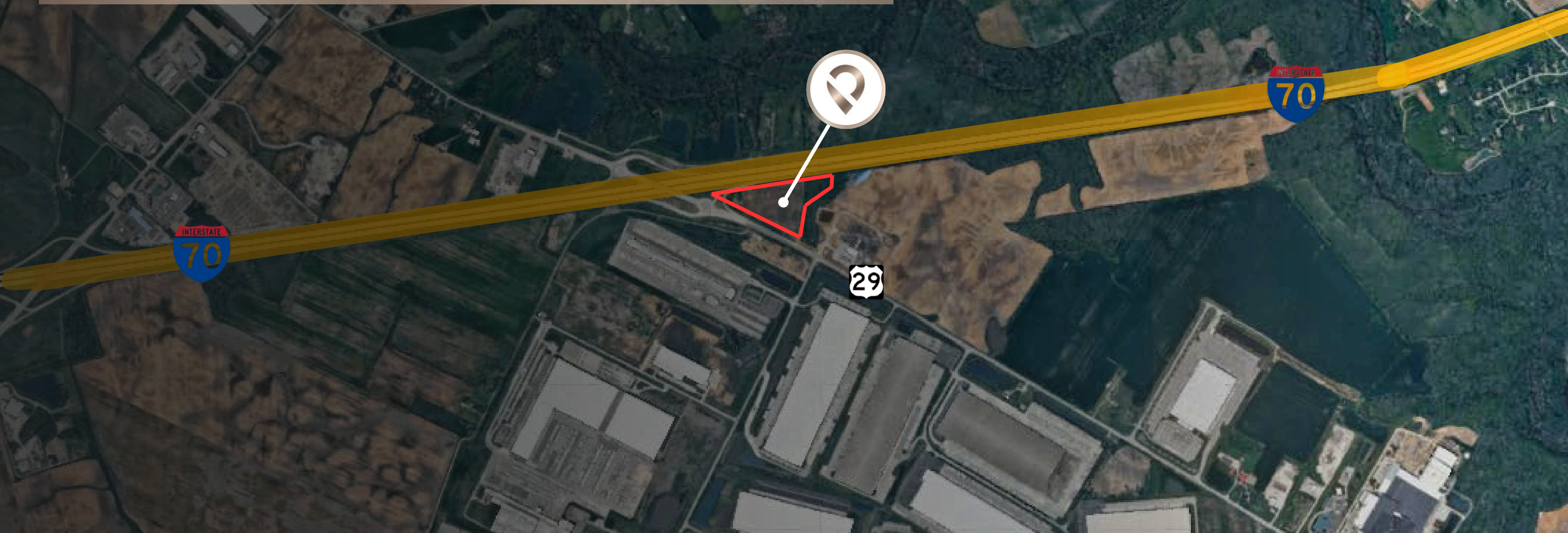


WEST JEFFERSON I70-SR 29 AVAILABLE FOR SALE / LEASE / BTS

5160 STATE ROUTE 29, WEST JEFFERSON, OH 43162



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PASSOV GROUP

COMMERCIAL BROKERAGE

THE OPPORTUNITY

5160 STATE ROUTE 29
WEST JEFFERSON, OH, 43162

5160 STATE ROUTE 29, WEST JEFFERSON, OH 43162

KEY HIGHLIGHTS / PROPERTY OVERVIEW

- Strong location at intersection of primary regional corridors SR 29 and I70
- Planned Commerce District (PCD) Zoning
- Large contiguous acreage (21+ acres) suitable for retail, office, mixed-use, or other commercial concepts (subject to PCD approvals)
- ± 21.39 Acres of prime developable land
- Potential for multiple outlots or pad sites
- Growth-oriented corridor with nearby commercial activity
- Daytime population of 8,000 employees
- Sale / Ground Lease / BTS opportunities available



PROPERTY INFORMATION

Address	5160 STATE ROUTE 29, West Jefferson, OH 43162
Acreage	21.4 AC
Availability (Pads)	21.4 AC
Primary St	Urbana - West Jefferson Rd
Secondary St	Commerce Pkwy
Primary Frontage	1,800 on I-70
Secondary Frontage	1350 on Urbana-West Jefferson Rd
Ingress/Engress	RIRO (Full Access is at the light)
Primary Traffic	I70 - 64,428 VPD
Secondary Traffic	SR 29 - 20,102 VPD
PPN	16-00010.000

AVAILABILITY SIZE PRICING

Lease/Sale/BTS	1-5 AC	Negotiable
Lease/Sale/BTS	5-10 AC	Negotiable

SITE PLAN

5160 STATE ROUTE 29
WEST JEFFERSON, OH, 43162



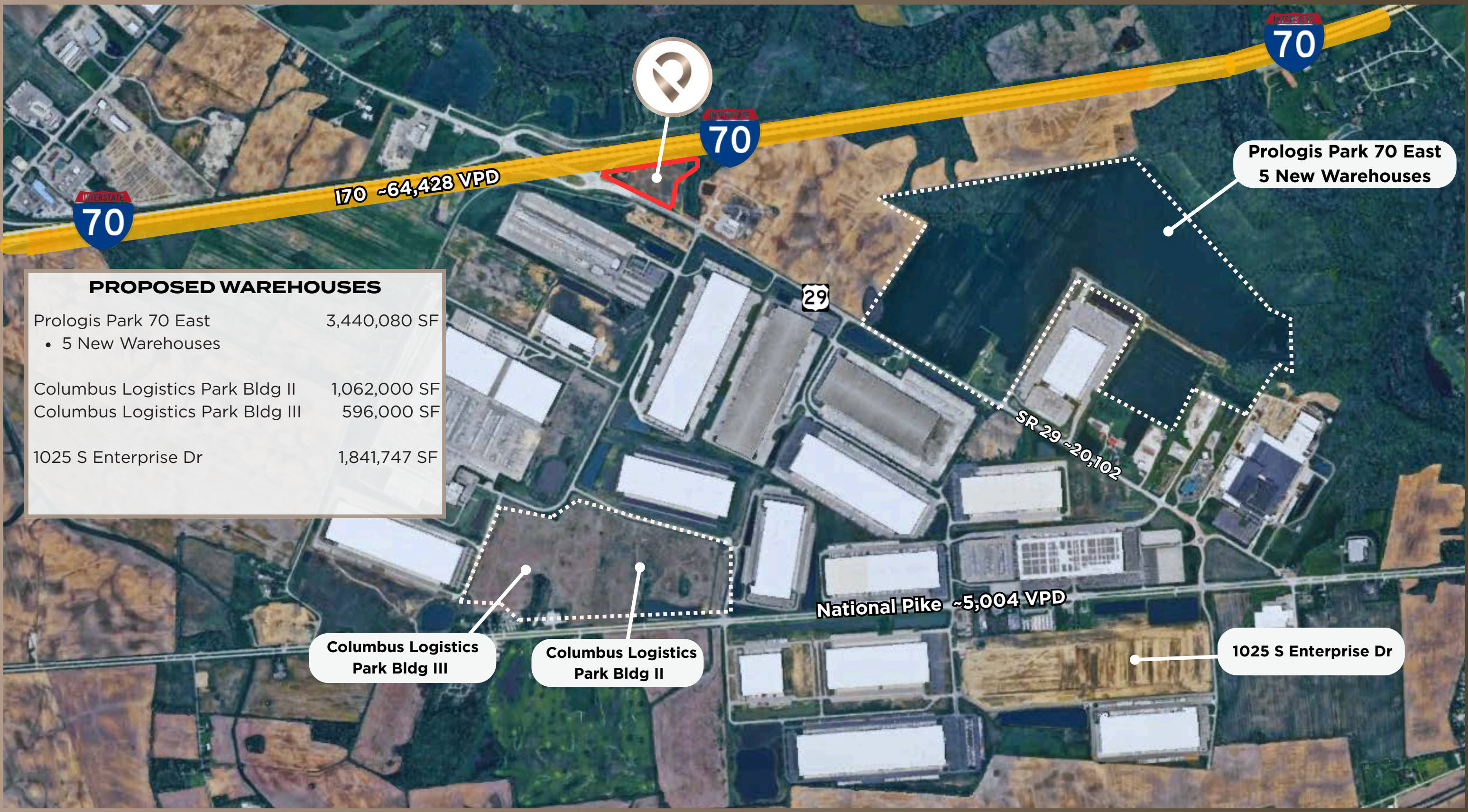
TRADE AERIAL

5160 STATE ROUTE 29
WEST JEFFERSON, OH, 43162



NOTABLE DEVELOPMENTS

5160 STATE ROUTE 29
WEST JEFFERSON, OH, 43162



PROPOSED WAREHOUSES	
Prologis Park 70 East • 5 New Warehouses	3,440,080 SF
Columbus Logistics Park Bldg II	1,062,000 SF
Columbus Logistics Park Bldg III	596,000 SF
1025 S Enterprise Dr	1,841,747 SF

Columbus Logistics Park Bldg III

Columbus Logistics Park Bldg II

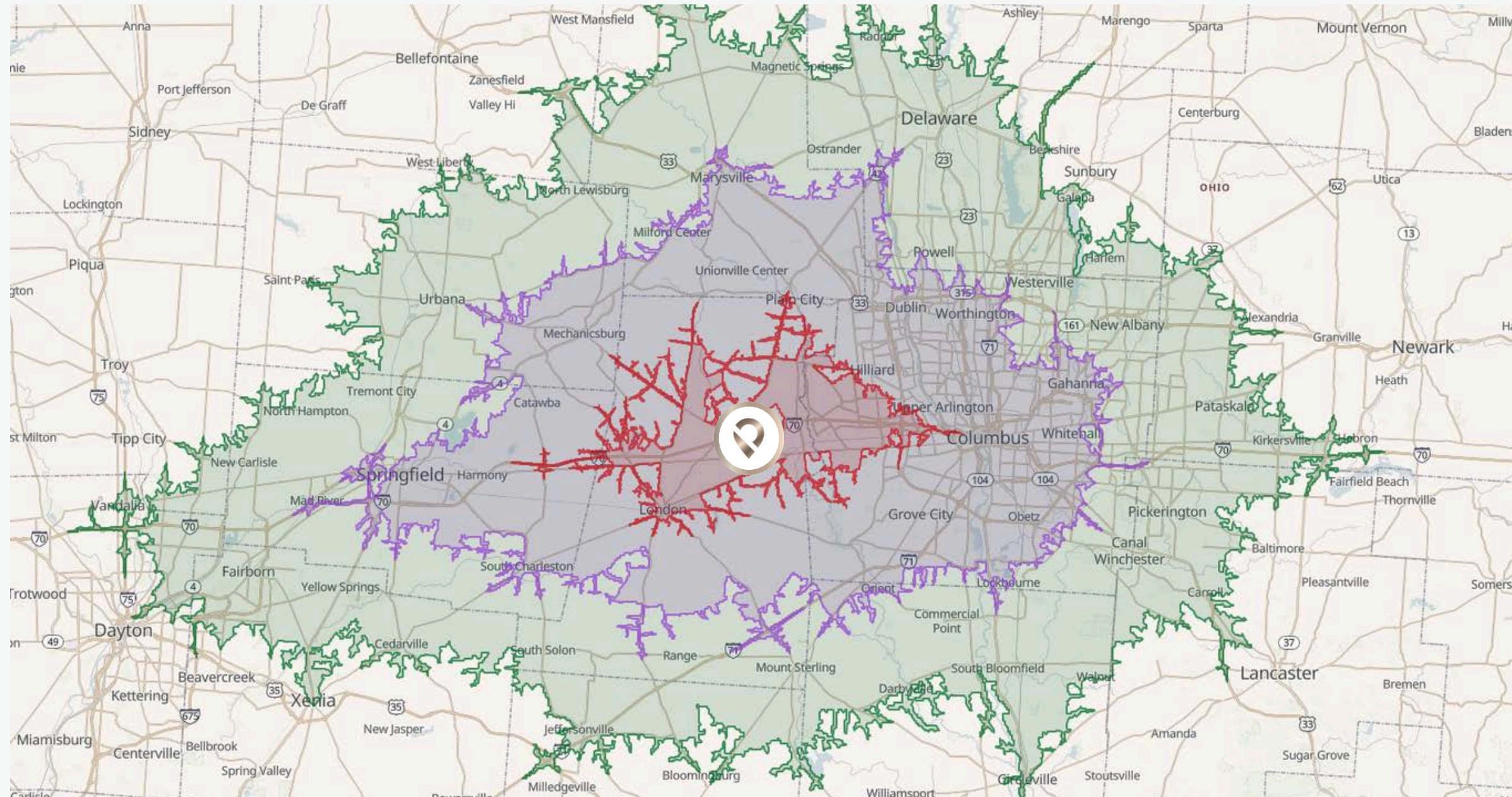
1025 S Enterprise Dr

Prologis Park 70 East
5 New Warehouses

LOCATION OVERVIEW

5160 STATE ROUTE 29
WEST JEFFERSON, OH, 43162

- C5 Gateway / C5 I-70 Logistics Center (Industrial Growth) - Large industrial/logistics projects with multiple buildings ranging from ~137,000 SF up to nearly 1.2M SF located just off SR-29 and near Interstate 70, driving job creation and freight activity
- Columbus Logistics Park - West - A 169-acre Class A logistics and e-commerce park under development with buildings up to ~715,000+ SF, strengthening West Jefferson's position in the regional supply chain network
- Love's Travel Stop (Opened 2025) / Racetrac Travel Center (Planned)
- West Jefferson Joined Mid-Ohio Regional Planning Commission (MORPC)








**15, 30, and 45 min drive time from Site.*

LOCATION OVERVIEW CONT.

5160 STATE ROUTE 29
WEST JEFFERSON, OH, 43162

Located in the heart of West Jefferson’s rapidly expanding industrial corridor, 5160 SR-29 offers immediate access to Interstate 70, a major east-west freight route serving the Columbus region and beyond. The property is surrounded by significant logistics growth, including the C5 I-70 Logistics Center and Columbus Logistics Park – West, bringing large-scale distribution, job creation, and increased freight activity to the area. Adding to the area’s momentum, national travel and service operators are investing in the corridor. Love’s Travel Stops & Country Stores opened a new location in 2025, and RaceTrac has a planned travel center nearby – enhancing convenience, visibility, and daily traffic counts along SR-29. West Jefferson’s recent membership in the Mid-Ohio Regional Planning Commission (MORPC) reflects the community’s forward-looking infrastructure planning and commitment to sustainable, managed growth. With immediate access to I-70, proximity to large-scale industrial employers, and continued commercial investment along the SR-29 corridor, 5160 State Route 29 is ideally positioned within one of Central Ohio’s fastest-growing logistics and distribution submarkets.

WITHIN 30 MIN FROM SITE

				
POPULATION	AVERAGE HH INCOME	MEDIAN HH INCOME	TOTAL CONSUMER SPENDING	DAYTIME POPULATION
9,136	\$94,201	\$76,514	\$118,612,916	3,934



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	3,156	9,136	78,733
Daytime Population	2,548	3,934	16,528
Average Household Income	\$96,562	\$94,201	\$116,250
Median Household Income	\$90,624	\$76,514	\$93,543
Consumer Spending	\$41,794,955	\$118,612,916	\$1,011,293,630

CONTACT

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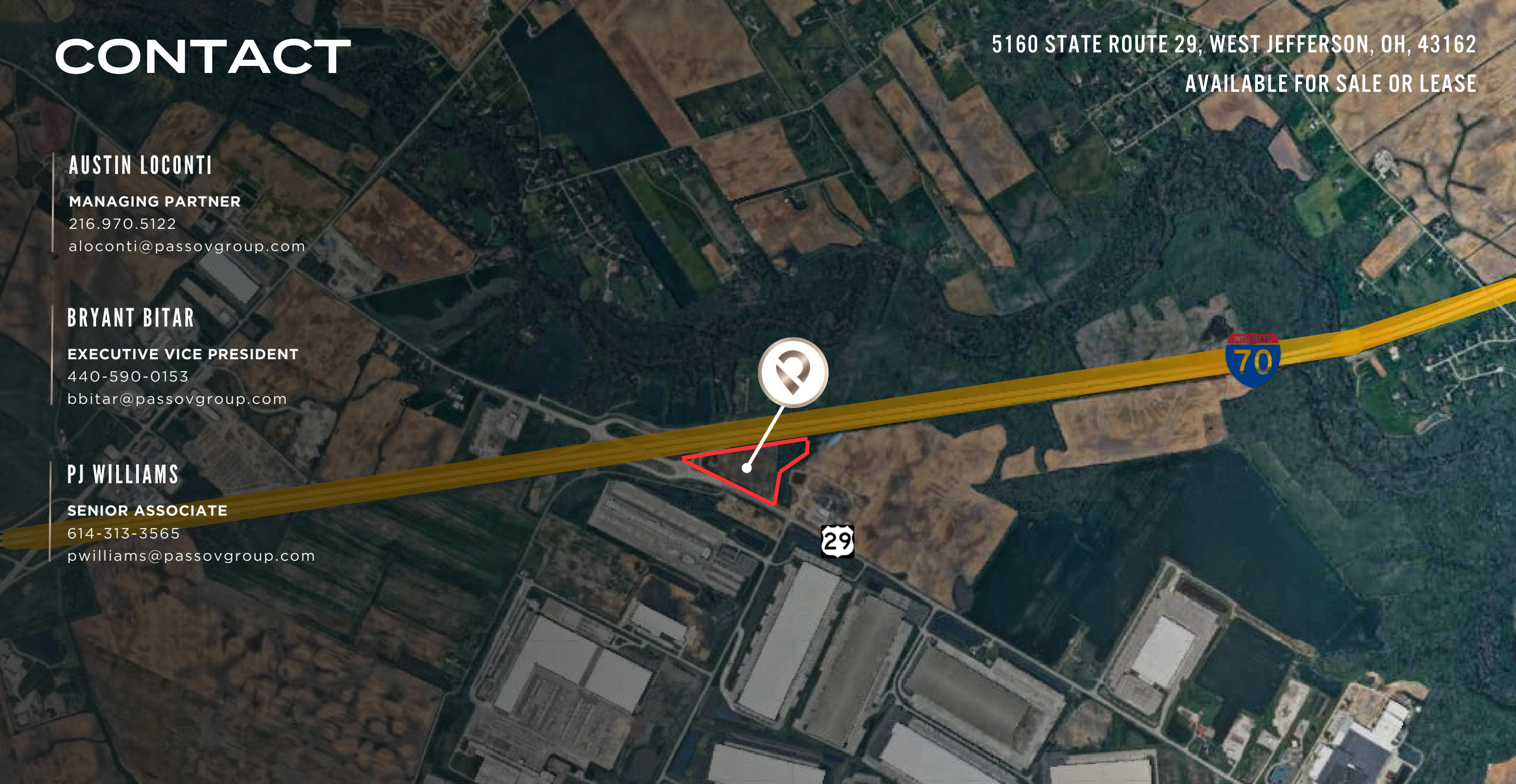
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