

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**

Listing Broker
Stan Stein
Jennifer Stein Real Estate
Services, Inc.
OH Lic. No. 000151919
jstein@jdsreservices.com
(213) 446-5366

Out of State Cooperating Broker
Richard H Roughen PA
Keller Williams Realty Services
dba 'National Marina Sales'
FL Lic. No. BK706569
Rick@Roughen.net
(954) 298-7703

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RIVERTOWNE MARINA 2

PROPERTY INFORMATION

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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:	\$18,000,000.00
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

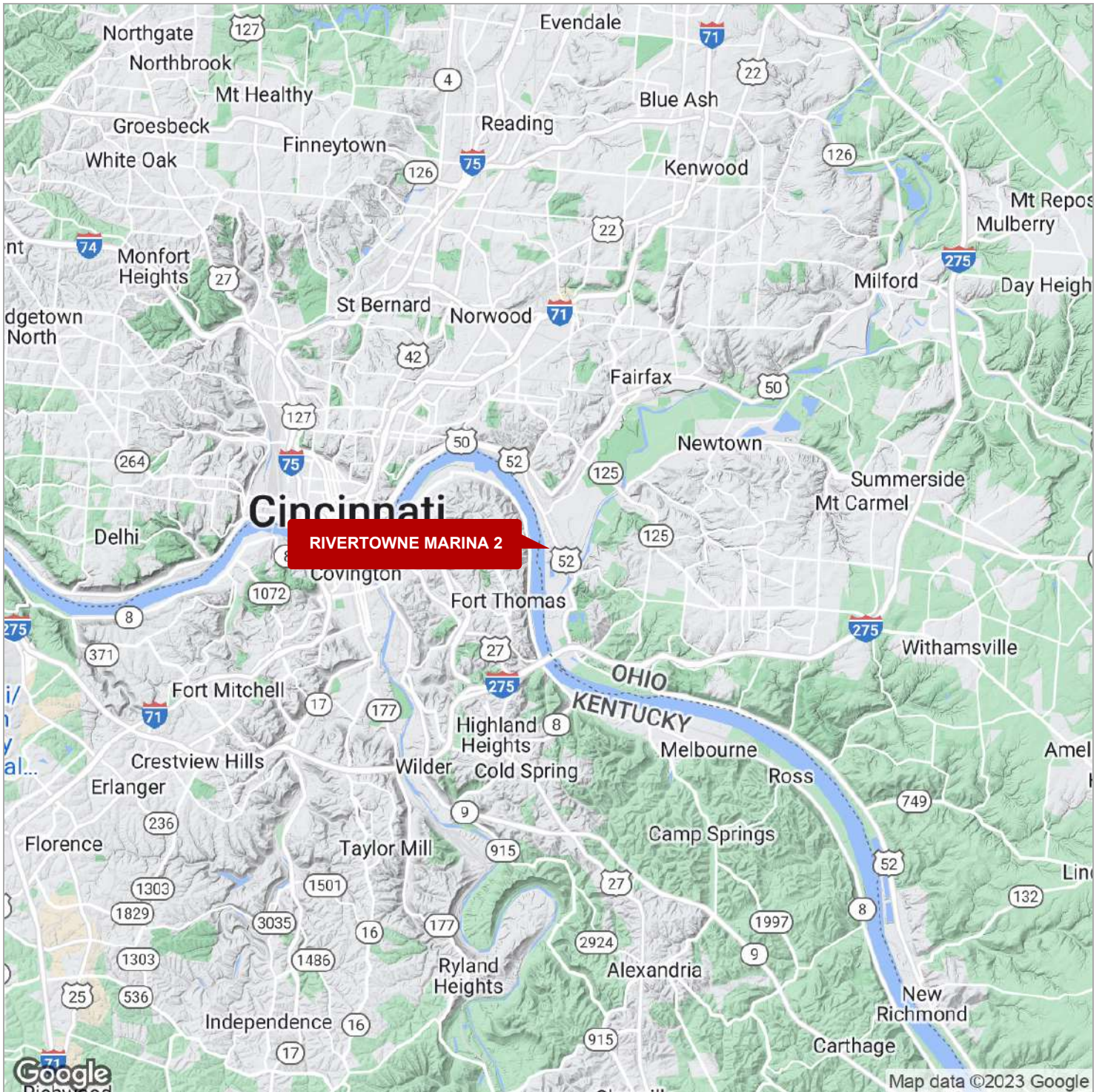
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REGIONAL MAP

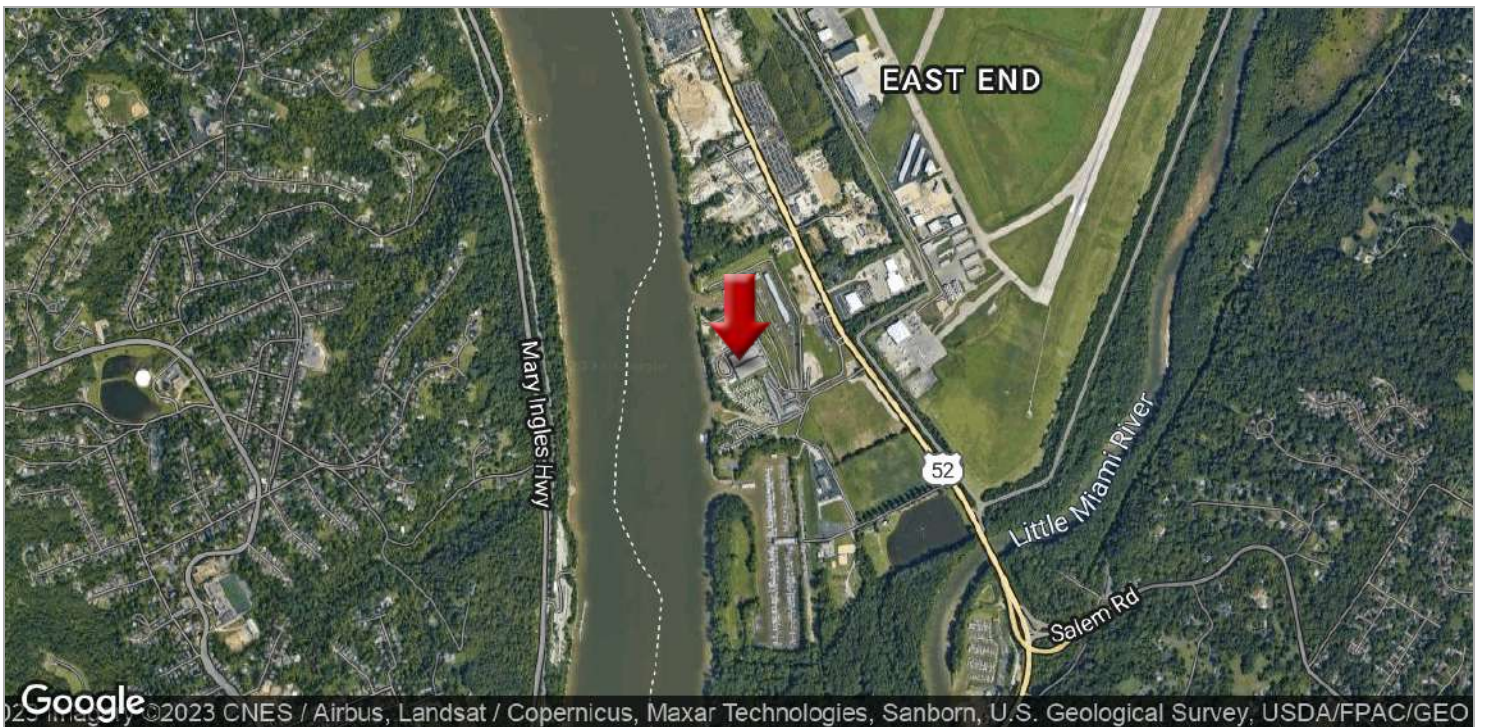
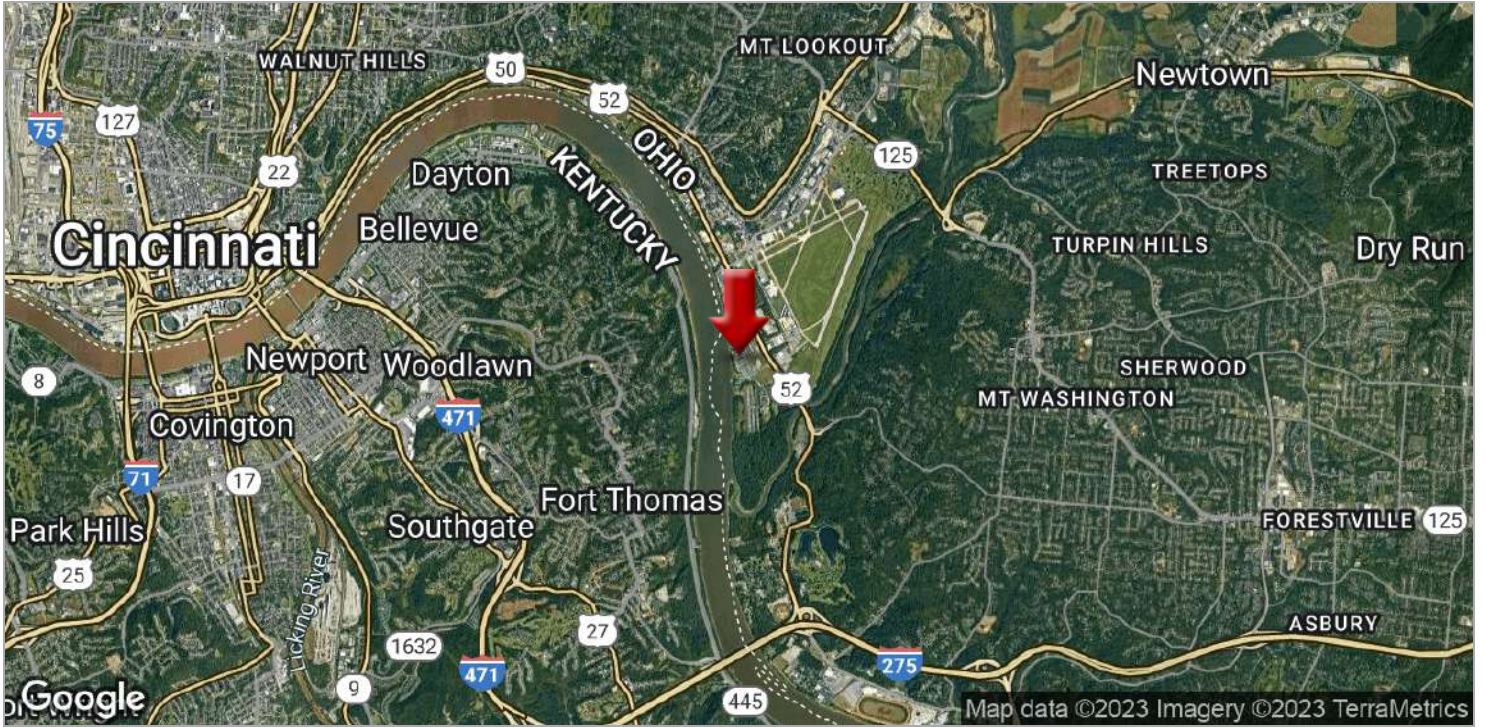
LOCATION MAPS

AERIAL MAP

REGIONAL MAP



LOCATION MAPS



AERIAL MAP



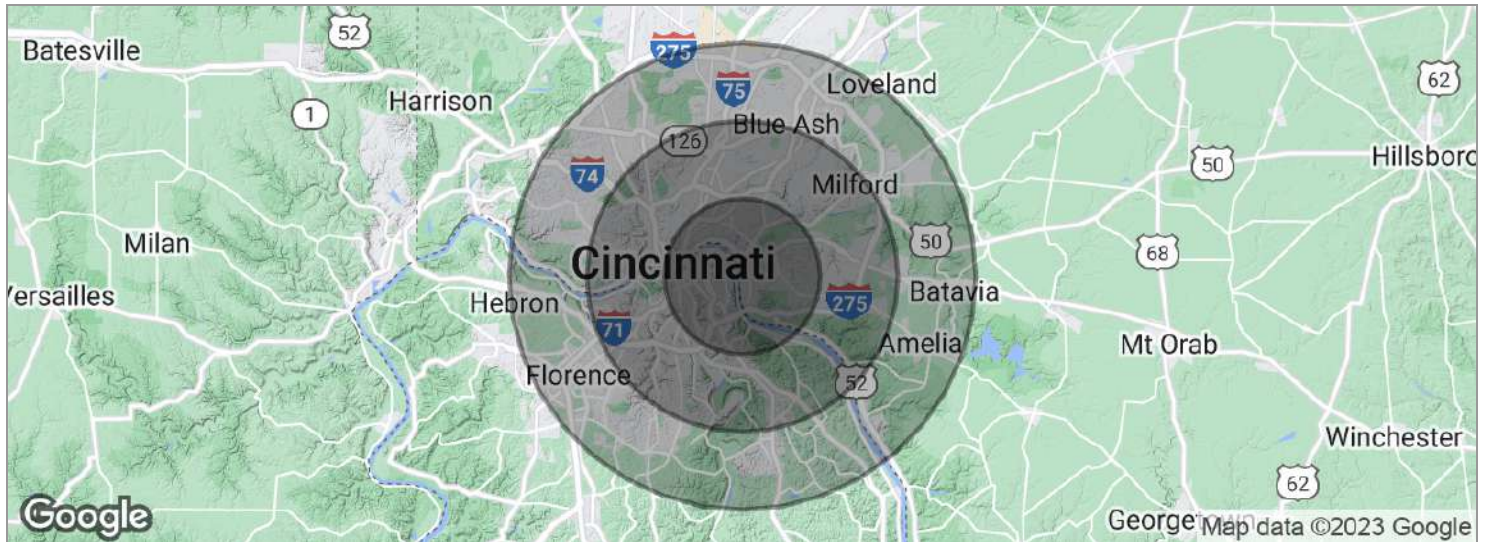
RIVERTOWNE MARINA 2

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 (%)	5 MILES	10 MILES	15 MILES
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