



## MANHATTAN HARBOUR – GREATER CINCINNATI AREA – DAYTON, KY 41074

AVAILABLE FOR SALE

### PROPERTY HIGHLIGHTS

- 1301 4th Ave, Dayton, KY 41074 – Campbell County
- 141 Acre Mixed Use Development; Sites available 1-20+ acres - Pad/Shovel ready sites
- Manhattan Harbour is located on the waterfront of Dayton, Kentucky; minutes from downtown Cincinnati
- Site access via KY 8, O Fallon, Berry Street, and Manhattan Blvd.
- Planned bike/walking path on riverfront
- Ohio Riverfront views; 1.6 miles of waterfront
- Zoned MLU, mixed-use, with no building height restrictions. Shall provide for office, hotels, retail, multi-family and services use, and residential use within a planned development.
- 460 slip full service marina with bar/restaurant; Remodeled in 2017
- 5 minutes from downtown Cincinnati CBD; Less than 2 miles
- 15 minutes to Cincinnati Northern Kentucky International Airport (CVG)
- Convenient highway access to I-71, I-75, I-275 and I-471
- All utilities on site
- Building pads located above FEMA 100 year flood plain
- City of Dayton, Kentucky - <http://www.daytonky.com/>

| [VIEW AERIAL VIDEO](#) »

| [VIEW ADDITIONAL PHOTOS](#) »

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# MANHATTAN HARBOUR

GREATER CINCINNATI

## AREA OVERVIEW



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# MANHATTAN HARBOUR GREATER CINCINNATI

## PARCEL OUTLINE



**141  
ACRE  
Mixed Use  
Development**



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The vision for Manhattan Harbour started in 2005 when the DCI Properties received initial approval from the City of Dayton to redevelop it's riverfront. However, numerous steps had to be undertaken before any redevelopment of the site could occur. The floodway for this section of the Ohio River had to be re-established as the maps adopted by the US Army Corps of Engineers showed the floodway to be on the south side of the flood levee. Without this change, which was recently approved by the Corps of Engineers, the development of the site would have been prohibited. DCI also took steps to have certain flowage easements for the Ohio River released by the Corps of Engineers. The zoning of the flood levee area had to be changed from Conservation to Mixed Land Use to legally allow the uses contemplated by Manhattan Harbour. The City approved the rezoning of the area and the site plan for Manhattan Harbour was finally approved in June 2008 by the City of Dayton Planning and Zoning Commission.

To accommodate the Project and prepare the site for redevelopment, DCI has undertaken a contract to relocate a 30" sanitary sewer line that runs the entire length of the Project site. The line was upsized pursuant

to an agreement with Sanitation District No 1. The upsizing of this line will nearly eliminate combined sewer capacity to the Project and assist the Sanitation District with complying with its Sanitary Sewer Consent Decree recently negotiated with US EPA and the Kentucky Division of Water.

Manhattan Harbour is designed to integrate with the adjacent Dayton community to improve the character and economic sustainability of the City of Dayton. Manhattan Harbour will once again allow Dayton to embrace the Ohio River - just as the historic Manhattan Swimming Beach did in the last century.

### **This project is "shovel ready"!**

When fully developed, Manhattan Harbour can include:

- **1,675 residential unit including condominiums, town homes, apartments and CCRC units**
- **485,000 SF retail and entertainment**
- **460,000 SF office, R&D facility or hospital**
- **125,000 SF fitness center**
- **160 room hotel**



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- Truly a gateway market, Greater Cincinnati is one of the most strategically located metropolitan regions in the U.S.
  - Greater Cincinnati Market Area consists of fifteen counties located over a three-state area (the Tri-State) in Ohio, Kentucky and Indiana
  - Located within 600 miles of 60% of the nation's total population and purchasing power
- Cincinnati is the 25th largest metro area in the U.S. with a population of 2.2 million.
- More than 400 Fortune 500 firms have a presence in Cincinnati, and ten (10) have their headquarters there; The Kroger Co., Proctor & Gamble, Macy's, Ashland, Omnicare, General Cable, American Financial Group, AK Steel, Fifth Third Bancorp, and Western Southern Financial Group
- Cincinnati has over 450 foreign investments from over 20 countries employing over 45,000 people in the region.
- Forbes ranked Cincinnati as one of "America's Most Affordable" cities.
- Three interstate highway systems (I-75, I-74 and I-71) and two interstate connectors (I-275 and I-471) serve the Cincinnati region.

## LOCATION

The Greater Cincinnati Market Area consists of fifteen counties located over a three-state area (the Tri-State) in Ohio, Kentucky and Indiana. Cincinnati is located within 600 miles of 54% of the nation's total population and purchasing power. Its early growth can be partially attributed to its location north of the Ohio River—the border between the Midwest and the South. Its pivotal location on the river still supports its commerce, providing a mild climate as well as a recreational water resource and a breathtaking skyline.

Northern Kentucky (Boone, Campbell, and Kenton counties) is located in an ideal geographic location in relation to domestic US markets east of the Mississippi River. The lower tax, lower cost-of-living and highly skilled workforce provide unique advantages within the Greater Cincinnati Area.

Dayton, KY is located on south side of the Ohio River just across the bridge from Cincinnati off I-471. The community was established in 1849 when two smaller communities, Brooklyn and Jamestown, merged forming what is known today as the City of Dayton, Kentucky. Within its rich heritage an architectural homes and church over 6,000 people live, play, and work in Dayton. Visitors from all over the region enjoy exploring this river city community that features shops, restaurants, a recreation center, beatifically landscaped parks and a two-mile walking path overlooking the Ohio River.

## ACCESS

Greater Cincinnati is one of the most strategically located metropolitan regions in the United States for access by manufacturing and service industries. Air, highway, river, and rail transportation give Cincinnati ready access within 600 miles of 53% of the nation's manufacturing establishments and 57% of the nation's value added by manufacturing.

## AIR

Best Regional Airport in North America for four consecutive years by SkyTrax, an independent London research firm, Cincinnati/Northern Kentucky International Airport (CVG) continues to be one of the top facilities in the country for passenger service and convenience. Located only twelve miles from the Central Business District (CBD), the airport provides 170 non-stop flights to 56 domestic and international locations, including Paris and Toronto. CVG offers more daily flights and serves more non-stop destinations than surrounding regional airports, including Dayton, Columbus, Indianapolis, Lexington and Louisville, accommodating over 5.7 million passengers in 2013. Additionally, CVG is the home to DHL's North American cargo "Super Hub", serving 220 countries. Since 2009 DHL has invested more than \$105 million and doubled its operational capacity.

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### HIGHWAY

Three interstate highway systems (I-75, I-74, and I-71) and two interstate connectors (I-275 and I-471) serve the Cincinnati region and provide access to all geographic directions. I-75, the major Midwest route from Michigan to Florida, is vital to the region's highway structure with almost 150,000 vehicles per day passing through Cincinnati.

Trucking is also a key factor to Cincinnati's success as a distribution point with more than 900 interstate motor freight carriers and 29 freight forwarders. Local trucking companies can provide one-day service to 20 major markets and second-day service to 30 major markets.

### RAIL AND RIVER

Rail and river transportation continue to play a key role in Cincinnati's commerce. Rail service is available via four major railroad systems (CSX Corp., Norfolk Southern, Amtrak, and Conrail) through one of the most modern and efficient rail yards in the United States. Cincinnati is also home to two major barge and towing companies with service by 30 other barge lines. Cincinnati is the fifth largest inland port in the United States, handling 220 million tons of cargo per year.

### MANUFACTURING

Manufacturing will remain a key source of growth over the next several years, owing to Cincinnati's concentration of aerospace manufacturers and auto parts suppliers. Airlines are in the midst of replacing an aging fleet of aircraft, which in turn will support local aerospace parts and engine manufacturers, including GE Aviation. Likewise, auto parts suppliers will benefit from strengthening auto demand. Auto sales are running at 15.3 million units at a seasonally adjusted annualized rate as of May, and this will rise to 16.5 million units in 2014 as pent-up demand is released. Another source of new-vehicle demand will be the replacement of aging vehicles; the average age of a vehicle on the road today is approximately 11 years, according to the Center for Automotive Research. Lastly, although the Cincinnati-ISM Purchase Managers' Index has fallen in recent months, it remains above its neutral threshold of 50, signaling that manufacturing is still expanding.

### THE ARTS

Arts-hungry citizens are very supportive of the local creative community. Cincinnati's Fine Arts Fund ranks third in the country for total dollars raised by a united arts campaign. Music, visual art, theater, ballet, and opera provide the area with an impressive range

of cultural activities. Cultural and entertainment venues include: Cincinnati Symphony Orchestra, Broadway in Cincinnati, the Cincinnati Pops, Ensemble Theater of Cincinnati, Cincinnati Ballet, Riverbend (shows and concerts), Cincinnati Opera, Playhouse in the Park, Showboat Majestic, and the Cincinnati Film Society. The area hosts an abundance of arts festivals every year, such as the Fringe Festival and the 20/20 Festival.

The Queen City also has more than one hundred concert halls, theaters, museums, and galleries, including: Cincinnati Music Hall, the Aronoff Center for the Arts, Krohn Conservatory, Cincinnati Arts Museum, Taft Museum, Museum Center at Union Terminal, Omnimax Theater, and the Contemporary Arts Center. In 2004, American Style Magazine rated Cincinnati as No. 5 for U.S. arts destinations, and the 2004 Regional Theatre Tony Award was given to the Cincinnati Playhouse in the Park. The beauty of Cincinnati's lush, rolling hills and inspired architecture has made a perfect backdrop for many films, such as Rain Man, Traffic, The Ides of March and Seabiscuit.

For those with a healthy appetite and a craving for something different, local restaurants provide a wide range of cuisines from French to Vietnamese to Ethiopian, and from five-star to dive bar. The city's ethnic heritage is reflected in local treats like goetta – a breakfast or brunch staple made with oatmeal and ground pork – and bratwurst. Oh, and don't forget to grab a bowl of world-famous Cincinnati chili!

### SPORTS AND RECREATION

Cincinnatians are die-hard sports fans. The Greater Cincinnati area is home to an array of professional, collegiate, and other sporting organizations that include the Cincinnati Reds, baseball's first professional team; the Cincinnati Bengals, the University of Cincinnati Bearcats, the Xavier University Musketeers; the Miami University of Ohio Redhawks; and the Cincinnati Cyclones. The Bengals began playing in the new \$450 million Paul Brown Stadium in August 2000 and the Reds opened the Great American Ballpark in the spring of 2003.

Cincinnati is also home to the Western & Southern Open professional tennis tournament, a senior PGA golf tour event, and several other sporting events including major stakes thoroughbred racing, car racing, and other outdoor events. The metropolitan area has over 16,500 acres of city and county parks, 20 state parks, 60 public and 35 private golf courses and clubs, and a 22-acre bicentennial commons park on the riverfront. According to The Sporting News, Cincinnati is the nation's "Number 1 College Basketball City."

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### ATTRACTIONS AND FESTIVALS

The Greater Cincinnati area has numerous attractions, including Paramount's Kings Island, a 1,600-acre theme amusement park; Cincinnati Zoo (dubbed by Newsweek magazine as the world's sexiest zoo because of its wild animal breeding program); Old Coney Island; the Beach Waterpark; and Newport Aquarium. The area is also home to several outdoor festivals, including Oktoberfest Zinzinnati, the world's largest fall festival next to the original in Munich; Riverfest USA, a Labor Day weekend festival culminating in a river-based pyrotechnics display viewed by 500,000 people annually; Taste of Cincinnati; Summer on the Square; Balloonfest; Lytle Jazz Series; Chilifest; and the Great Inland Seafood Feast.

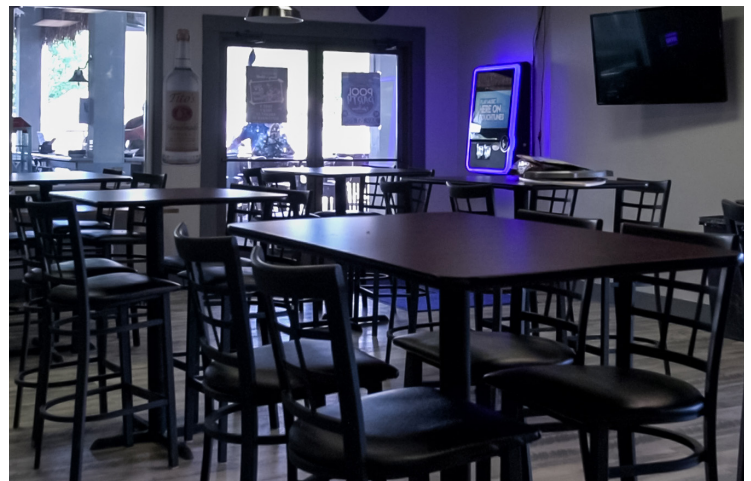
### EDUCATIONAL ATTAINMENT

Cincinnati's ratio of highly educated workers to total population is second only to that of Columbus among Ohio's major metropolitan areas. Cincinnati's well educated workforce remains a draw for prospective relocating firms that need employees with a high degree of human capital. The addition of high-paying professional services, healthcare, and financial services positions depends heavily on the level of educational attainment. Approximately 30% of Cincinnati's population holds a bachelor's degree or higher, compared with only 25% for the rest of the Buckeye State.

Educational opportunities abound in the Greater Cincinnati region. Area colleges and universities confer degrees ranging from associate to doctorate in a broad range of subjects. The University of Cincinnati, Xavier University, Miami University of Ohio, Northern Kentucky University, Thomas More College, and the Mount St. Joseph University lead the list of higher education choices. Vocational and technical schools are also plentiful, providing a resource for technology training, as are the area's 30 libraries, led by the Cincinnati Public Library and its 42 branches, which hold over 10 million books and publications.

### HEALTHCARE

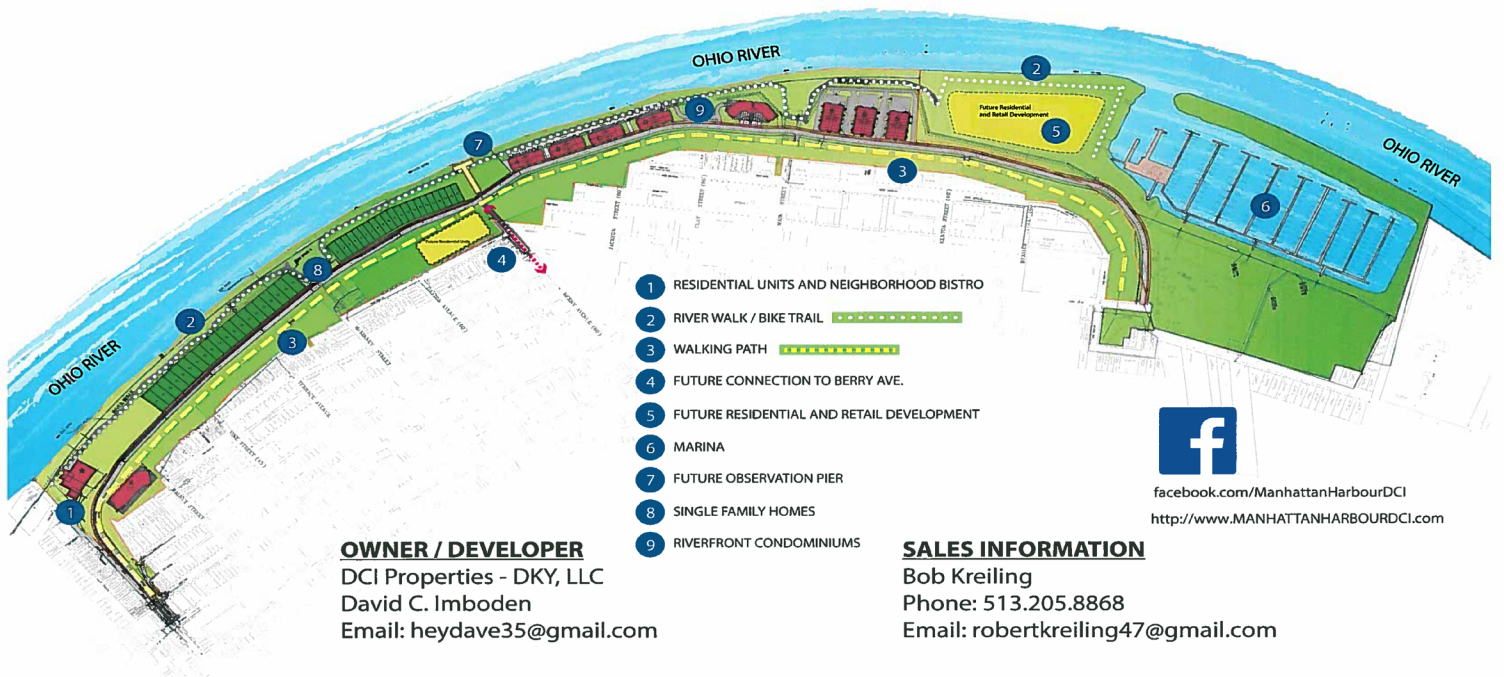
Cincinnati has one of the nation's most advanced and comprehensive healthcare systems, offering both quality and cost efficiency. The area is served by more than 30 modern hospitals, including more than 20 general acute-care facilities. Cincinnati Children's Hospital Medical Center is regularly ranked among the top three children's hospitals in the nation. Likewise, The University of Cincinnati Medical Center is ranked among the top five in the nation in funding for molecular genetics, environmental health, anatomy, developmental biology, and pharmacology. Finally, the availability of this first-class medical technology comes at a cost well below the U.S. on the average.



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SITE PLAN



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## PROPERTY PHOTOS



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