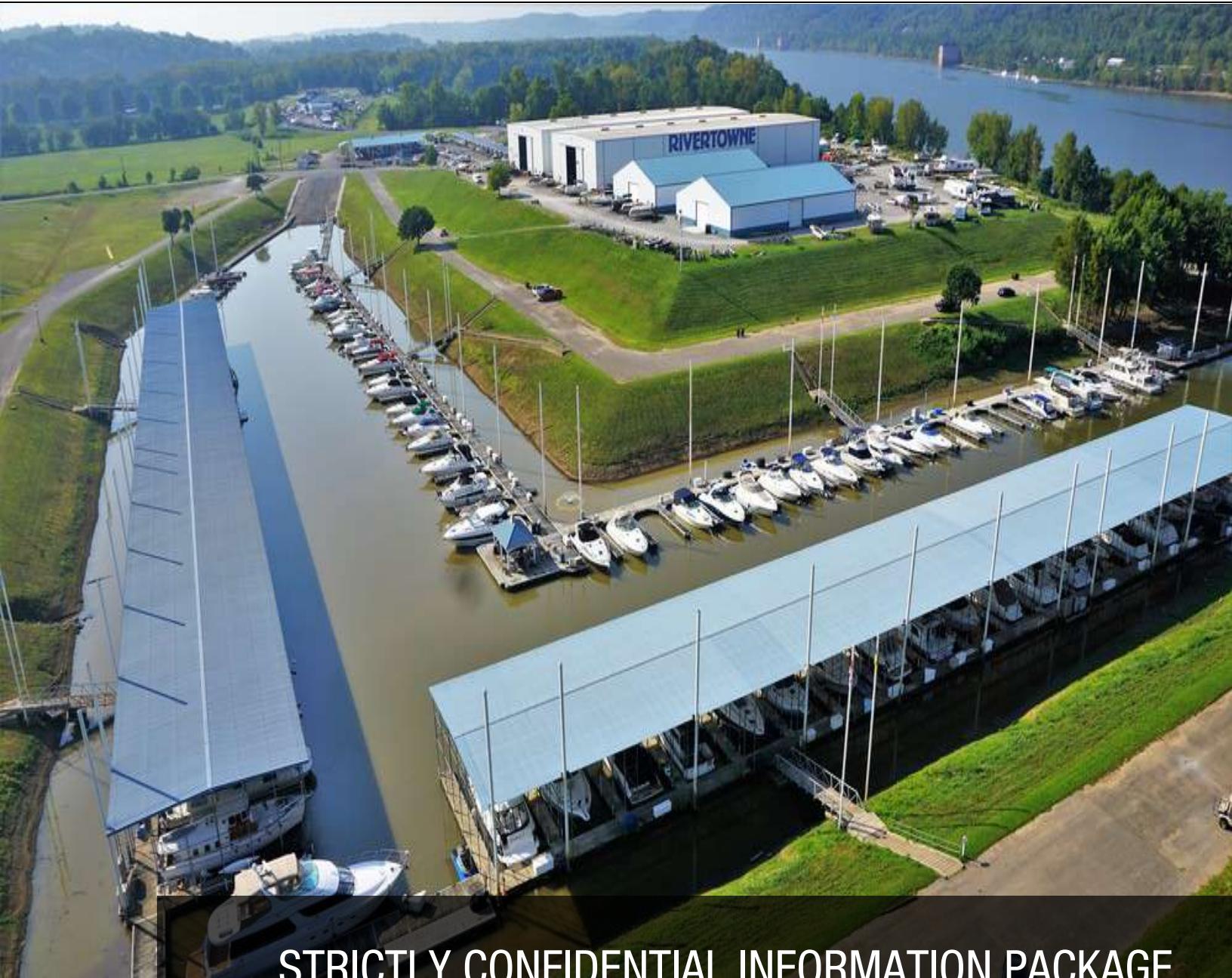


RIVERTOWNE MARINA & TUCKER'S LANDING

CINCINNATI, OH



STRICTLY CONFIDENTIAL INFORMATION PACKAGE

Rivertowne Marina
&
Tucker's Landing RV Park

2023

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CINCINNATI, OH

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PRESENTED BY:

**Rivertowne Marina
&
Tucker's Landing RV Park**

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RIVERTOWNE MARINA 2

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PROPERTY INFORMATION

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

52-ACRE MARINA & RV PARK ON THE OHIO RIVER

4 STORAGE BUILDINGS BOATS ON RACKS & TRAILERS

OUTSTANDING DOCKAGE OPEN AND UNDER COVER

WELL MAINTAINED EQUIPMENT

RAMP/BATH-HOUSE/WASHDOWN STATIONS

INCLUDED ON PROPERTY - RV PARK

TUCKER'S LANDING LAYOUT

FULL AMENITIES AND METICULOUS GROUNDS

VISTAS AND PLENTY OF ROOM

PROPERTY LAYOUT AND DETAILS



OFFERING SUMMARY

| | |
|-----------------------|--------------------|
| SALE PRICE: | <u>Undisclosed</u> |
| LOT SIZE: | approx. 52 Acres |
| BUILDING SIZE: | approx. 94,000 SF |
| ZONING: | CG-A |

PROPERTY LAYOUT ABOVE

Property boundaries outlined above are approximate and must be determined with precision and a Buyer's survey. This facility is comprised of a massive marina and outstanding RV park.

MASSIVE STORAGE CAPACITY - OVER 800 STORAGE SLIPS, SPACES, RACKS ON SITE



MASSIVE MARINA AND BOAT STORAGE FACILITY



OVERVIEW

Largest Dry Storage Marina in Cincinnati
Well-run by owners who care
Extraordinary customer base of loyal boating enthusiasts
Huge "On-The-Hard" and Wet Slip storage
44 Covered slips in the water (sold out - waiting list)
240 Indoor racks capacity
168 Indoor winter on-trailer storage 2 buildings (sold out)
72 Covered "carport" boat sheds on trailers (sold out)
76 Outdoor "valet lot" (sold out)
150 Outdoor "valet" on the Hill
80 Open wet slips capacity
3,000 gallon fuel tank (gasoline) for storage customers
Transferrable Liquor License for pre-packaged beer and wine
Convenient customer parking near vessels and docks
Floating docks with tall pilings to accommodate rising water
Dockage for vessels up to approx. 60 feet
Fee-owned water basin with spacious ingress and egress
Storage structures in excellent condition
Well-maintained equipment and grounds
Vibrant boating community
No deferred maintenance beyond normal upkeep
Well-trained employees
Security cameras installed
Family-oriented events sponsored on-site

52-ACRE MARINA & RV PARK ON THE OHIO RIVER



4 METAL SHEDS W / BOATS ON RACKS & TRAILERS



OUTSTANDING DOCKAGE OPEN AND UNDER COVER



WELL-MAINTAINED EQUIPMENT



RAMP/BATH-HOUSE/WASHDOWN STATIONS



INCLUDED ON PROPERTY - RV PARK

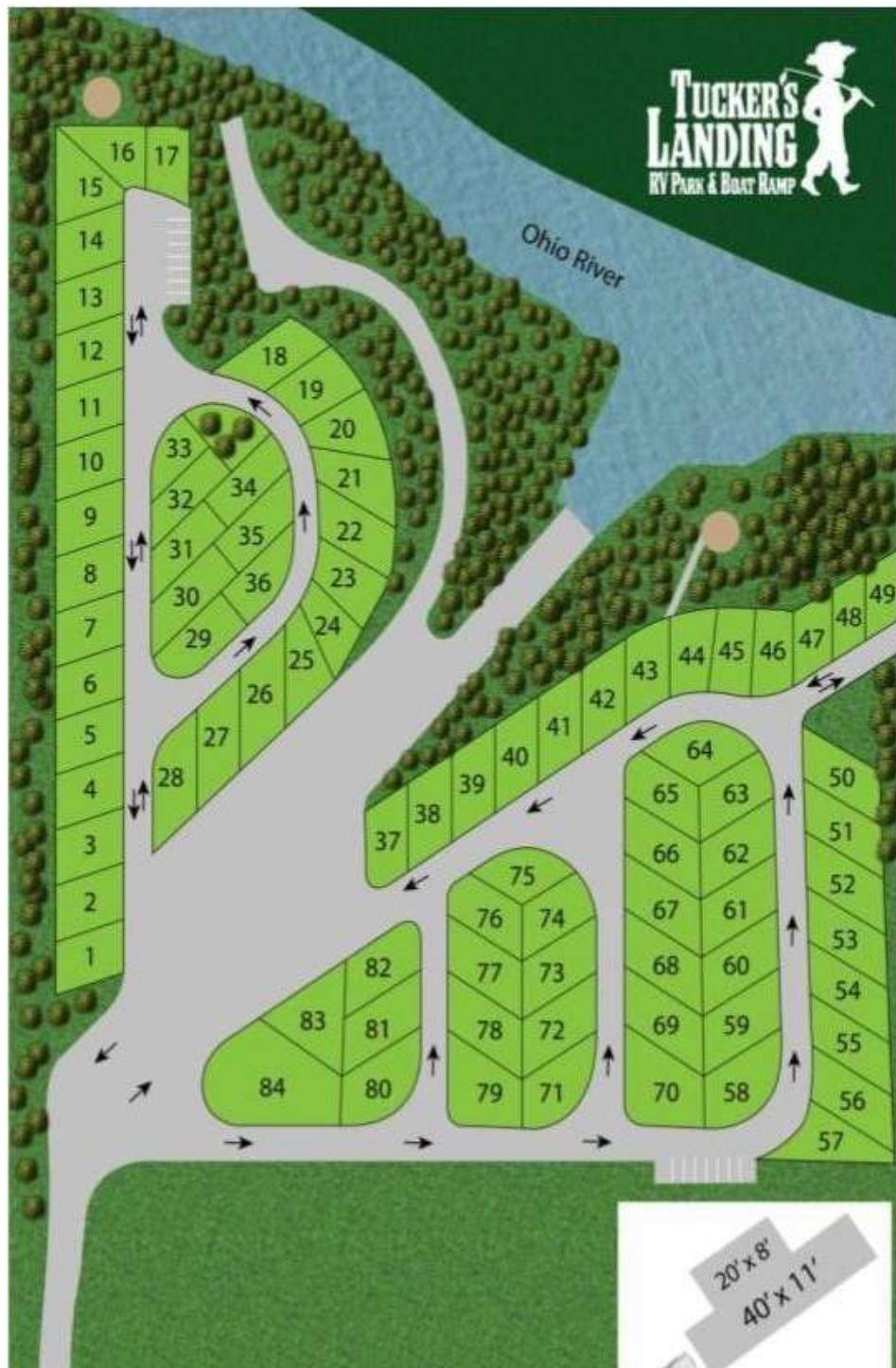


OVERVIEW

Located directly on the Ohio River with stunning views
Utilizes industry's most powerful RV park reservation software
83 new full concrete slabs with concrete patios at each site
Most sites will handle 45' motorhomes
Magnificent Fire Pits - paved seating areas overlooking Ohio River
Convenient Bath-House with individual showers
Laundry room with washers and dryers
Coded gated entrance to the facility
Each site has 50-amps of power, water, picnic table
Pump-out on the property
Robust customer synergies with the boat owner crowd
Launch ramp for vessels and kayaks



TUCKER'S LANDING LAYOUT



FULL AMENITIES AND METICULOUS GROUNDS



FABULOUS VISTAS AND OPEN SPACE



RIVERTOWNE MARINA 2

LOCATION INFORMATION

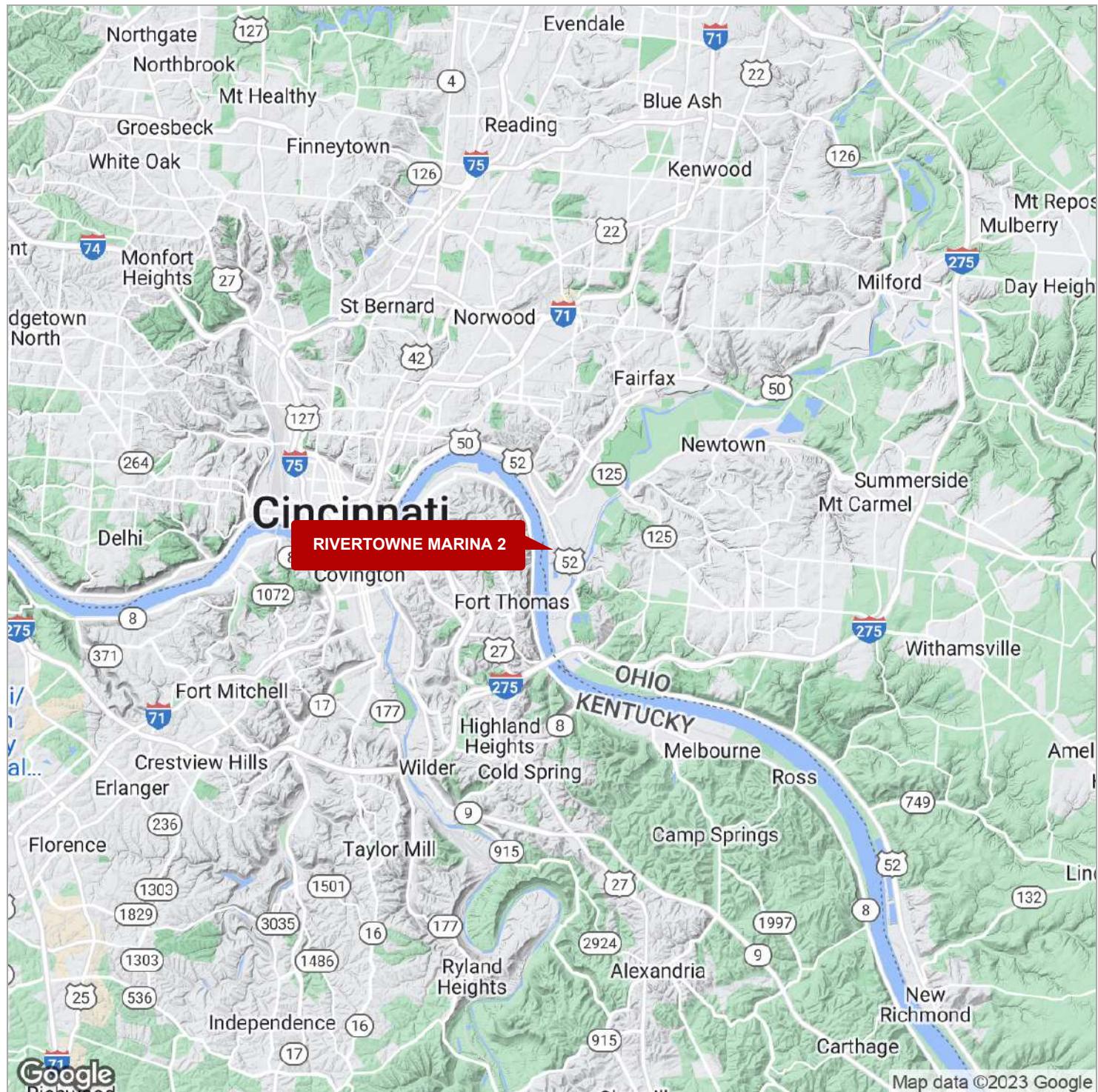
2

REGIONAL MAP

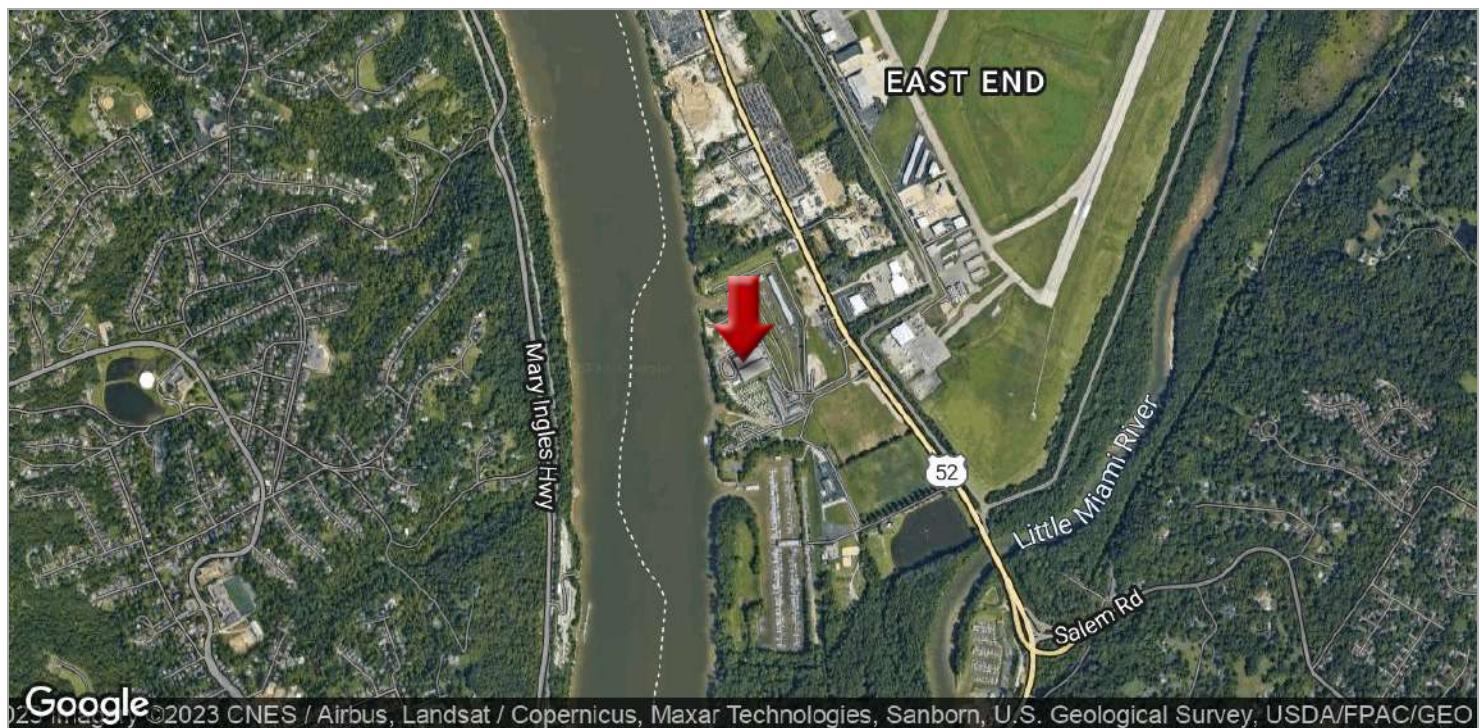
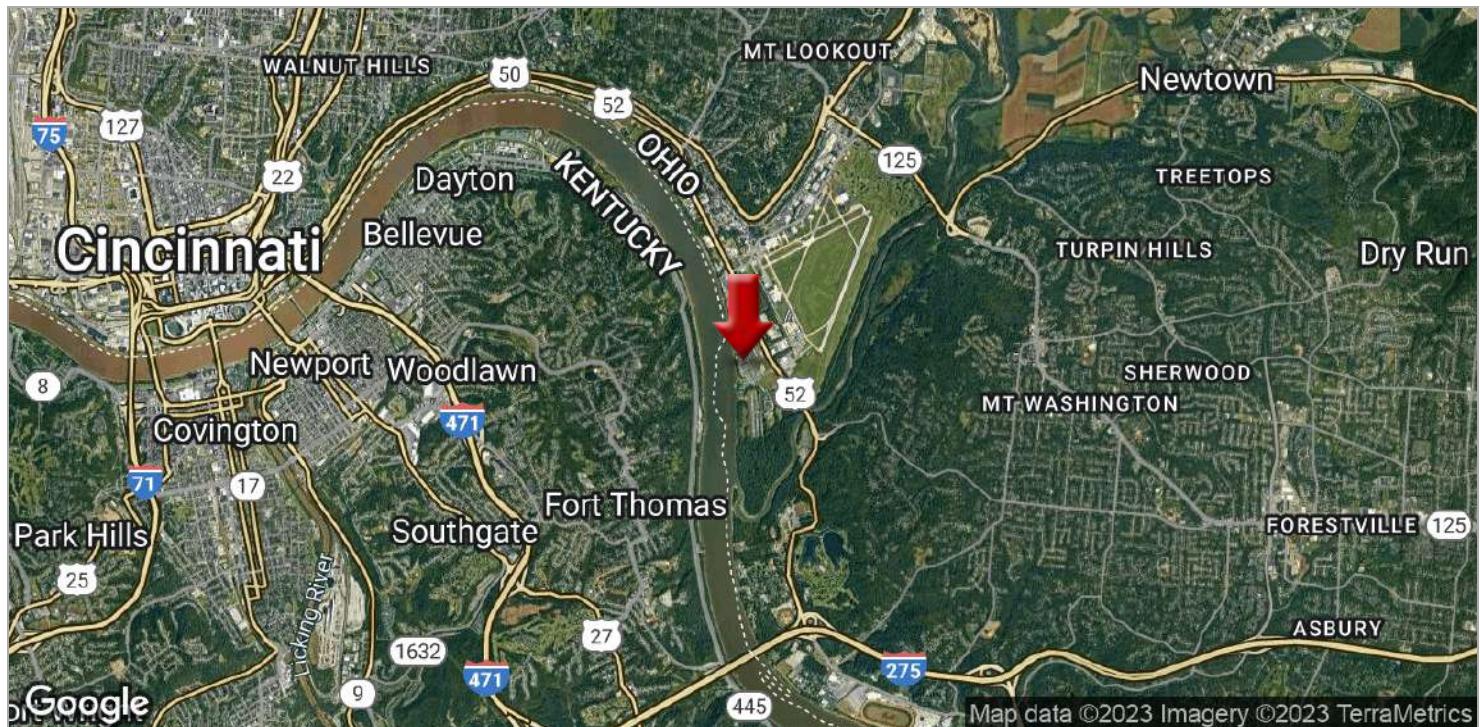
LOCATION MAPS

AERIAL MAP

REGIONAL MAP



LOCATION MAPS



AERIAL MAP



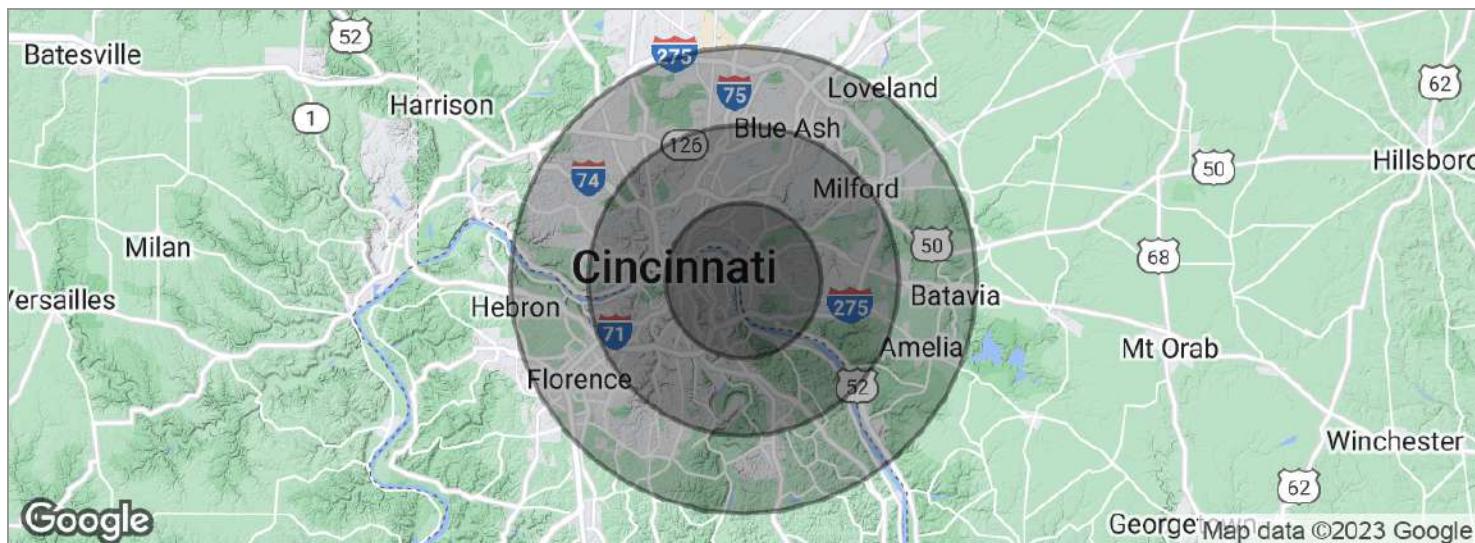
RIVERTOWNE MARINA 2

DEMOGRAPHICS

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DEMOGRAPHICS MAP

DEMOGRAPHICS MAP



| POPULATION | 5 MILES | 10 MILES | 15 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 221,822 | 688,315 | 1,189,743 |
| Median age | 37.5 | 37.9 | 38.7 |
| Median age (male) | 36.7 | 36.7 | 37.3 |
| Median age (Female) | 38.5 | 39.3 | 40.1 |
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 15 MILES |
| Total households | 112,978 | 330,753 | 537,430 |
| # of persons per HH | 2.0 | 2.1 | 2.2 |
| Average HH income | \$85,921 | \$75,346 | \$79,035 |
| Average house value | \$224,599 | \$187,892 | \$184,498 |
| ETHNICITY (%) | 5 MILES | 10 MILES | 15 MILES |
| Hispanic | 3.2% | 3.5% | 3.5% |
| RACE (%) | | | |
| White | 79.5% | 72.1% | 74.6% |
| Black | 13.4% | 21.0% | 18.2% |
| Asian | 1.9% | 2.0% | 2.4% |
| Hawaiian | 0.1% | 0.1% | 0.1% |
| American Indian | 0.1% | 0.1% | 0.1% |
| Other | 1.1% | 1.1% | 1.2% |

* Demographic data derived from 2020 ACS - US Census