

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 Keyes, 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

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OH-122 & UNION RD. MIDDLETOWN, OHIO



Hospitality

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

Retail/Restaurant/Entertainment

Strong retail sites are planned along the development's frontage of OH-122. At the northwest corner to the site, a 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 retail/restaurant use is planned on the ground/street level of the Multi-Family units.

Office

A 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 town home residential is planned for both west and east of the site with below floor-plate parking or surface parking for tenants. The town homes 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.

OH-122 & UNION RD. MIDDLETOWN, OHIO

SURROUNDING BUSINESS & PLANNED FUTURE DEVELOPMENT



Program Legend

	Event Center
	Medical Office Building
	Retail / F&B
	Ground Floor Retail
	C-Store (Convenience)
	Hotel
	Multi-family Residential
	Townhomes Residential

Middletown Event Center

Program Summary

MOB	Retail / F&B	Hotel Units	Hotel Keys	MOB SF
				48,000 SF
Retail / F&B				
NE Retail	53,300 SF			
NW Retail	45,300 SF			
Hotel				
Area Hotel	5,000 SF	178 Keys	1,000 Keys	
NW Hotel	3,000 SF	128 Keys	800 Keys	
Residential				
West Townhome	22 Units	1,000 SqFt		
NE Multifamily 1	15,000 SF	120 Units	800 SqFt	
NE Multifamily 2	104 Units	800 SqFt		
East Multifamily 3	80 Units	800 SqFt		
Total	Retail/F&B	Ref	Hotel	MOB SF
	125,500 SF	338 Units	306 Keys	48,000 SF

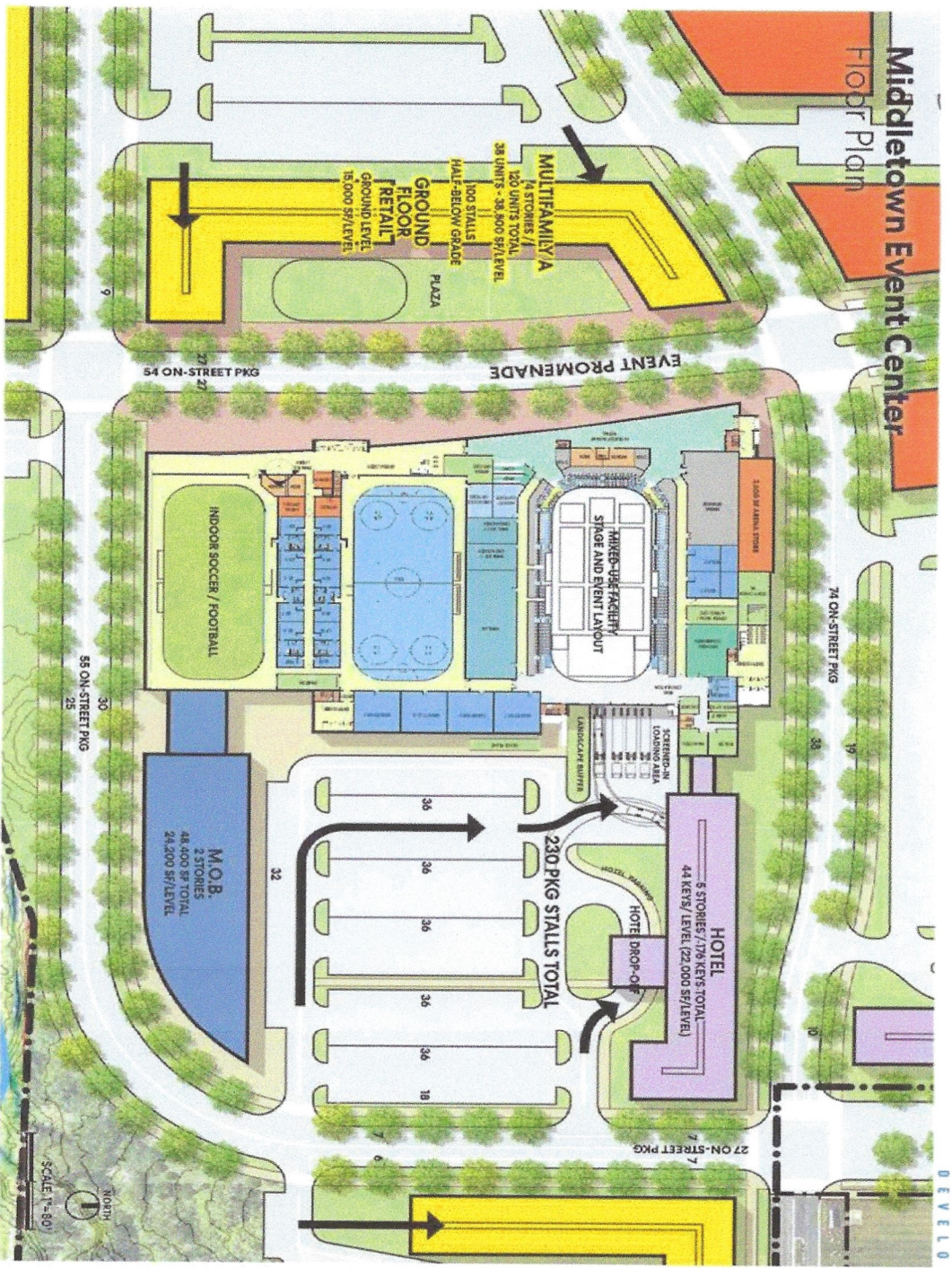
Parking Summary

Parking	NW	NE	SW	SE	Area
Retail/Service	340	435	160	35	230
Residential					
Multi-Family	64	100	190		
MFC					112
On-Street Parking					360
Subtotal					2,077 Parking Stalls
South Field/Hotel/Lab					384
Total					2,421 Parking Stalls
Total Parcel Area:	501 AC (2,225,500 SF)				
Total FAR:	0.43				



Middletown Event Center | Middletown, OH | 03 February 2023

OH-1222 & UNION RD. MIDDLETOWN, OHIO

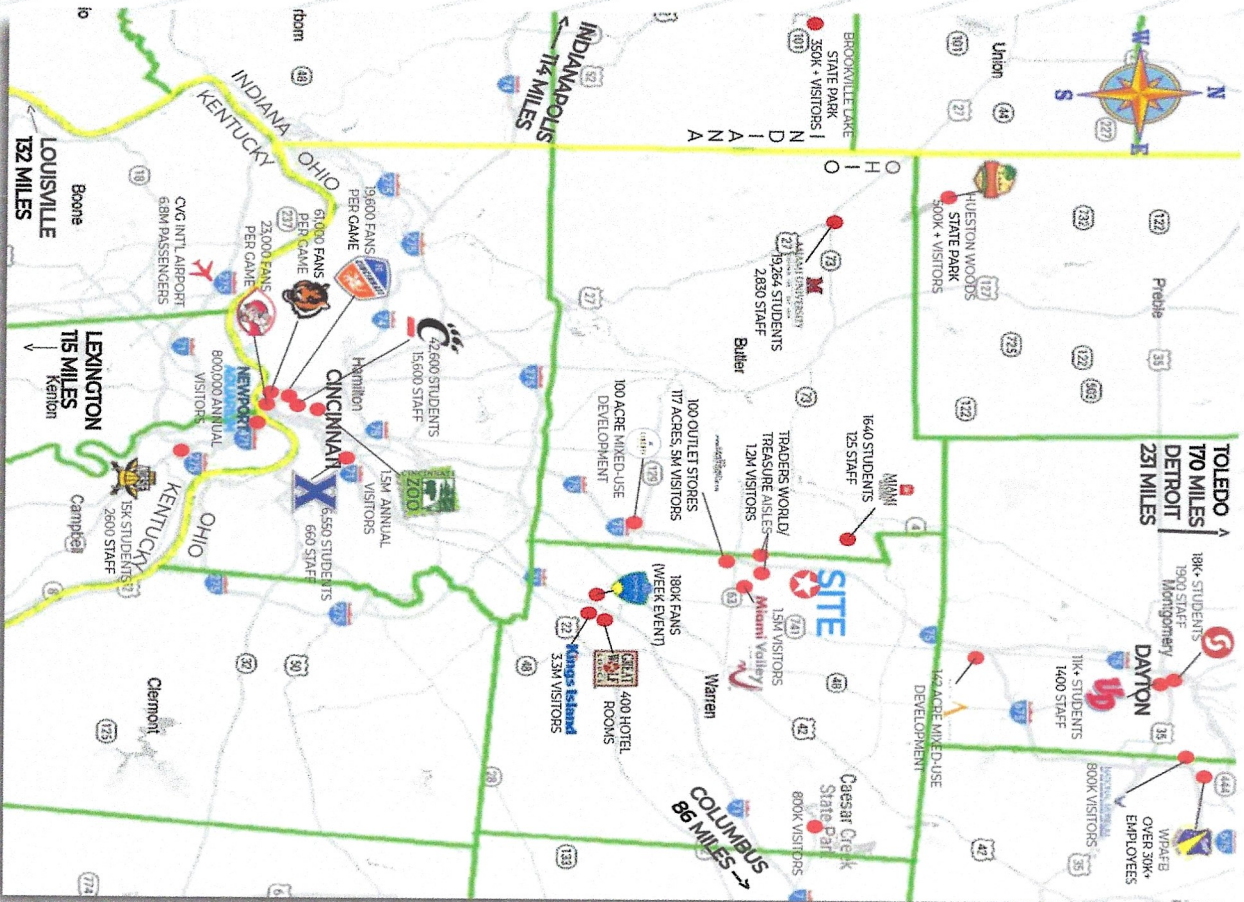


Middletown Event Center | Middletown, OH | 07 February 2028



OH-122 & UNION RD. MIDDLETOWN, OHIO

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
[Yellow-Green]	\$45,000 - \$60,000
[Yellow]	\$30,000 - \$45,000
[Lightest 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

Lat/Lon: 39.4926/-84.3183




Renaissance Arena District Middletown, OH

1 mi radius 3 mi radius 5 mi radius 10 mi radius

Population	2.246	31,522	84,867	300,361
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
Households				
Estimated Households (2022)	1,008	13,222	33,363	110,815
Average Household Income				
Estimated Average Household Income (2022)	\$53,130	\$67,691	\$70,260	\$101,206
Median Household Income				
Estimated Median Income (2022)	\$65,247	\$67,617	\$63,714	\$90,986
Total Annual Consumer Expenditure (2022)				
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	\$1.79 M	\$27.62 M	\$71.27 M	\$310.66 M
Miscellaneous Expenses	\$967.44 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
Occupation (2022)				
White Collar Workers	645 72.0%	8,941 61.2%	22,420 67.9%	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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