

MIDPOINTE CROSSING™



CINCINNATI, OHIO 45237

25 DIVISIBLE ACRES OF COMMERCIAL LAND
\$95,000/ACRE OFFICE
\$250,000/ACRE RETAIL



PUBLICLY-OWNED
DEVELOPMENT-READY
IDEAL LOCATION FOR OFFICE,
RETAIL

2020

THE PORT
Making Real Estate Work

**25-ACRE, PUBLICLY-OWNED
SITE AT THE MIDPOINT OF
CINCINNATI**

Located on the SE corner of Reading Road and Seymour Avenue, two major thoroughfares in the city of Cincinnati, MidPointe Crossing is centrally located in the Cincinnati-Middletown metropolitan statistical area (MSA) with a population of approximately 2.2 million people.

The Seymour/Reading Corridor:

- has seen over \$270 MM in new investment including 300 new homes, new schools, recreational facilities, and religious institutions
- is a regional employment center of 75,000 daytime employees
- has a concentration of \$2.5B in buying power within a three-mile radius of the site



Source: Cincinnati USA Regional Chamber

the
CINCINNATI
region

The Cincinnati region is at the intersection of accessibility, approachability and action-orientation. Make lasting impact by joining our community of by dreamers, doers, innovators and makers.

Regional Partners:

- City of Cincinnati
- REDI Cincinnati
- JobsOhio
- Cincinnati USA Regional Chamber
- Foreign Trade Zones of Greater Cincinnati and Northern Kentucky
- Hamilton County, Ohio



SITE INFORMATION

ACRES

25

ZONING

GC-A General Commercial

JURISDICTION

City of Cincinnati

GPS COORDINATES

39.186453, -84.462957

FEMA FLOOD ZONE DESIGNATION

X

PERCENT OF SITE IN WETLANDS

0%

PERCENT OF SITE IN FLOOD ZONE

0%

SITE UTILITIES

ELECTRIC

Provider - Duke Energy

Service to Property (Distribution) - Yes

WATER

Provider - Greater Cincinnati Water Works

Service to Property (Distribution) - Yes

SEWER

Provider - Cincinnati Metropolitan Sewer District

Service to Property (Distribution) - Yes

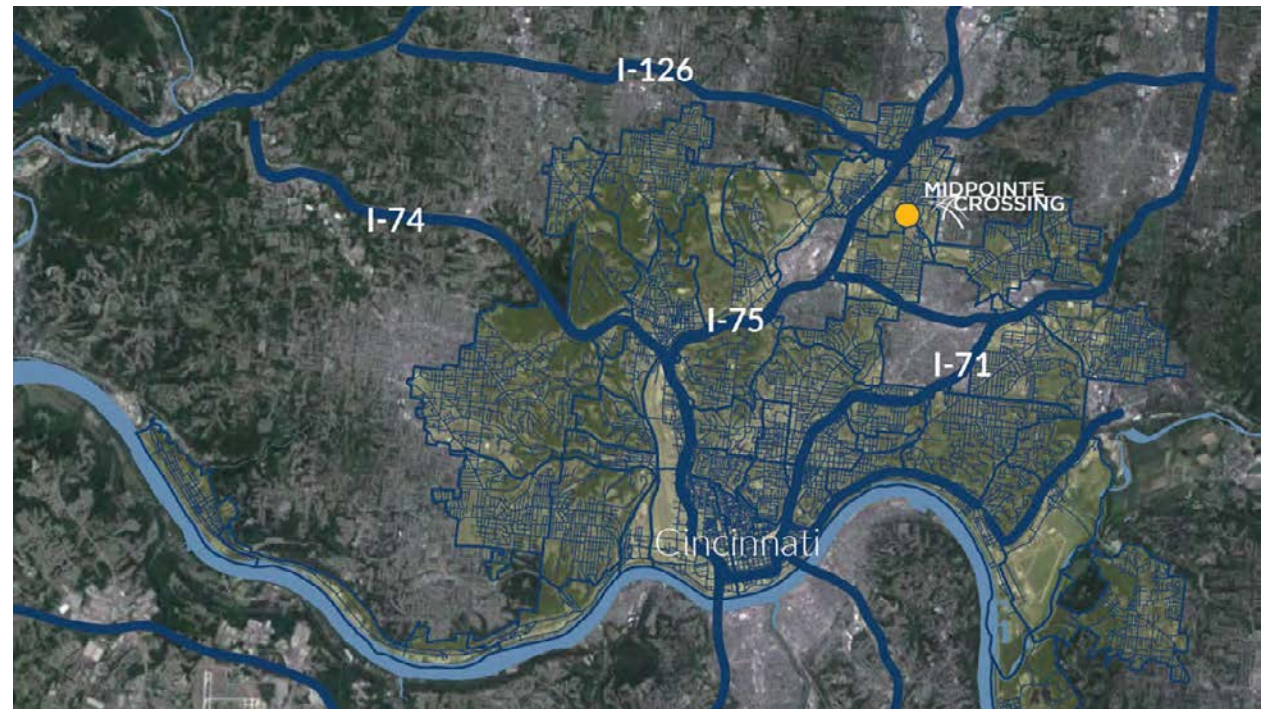
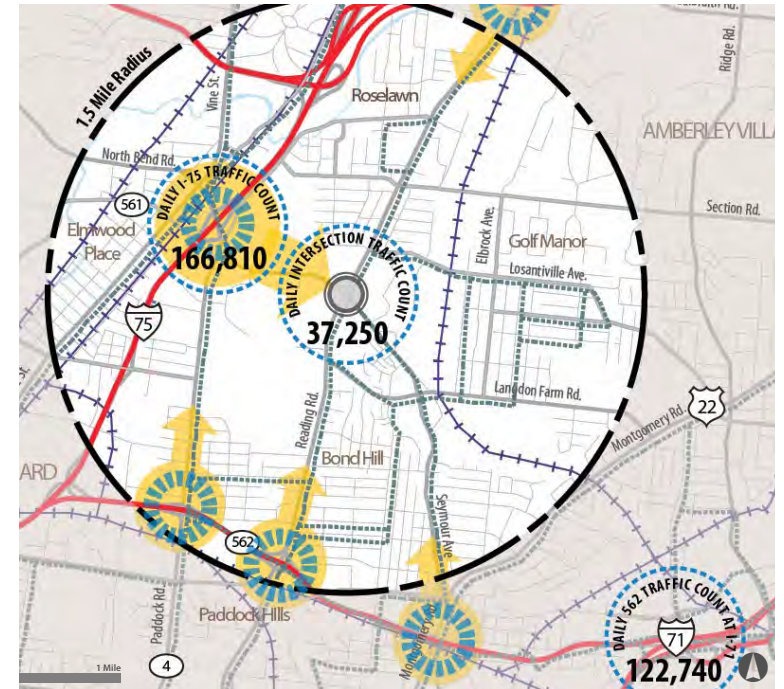
NATURAL GAS

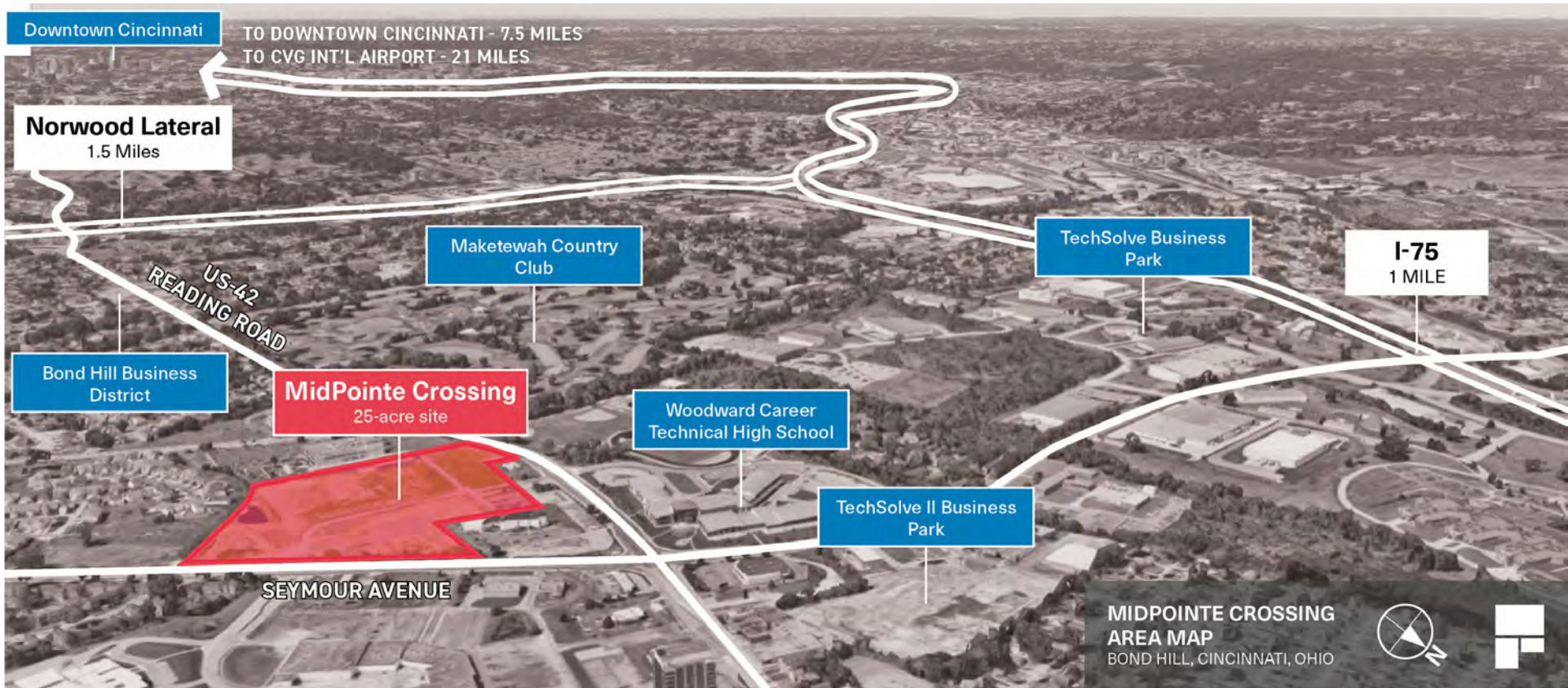
Provider - Duke Energy

Service to Property (Distribution) - Yes

The Seymour/Reading Market Area is framed by three major regional highways including Interstate 75, one of the most traveled interstates in the country. This network provides superior connectivity to surrounding communities and regional centers, as well as access to other major markets.

The Seymour/Reading Market Area has an extensive multi modal network with two major bus routes and a street grid for pedestrian-oriented access. The area also has access to one of the region's central rail lines which currently provides freight service and could eventually provide passenger rail service.





MIDPOINTE CROSSING
AREA MAP
BOND HILL, CINCINNATI, OHIO

ROADS

ACCESS VIA READING ROAD AND SEYMOUR AVENUE

DISTANCE TO MAJOR 4-LANE HIGHWAY AND/OR INTERSTATE

Interstate-75 = 1 Mile

Interstate-71 = 3.4 Miles

State Route 42 = Adjacent

Ronald Reagan Highway = 1.5 miles

Norwood Lateral = 1.5 miles

DEEPWATER PORT

NEAREST DEEPWATER PORT

Port of Toledo

Location - Toledo, Ohio, approximately 190 miles from the site

AIR

NEAREST INTERNATIONAL AIRPORT

Greater Cincinnati / Northern Kentucky International Airport (CVG) in Hebron Kentucky; approximately 21 miles from site

NEAREST GENERAL AVIATION AIRPORT

Lunken Airport (LUK); approximately 8 miles from the site; 3 runways with the longest being 6,100 feet

CINCINNATI MSA

15 County Region

Ohio

Kentucky

Indiana



POPULATION:

2,210,195

WORKFORCE:

1,136,600

DEMOGRAPHICS

GREATER CINCINNATI

POPULATION

2,210,195

TOTAL HOUSEHOLDS

896,710

AVG. HOUSEHOLD INCOME

\$88,092.74

WORKFORCE

GREATER CINCINNATI

LABOR FORCE - CINCINNATI METRO

Over 1.1 Million

MANUFACTURING WORKFORCE

14% of Cincinnati's Workforce is employed in manufacturing, U.S. Average is 10%

Cincinnati has a high location quotient in industrial engineers, machinists and tool/die makers

WORKFORCE DEVELOPMENT

Over 194,000 students graduate annually within a 200-mile radius





THE PORT

Making Real Estate Work

BILL FISCHER

Vice President, Community Development
3 East Fourth Street, Suite 300 | Cincinnati, Ohio 45202
513.621.3000
WFischer@CincinnatiPort.org
www.CincinnatiPort.org

