



1100 McArthur Rd

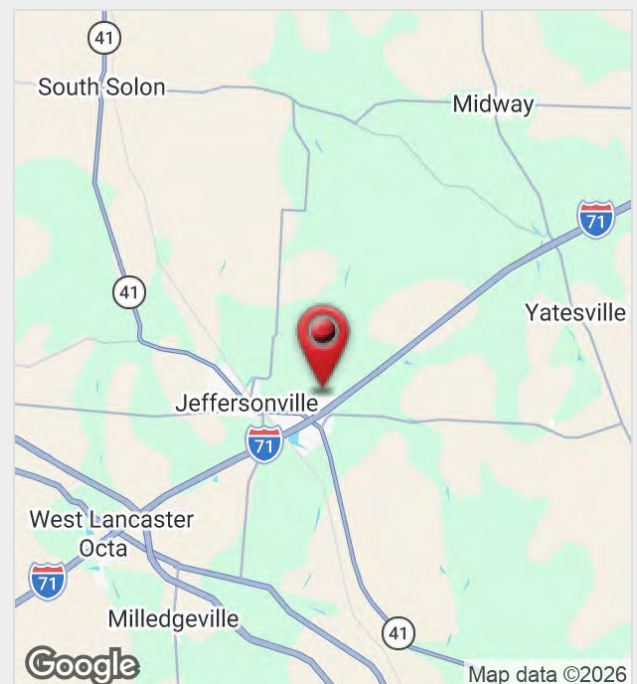
Jeffersonville, Ohio 43128

Property Features

- ±73,300 SF Total | 11 Retail and Flex Units Available
- 43-Acre Business Park with Almost 2,000' of Frontage on I-71 at OH-41
- PUD Zoning Allows for a Variety of Uses
- Center is Anchored by Buckeye RV, One of the Largest RV Dealers in Ohio
- Recent Commercial Development in the Immediate Vicinity, Including Sheetz and Flying J Travel Center
- Less than 10 Minutes from the New Honda/LG EV Battery Plant and Planned Amazon Data Center
- High Exposure to I-71 Traffic: 46,372 VPD

Lease Rate: Negotiable

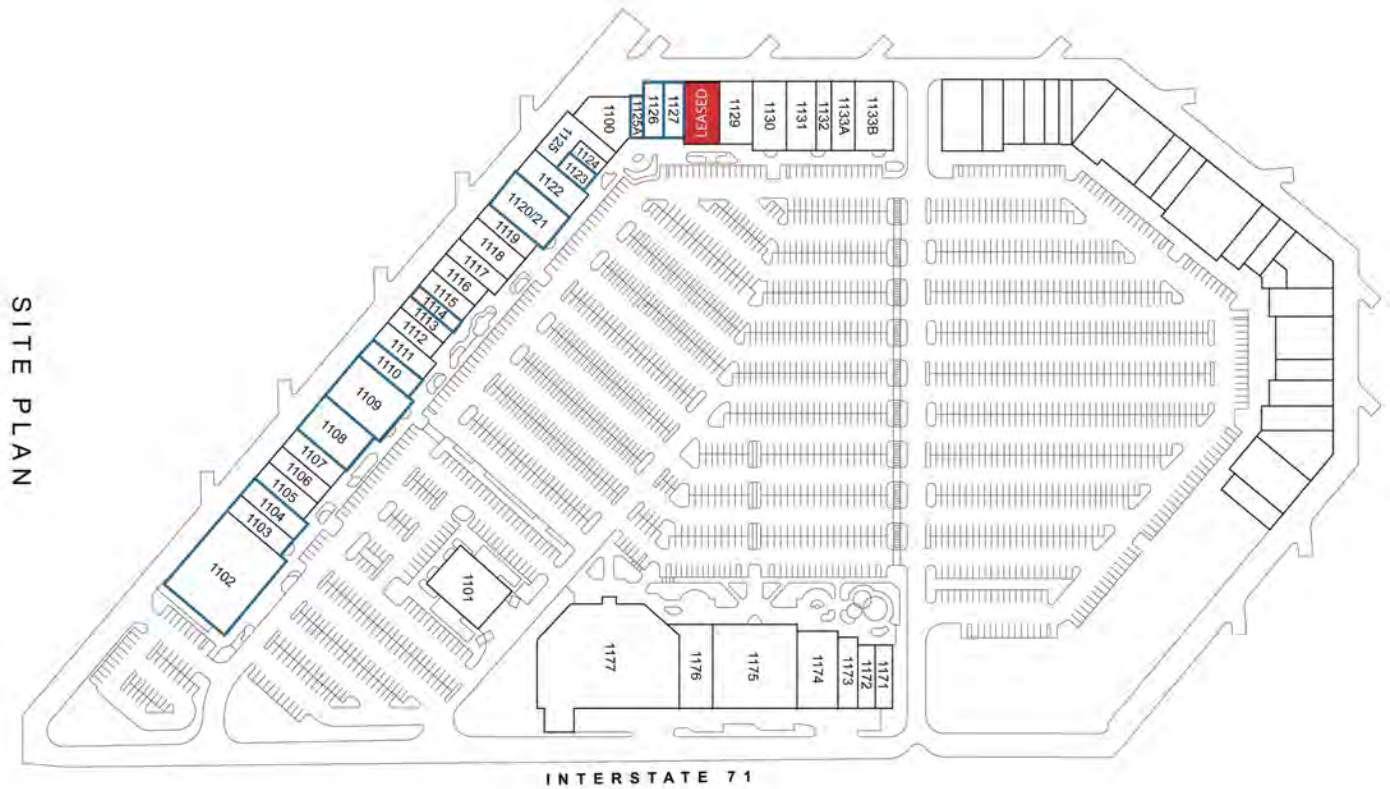
www.JeffersonvilleBusinessParkLease.com



For more information:

Andrew Green

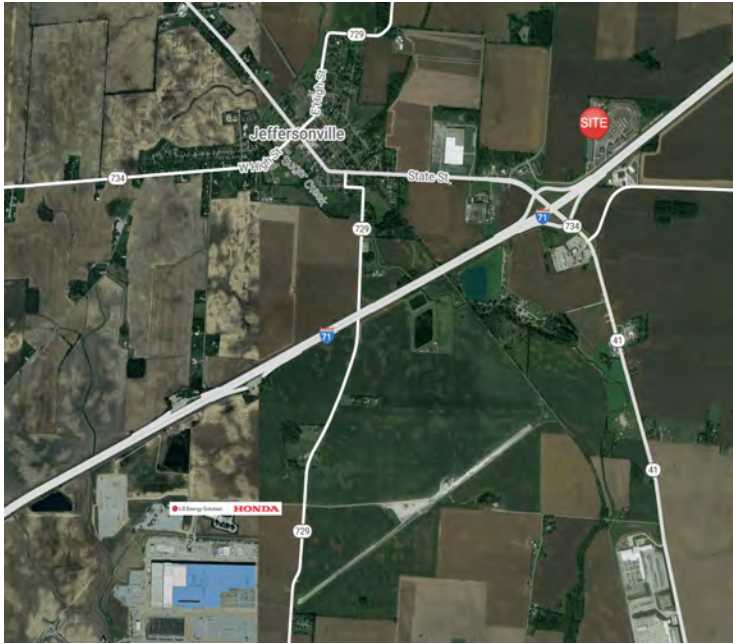
614 629 5232 • agreen@ohioequities.com



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
1102-04	Flex/Retail	NEGOTIABLE	Modified Gross	20,960 SF	60 DAYS
1107	Flex/Retail	NEGOTIABLE	Modified Gross	4,500 SF	VACANT
1108	Flex/Retail	NEGOTIABLE	Modified Gross	3,550 SF	60 DAYS
1109	Flex/Retail	NEGOTIABLE	Modified Gross	7,500 SF	60 DAYS
1110	Flex/Retail	NEGOTIABLE	Modified Gross	2,700 SF	60 DAYS
1114	Flex/Retail	NEGOTIABLE	Modified Gross	1,600 SF	VACANT
1120/21	Flex/Retail	NEGOTIABLE	Modified Gross	6,500 SF	VACANT
1123	Retail	NEGOTIABLE	Modified Gross	1,350 SF	VACANT
1125A	Retail	NEGOTIABLE	Modified Gross	1,200 SF	Leased
1126	Flex/Retail	NEGOTIABLE	Modified Gross	2,400 SF	VACANT
1127	Flex/Retail	NEGOTIABLE	Modified Gross	2,700 SF	VACANT







LG ENERGY AND HONDA JOINT VENTURES

LG Energy Solution and Honda established a joint venture in August of 2022 to produce lithium-ion batteries in the U.S. to power Honda and Acura EV models. The two companies have committed to invest \$3.5 billion in this project with an overall investment projected to be at \$4.4 billion.

Construction of the plant commenced in February 2023, with completion anticipated by late 2025. The project is set to create 2,200 jobs and is strategically located just west of Ohio 729 and south of I-71 in Jefferson Township.

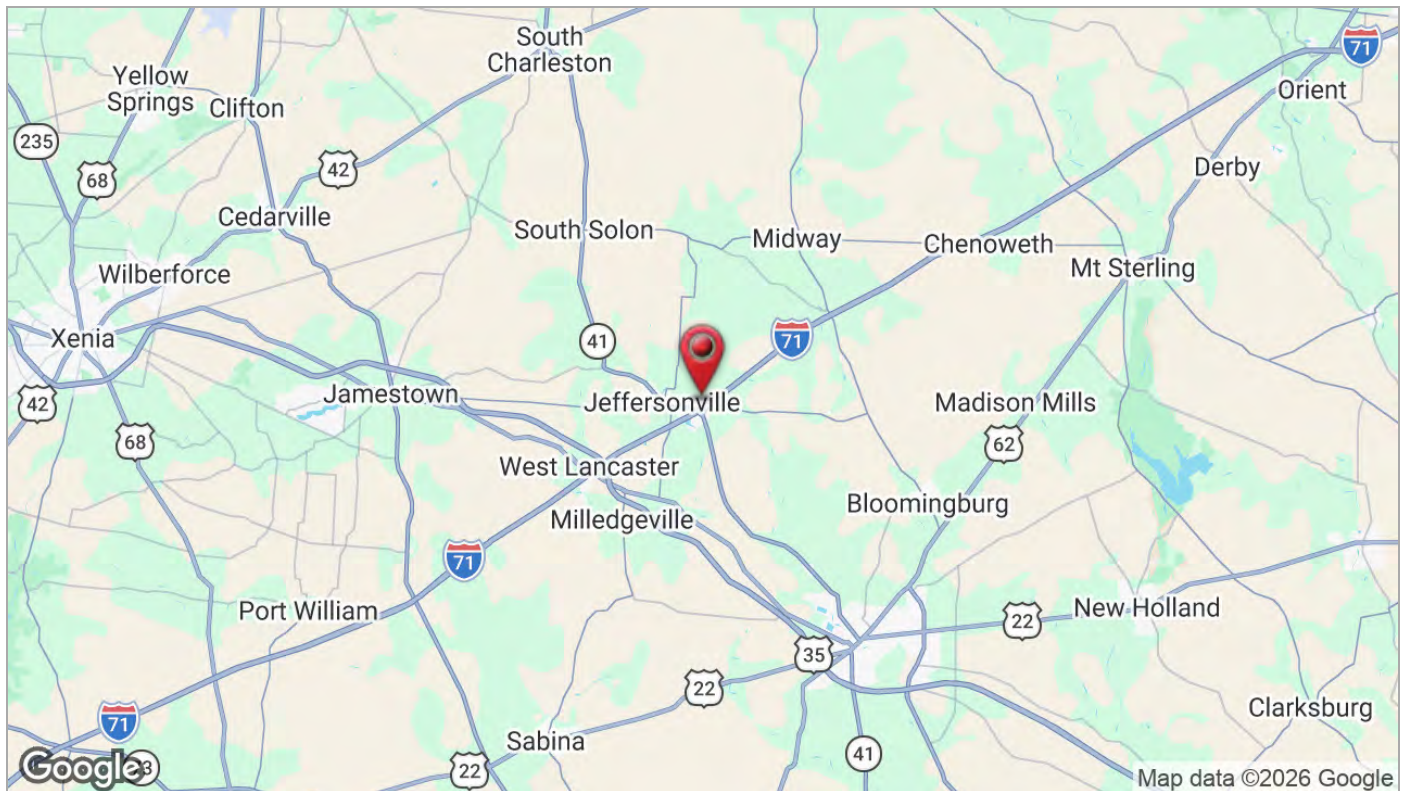
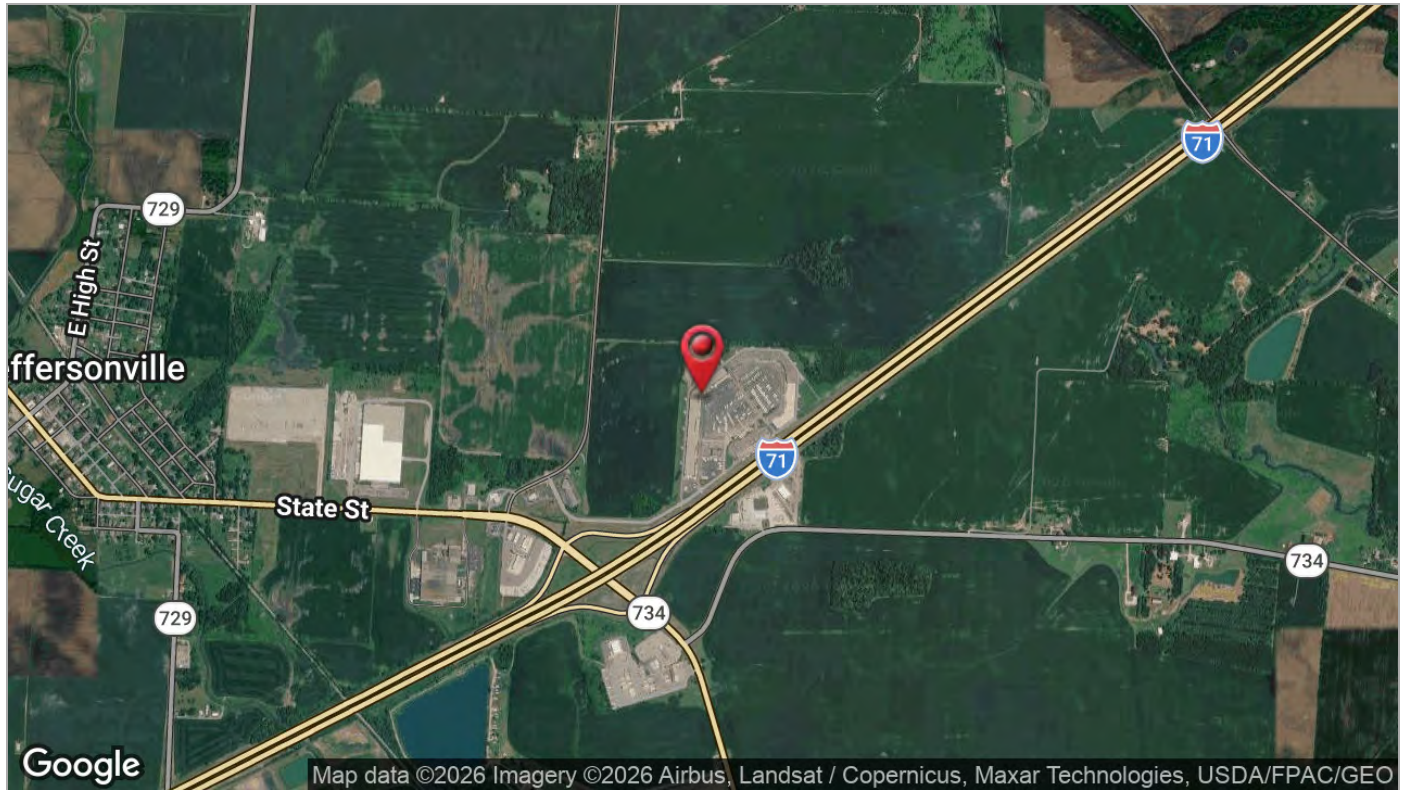
FEATURES

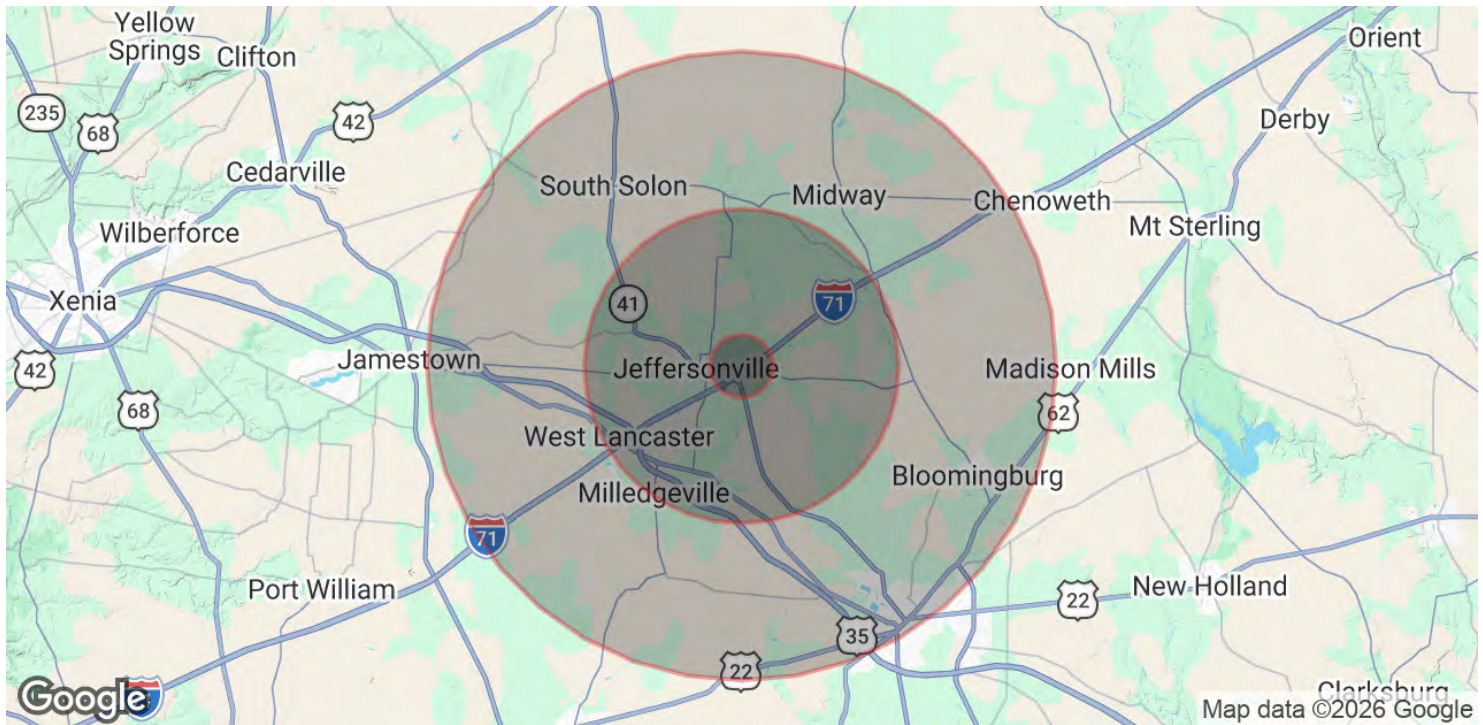
- › ANNUAL PRODUCTION CAPACITY OF APPROX. 40 GWH
- › MASS PRODUCE POUCH-TYPE LITHIUM-ION BATTERIES
- › CREATES 2,200 JOBS
- › SUPPLY BATTERIES TO HONDA AUTO PLANTS
- › 2,300-ACRE SITE IN FAYETTE COUNTY
- › 13 MILES OF KW POWER LINES, 2.5 MILES OF 69-KW LINE & 2 NEW SUBSTATIONS FOR TRANSMISSIONS

 **LG Energy Solution**

HONDA







POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	100	2,858	21,863
Average Age	40	41	41
Average Age (Male)	40	41	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	42	1,165	8,943
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$71,043	\$80,238	\$77,437
Average House Value	\$239,256	\$236,375	\$195,643

2020 American Community Survey (ACS)