LAND FOR SALE

MIDTOWN DEVELOPMENT
Reading Rd and Seymour Ave Cincinnati, OH

25 ACRES AVAILABLE (DIVISIBLE)

$95,000/Acre Office
$250,000/Acre Retail

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OVERVIEW

Midpointe Crossing is a 25 acre mixed-used development that will include a potential mix of institutional, office, retail, grocery, hotel, and residential with ample parking.

The momentum of the Seymour/Reading Corridor is illustrated by significant investment over the past decade. Over $270 million of new investment includes 300 new homes, new schools, recreational facilities, religious institutions, and supports over 1,900 jobs.

AREA HIGHLIGHTS

» Concentration of $2.5 billion buying power under served by retail such as groceries and department stores

» Recent influx of investment from public and private organizations has led to new commercial, civic, and residential development

» Integrated land use is compatible for continued infill development and encourages a compact pattern of diverse development

» Distinct communities, landmarks, civic space, and architecture contribute to a unique sense of place

» Central location within Cincinnati MSA provides accessibility and connectivity to the entire region

» Strategic location capitalizes on direct access to interstate 75, two State Highways, and two major City thoroughfares

» Newer business parks combined with established industrial corridors have created an Emerging Regional Employment Center of 75,000 daytime employees
OFFICE SITES
$95,000/Acre

- Central Location – Center of the Cincinnati MSA
- Access – less than 1 mile to I-75 and 1.5 miles to Norwood Lateral
- Existing and potential new restaurants in the area
- Surrounded by new development and existing commercial and civic organizations
  » Woodward Career Technical High School: 950-1,050 Students
  » Maketewah CC: 400 Members, $2.2 million in renovations scheduled
  » Allen Temple Church: 500-600 Parishioners
  » Reds/Roselawn Park: $7 million Urban Youth Academy broke ground in July 2013. Operated by the Reds Community Fund.

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RETAIL SITES
$250,000/Acre

- Dense population: 136,000 people within 3 mile radius
- Villages of Daybreak Neighborhood to the East
  - 350 Total Units, 110 Single Family Homes
  - $168,000 - $264,000 Price Range
- TechSolve Business Park to the Northwest
  - 12.6 acre site home to existing and built-to-suit industrial users
  - New development expected to bring 200+ new jobs to park
- High traffic counts: 37,250 vpd at Reading and Seymour
- Central location with easy access to highways
  - I-75 (166,810 vpd) 1 mile West
  - Norwood Lateral (SR 562) (122,740 vpd) 1.5 miles South

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HOUSING MARKET
High owner occupancy and low vacancy rate.

<table>
<thead>
<tr>
<th>Owner/Renter Ratio</th>
<th>1.5 Mile Radius</th>
<th>3 Mile Radius</th>
<th>Cincinnati</th>
<th>Hamilton County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total housing units</td>
<td>17,900</td>
<td>63,100</td>
<td>161,000</td>
<td>377,000</td>
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<tr>
<td>Owner occupied housing units</td>
<td>63.7%</td>
<td>61.5%</td>
<td>60.6%</td>
<td>59.7%</td>
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<tr>
<td>Renter occupied housing units</td>
<td>44.5%</td>
<td>45.5%</td>
<td>46.5%</td>
<td>39.8%</td>
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<tr>
<td>Vacant housing units</td>
<td>12.8%</td>
<td>13.0%</td>
<td>22.1%</td>
<td>11.0%</td>
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</tbody>
</table>

Source: US Census Bureau, 2010/2011

PURCHASING POWER
Nearly $2.5 billion of purchasing power within a 3 mile radius.

<table>
<thead>
<tr>
<th>Household Purchasing Power</th>
<th>Disposable Income</th>
<th>Total Purchasing Power (median)</th>
<th>Purchasing Power (median) per sq. mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Mile Radius</td>
<td>$58,200</td>
<td>$2,466.7</td>
<td>$72.6</td>
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<tr>
<td>3 Mile Radius</td>
<td>$31,400</td>
<td>$5,775.8</td>
<td>$72.6</td>
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<tr>
<td>Cincinnati</td>
<td>$30,000</td>
<td>$10,146.3</td>
<td>$46.4</td>
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<tr>
<td>Hamilton County</td>
<td>$43,000</td>
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</tbody>
</table>

Source: US Census Bureau, 2010/2011

DENSITY AND DIVERSITY

LOCAL CONTEXT
4 Communities and 7 Landmarks.
HOME TO KEY BUSINESSES AND CIVIC ORGANIZATIONS

COMMERCIAL
1. Graeter's Ice Cream
2. Rough Brothers Inc.
3. Givaudan Flavors
4. Fed Ex
5. Eurostampa
6. Links Unlimited
7. Walgreens
8. Messer Construction
9. TechSolve
10. Quest Diagnostic
11. Amantea
12. Lamar Signs
13. Midwest Grip & Lighting
15. Collins Ink

CIVIC
16. FDA
17. National College
18. Ohio Department of Transportation
19. Summit Behavioral Institute
20. Woodward Technical Career High School
21. Allen Temple Church
22. Hamilton Co Community Action Agency
23. Trinity Stone Baptist
24. Maketewah Country Club
25. St. Aloysius
26. Integrity Hall
27. The Cincinnati Gardens
28. Reds Urban Youth Academy
LOCATION

The Seymour/Reading Market Area is framed by three major regional highways including Interstate 75, one of the most traveled interstates in the country. Two major thoroughfares create the spine of the extensive roadway network that runs throughout the area. This network provides superior connectivity to surrounding communities and regional centers, as well as access to other major markets: Interstate 74 connects to Indianapolis; Interstate 71 connects to Louisville, Columbus, and Cleveland; and Interstate 75 connects to Lexington, Dayton, and Detroit.

The Seymour/Reading Market Area has an extensive multimodal 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.