potential.

### A Hub of Economic Activity

The Quality Inn & Suites is ideally located in Sharonville, a key economic hub within the Greater Cincinnati metropolitan area. Home to a robust mix of corporate headquarters, light manufacturing, and commercial businesses, its strategic position makes it a convenient lodging choice for visitors, providing a perfect balance of suburban tranquility and easy access to urban amenities.

### Key Demand Generators

- ✓ **Sharonville Convention Center:** A major driver for business and event-based travel throughout the year.
- ✓ **Corporate & Industrial Parks:** Proximity to major employers like Ford and numerous business parks ensures consistent corporate demand.
- ✓ **Leisure & Tourism:** Easy access to regional attractions like Kings Island amusement park and downtown Cincinnati captures the lucrative leisure market.



## Cincinnati/Sharonville Market Overview

### Cincinnati/Sharonville, Ohio

Springdale, Ohio, is ideally located within the Cincinnati Metropolitan Statistical Area (MSA), just over 16 miles away and takes about 20 minutes to drive, offering a prime combination of suburban tranquility and direct access to one of the largest and most dynamic metropolitan areas in the Midwest. The region benefits from a diverse economy, with major employers in healthcare, finance, manufacturing, and logistics. A strong corporate presence ensures a consistent flow of business travelers to the area, making Springdale an ideal location for an extended stay hotel.

#### Significant developments:

The city is undergoing significant development, including the City Center Springdale project (3.6 miles away), which will transform the former Tri-County Mall site into a vibrant, mixed-use downtown district with residential, retail, and commercial spaces. This redevelopment, coupled with over \$100 million in new commercial investment, is expected to further enhance the area's appeal to visitors, shoppers, and business professionals.

Another key development is Springdale Commerce Park (SCP), a new Class A industrial park located near I-275 and I-75. The park features excellent visibility and access, making it a prime location for logistics and manufacturing companies. Phase One, completed in 2020, includes two buildings totaling 577,002 square feet, while Phase Two, completed in 2024, adds an additional 554,578 square feet of space.

# Demographic Report of Cincinnati/ Sharonville, Ohio (Zip Code 45241)

- **Demographics of 45241**

- **Total Population** - This report examines the demographics of the 45241 zip code with a focus on the hospitality industry. The 45241 zip code is located in Sharonville, Ohio, a suburb of Cincinnati. Sharonville is largely in Hamilton County, with a small portion extending into Butler County. The city has a population of 24,380 and a population density of 1,395 people per square mile.

- **Age** - The median age in 45241 is 44 years old. This older-than-average population, with a significant number of seniors and people in their late 20s to early 40s, presents unique opportunities for the hospitality industry. For instance, there may be increased demand for retirement communities, healthcare facilities, and accessible tourism options that cater to the needs and preferences of older adults. The age distribution of Cincinnati, OH, which includes 45241, is as follows: 0-9: 11%, 10-19: 13%, 20-29: 19%, 30-39: 15%, 40-49: 12%, 50-59: 10%, 60-69: 11%, 70-79: 6%, 80+: 3%

- **Gender** - The gender distribution in 45241 is almost evenly split, with 51% male and 49% female.

- **Race and Marital Status** - The racial and ethnic makeup of 45241 is predominantly White (76%). The remaining population consists of Black or African American (6%), Asian (7%), American Indian or Alaskan Native (0.3%), Native Hawaiian & Other Pacific Islander (0.2%), and those identifying with two or more races (6.2%).

- **Education Levels** - The education level in 45241 is relatively high, with 33.9% of the population holding a bachelor's degree or higher.

- **Housing** - The median home value in 45241 is \$195,500. The average rent is \$1,137 per month.

- **Transportation** - The average commute time for residents of zip code 44680 is 26.2 minutes.

- **Poverty** - The poverty rate in 45241 is 4.4%.

- **Foreign-Born Population** - Ohio has a diverse foreign-born population. In 2022, the most common birthplaces for foreign-born residents of Ohio were India (65,962 residents), Mexico (43,233 residents), and China (34,193 residents). This cultural diversity can create a demand for a variety of international cuisines and hospitality services.

- **Target Market and Needs**

- Based on the hotel's location, amenities, and pricing, its target market likely includes:
  - **Business Travelers:** The proximity to the Sharonville Convention Center and corporate offices makes it an ideal choice for business travelers attending conferences or visiting nearby companies. The hotel offers business services to cater to their needs.
  - **Families:** The hotel offers family-friendly amenities such as an indoor pool, cribs, connecting rooms , and a kid-friendly buffet . The location near Kings Island Amusement Park also caters to families with children.
  - **Leisure Travelers:** The hotel's convenient location for exploring Cincinnati's attractions and its affordable rates make it attractive to leisure travelers.
  - **Wedding Planners and Attendees:** The hotel offers wedding services , making it a potential venue for weddings and related events.
  - **Pet Owners:** The hotel is pet-friendly , catering to travelers who prefer to bring their pets along.
- The target market's needs include comfortable accommodations, convenient amenities, and a location that provides easy access to business and leisure destinations.



# Take the Next Step

The information contained in this presentation is confidential. For complete financial details and to schedule a private tour of the property, please contact us.

Priyanshu (Pri) Adathakkar  
614-664-3828 | pri@beautifulcity.us



Rob Calabro  
937-554-9930 | rob@robcalabro.com

\*All property tours must be scheduled in advance and must be accompanied by a representative of OwnerLand Realty.\*

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