



RENAISSANCE POINTE

MIDDLETOWN
OHIO

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RENAISSANCE POINTE



Hospitality

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

Retail/Restaurant/Entertainment

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

Office

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 Townhome residential is planned for both the West and East of the site. Below floor-plate parking or surface parking for tenants of the Multi-Family units. The Townhomes 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.

Lease in the "One of a Kind" Renaissance Pointe

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 Keys, 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

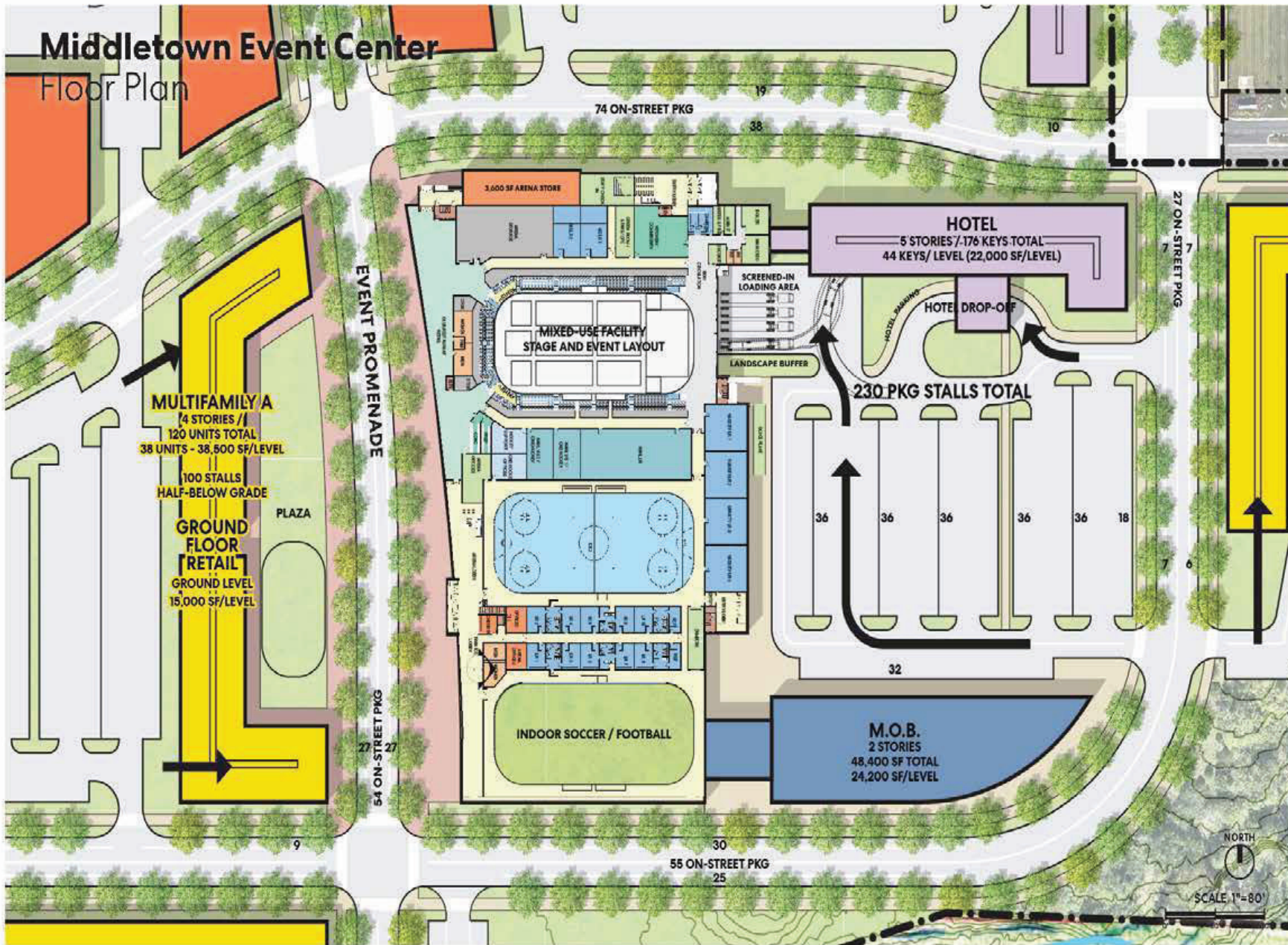
RENAISSANCE
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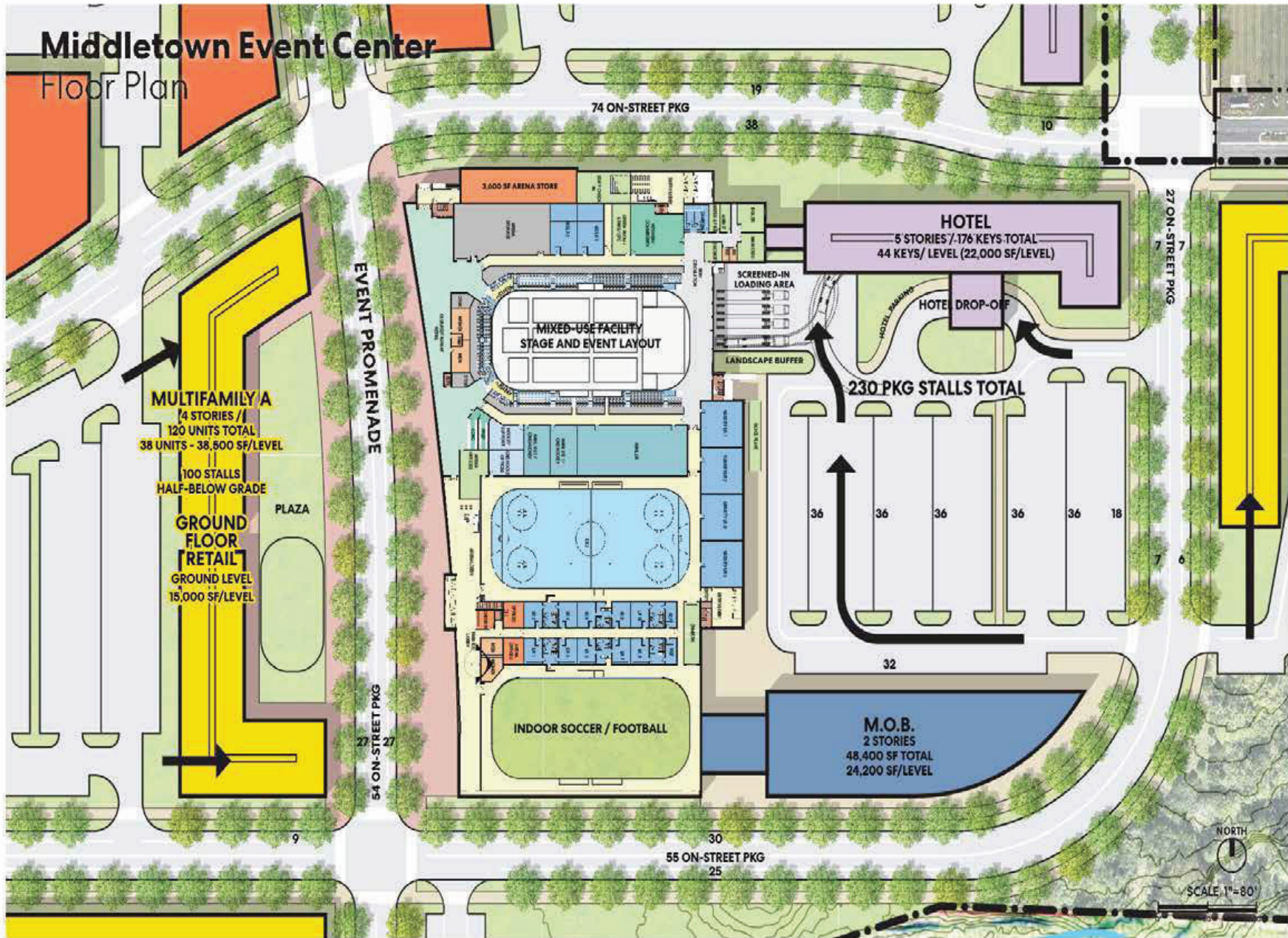
SURROUNDING BUSINESS & PLANNED FUTURE DEVELOPMENT





Middletown Event Center | Middletown, OH | 07 February 2023





Middletown Event Center | Middletown, OH | 07 February 2023



Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



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 DEVELOPMENT

Lat/Lon: 39.4926/-84.3183

Renaissance Pointe Middletown, OH	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
Estimated Population (2024)	3,108	31,576	86,083	300,632
Trade Area Size	3.1 sq. mi	28.3 sq. mi	78.5 sq. mi	314.1 sq mi
Households				
Estimated Households (2024)	1,348	13,402	34,404	112,964
Average Household Income				
Estimated Average Household Income (2024)	\$99,366	\$99,530	\$92,054	\$128,784
Median Household Income				
Estimated Median Income (2023)	\$77,506	\$75,196	\$71,035	\$102,584
Total Annual Consumer Expenditure (2024)				
Total Household Expenditure	\$100.24M	\$1.31B	\$3.22B	\$13.02B
Total Non-Retail Expenditure	\$49.31M	\$644.76M	\$1.57B	\$6.55B
Total Retail Expenditure	\$50.93M	\$668.22M	\$1.65B	\$6.47B
Alcoholic Beverages	\$611.31K	\$8.01M	\$19.53M	\$79.93M
Apparel	\$1.85M	\$24.23M	\$59.64M	\$239.65M
Contributions	\$3.19M	\$41.63M	\$99.59M	\$423.09M
Education	\$2.27M	\$29.7M	\$71.62M	\$299.7M
Entertainment	\$5.7M	\$75M	\$185.05M	\$740.65M
Food away from home	\$4.39M	\$57.59M	\$141.44M	\$571.08M
Grocery	\$6.5M	\$86.25M	\$221.06M	\$819.89M
Health Care	\$6.92M	\$90.71M	\$229.7M	\$758.78M
Household Furnishings and Equipment	\$2.65M	\$34.81M	\$85.22M	\$346.09M
Household Operations	\$1.85M	\$24.41M	\$60.51M	\$241.68M
Miscellaneous Expenses	\$1.71M	\$22.44M	\$55.01M	\$221.62M
Personal Care	\$1.28M	\$16.91M	\$42.91M	\$162.54M
Shelter	\$15.94M	\$210.04M	\$529.21M	\$2B
Tax and Retirement	\$23.88M	\$310.75M	\$718.15M	\$3.39B
Tobacco and Related	\$483.18K	\$6.54M	\$17.89M	\$57.72M
Transportation	\$16.39M	\$212.47M	\$520.68M	\$2.09B
Utilities	\$4.63M	\$61.52M	\$158.3M	\$582.54M
Occupation (2023)				
White Collar Workers	952 68.7%	9,298 63.4%	23,483 57.9%	99,121 65.3%
Blue Collar Workers	434 31.3%	5,365 36.6%	16,557 42.1%	52,575 34.7%

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