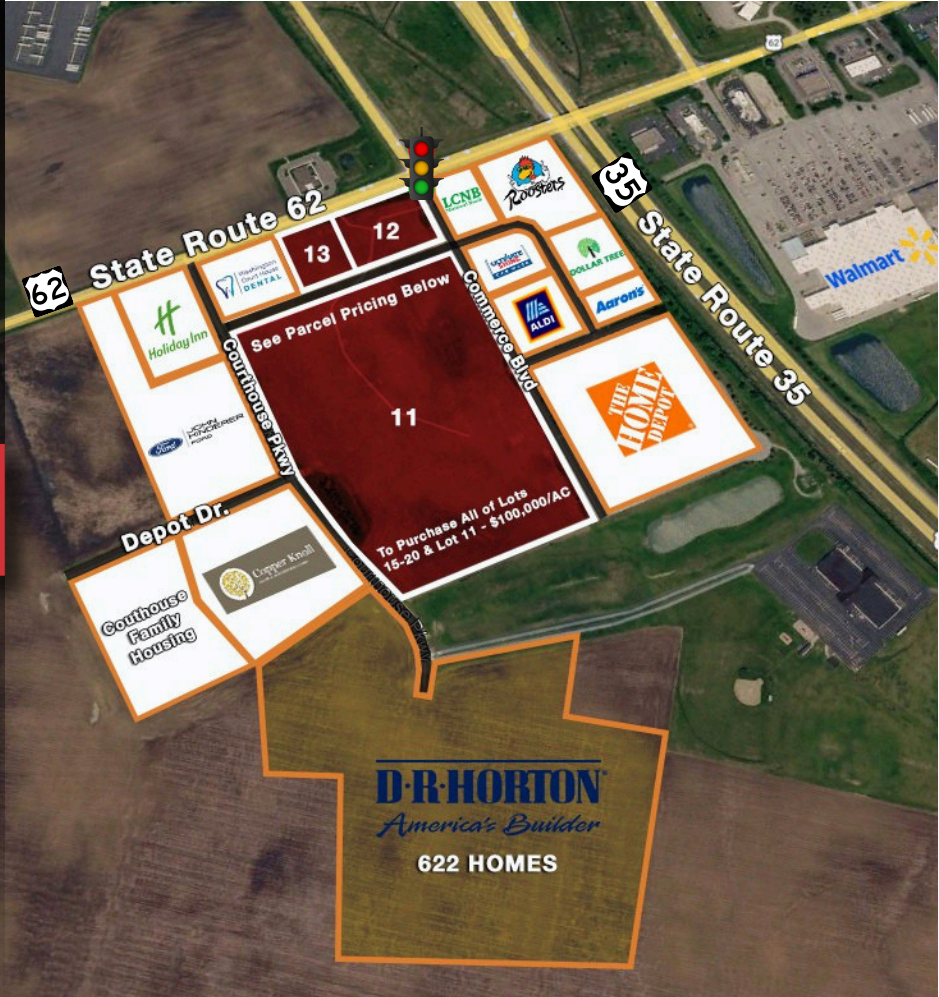


US 35 & US 62
Washington Court House, Ohio 43160

FOR SALE/LEASE

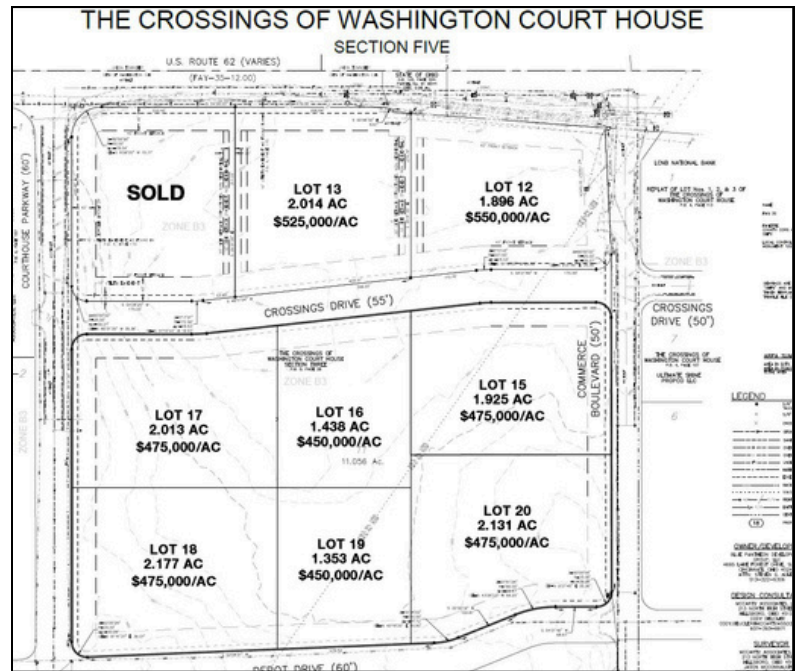
**1-22.7 AC
COMMERCIAL LAND
DIVISIBLE**



PROPERTY FEATURES

- Parcels available For Sale/Lease or Build to Suit
- 1.3 - 26.6 Acres Available
- Utilities Available
- Regional shopping destination Ohio's largest outlet center within 10 miles
- Great access to US 35 US 35 @ Highland Avenue - 18,379 CPD
- SR 62 - 12,188 CPD
- Retailers on site include: Holiday Inn Express, Aldi's, Roosters, LCNB, Home Depot, and Dollar Tree
- Neighbors include: Southern State Community College, Yusa Manufacturing Plant, Copper Knoll Health & Rehabilitation

**Broker has ownership in the property*



Cindy Metz

cmetz@bergman-group.com
513.322.6303



WASHINGTON COURTHOUSE

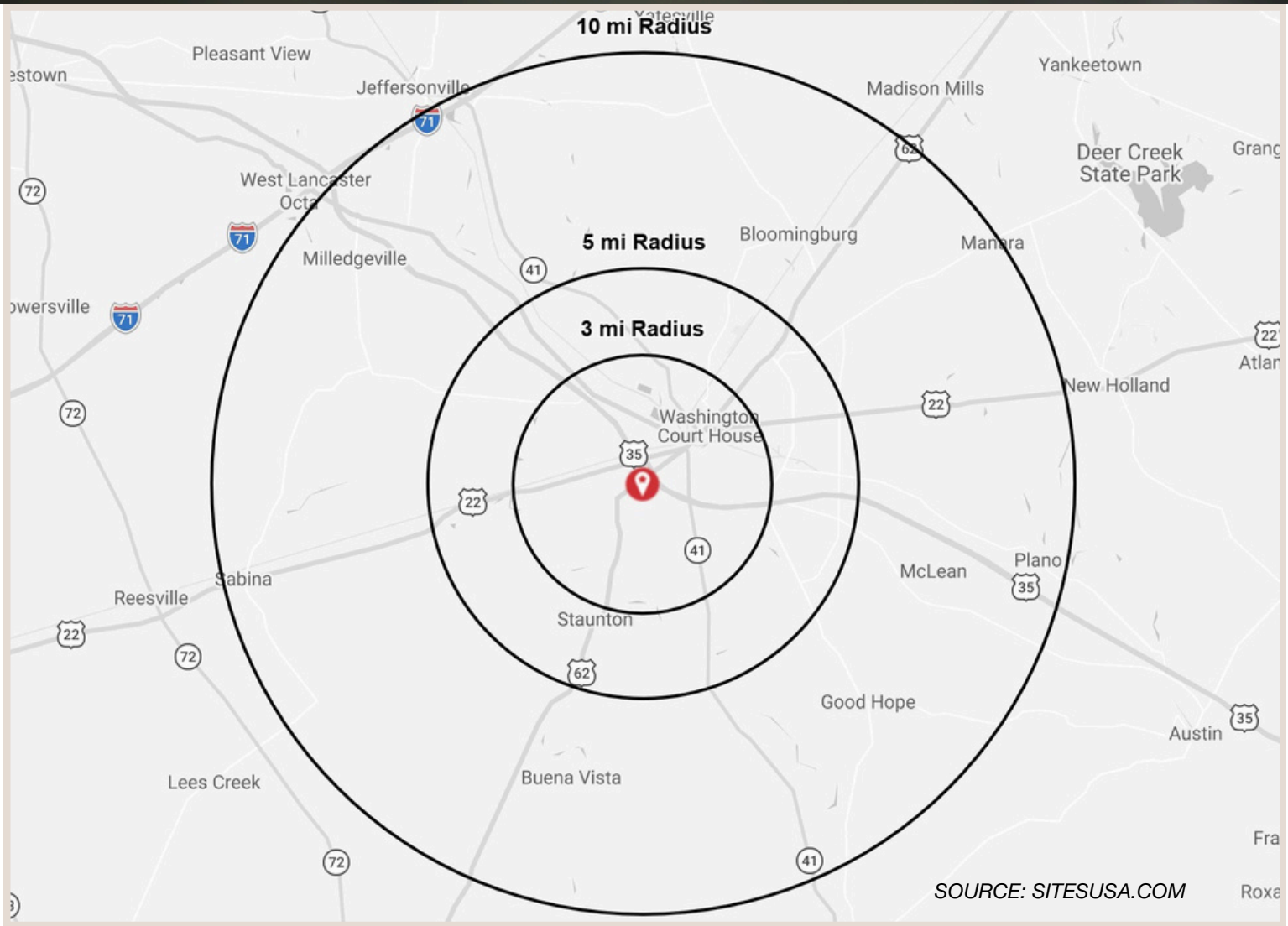
- Over 3,000 jobs + coming to market!
 - The Honda-LG Energy Solution EV battery plant near Jeffersonville (just outside Washington Courthouse):
 - ~2,200 direct jobs
 - Additional ~300+ jobs tied to upgrades at other Honda facilities in Ohio
- Direct and nearby related investments:
 - Battery & EV supply chain companies (example: Forsee Power – ~150 jobs)
 - Fuel cell / energy tech (Hyperion) – ~700 jobs (regional)
 - Expansion of existing Honda plants (Marysville, East Liberty, Anna)
- Local spin-off development:
 - New infrastructure projects (roads, utilities) around the mega-site
 - Workforce expansion (OhioMeansJobs center upgrades)
 - Fayette County sits inside a fast-growing “EV corridor” between Columbus and Dayton.



| LOT | ACREAGE | SALE PRICE |
|-----|---------|----------------------------------|
| 11 | 22.7 | \$100,000/AC - For All of Lot 11 |
| 12 | 1.896 | \$550,000/AC |
| 13 | 2.014 | \$525,000/AC |
| 14 | 2.006 | SOLD |

NEIGHBORS INCLUDE

- Southern State Community College
- Fairgrounds
- Yusa Manufacturing Plant
- Copper Knoll Health & Rehabilitation
- Honda - LG Energy Battery Plant



| | 3 mi radius | 5 mi radius | 10 mi radius |
|---|-------------|-------------|--------------|
| 2025 Estimated Population | 14,964 | 18,805 | 27,333 |
| 2030 Projected Population | 14,752 | 18,535 | 26,933 |
| 2020 Census Population | 14,819 | 18,822 | 27,337 |
| 2025 Estimated Households | 6216 | 7829 | 11131 |
| 2030 Projected Households | 6105 | 7680 | 10924 |
| 2020 Census Households | 6160 | 7843 | 11148 |
| 2025 Estimated Average Household Income | \$79,255 | \$80,261 | \$81,476 |
| 2025 Estimated Median Household Income | \$59,653 | \$60,460 | \$61,101 |
| 2025 Estimated Per Capita Income | \$33,002 | \$33,508 | \$33,264 |