

SALE / LEASE

STATE ROUTE 41 NORTHWEST

State Route 41 Northwest Jeffersonville, OH 43128

LOCATION DESCRIPTION

± 8.71 acres of commercial land available for lease or sale. Located just off of I-71 in Jeffersonville, Ohio, this property has easy access to major transportation routes. Situated in close proximity to the interstate, the property provides connectivity and accessibility for local residents, those passing through and commercial purposes. Property near future EV battery plant site, partnered by Honda and LG Energy Solutions. Estimated to be completed in 2024, this joint venture is expected to invest \$4.4 billion overall, creating 2,200 jobs.

PROPERTY HIGHLIGHTS

- ±8.71 acres of commercial land
- Convenient access to I-71
- Surrounded by rural/industrial land
- Located near Walnut Lake Campgrounds



OFFERING SUMMARY

Sale Price:	Negotiable
Lease Rate:	Negotiable
Available SF:	8.71 Acres
Lot Size:	53.79 Acres
APN:	060-012-0-00-045-02

OTHER RESOURCES

bit.ly/StateRoute41NW

Anthony Maronitis, CCIM, MS

614 352 8669

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Chris Howard

614 264 6801

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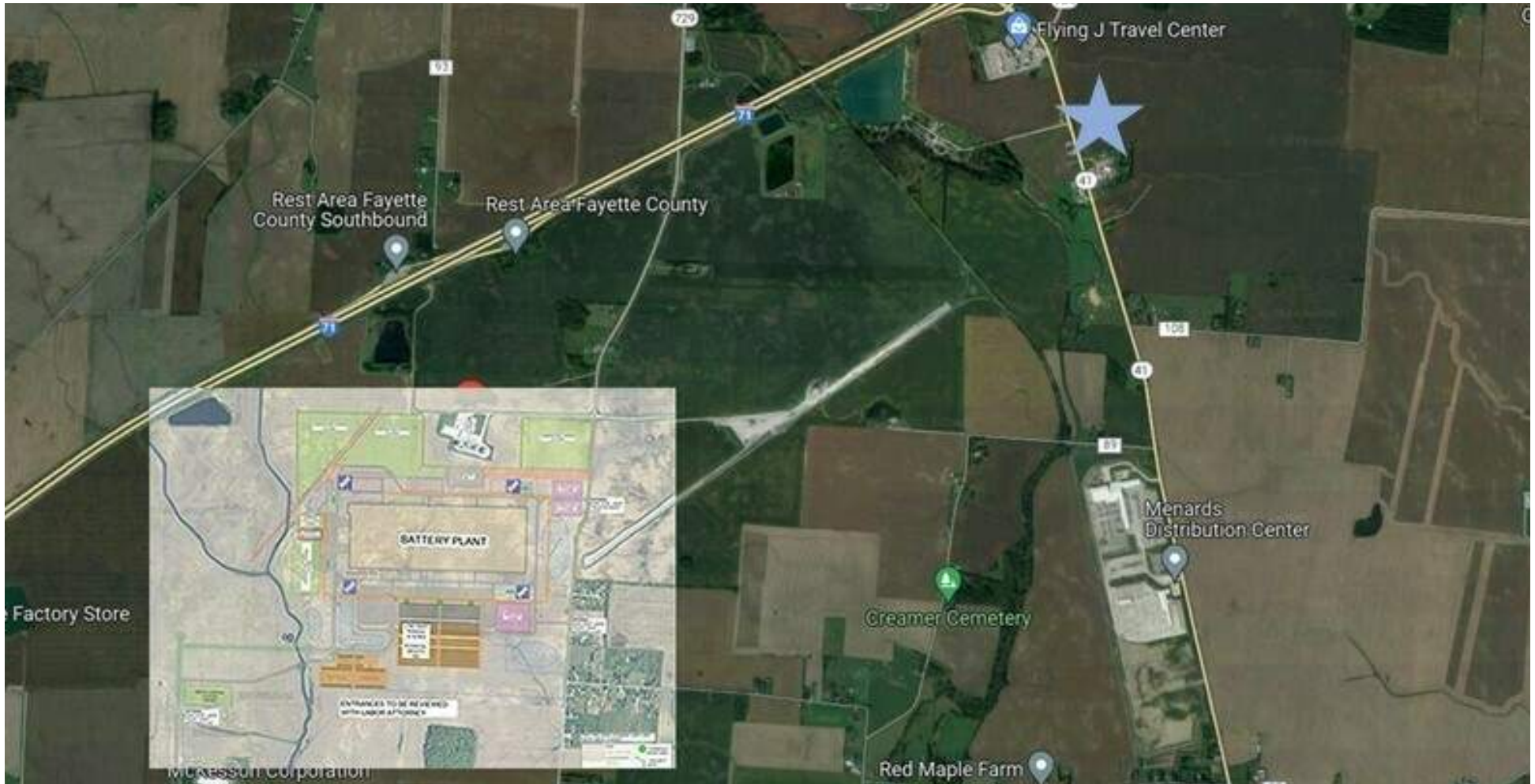


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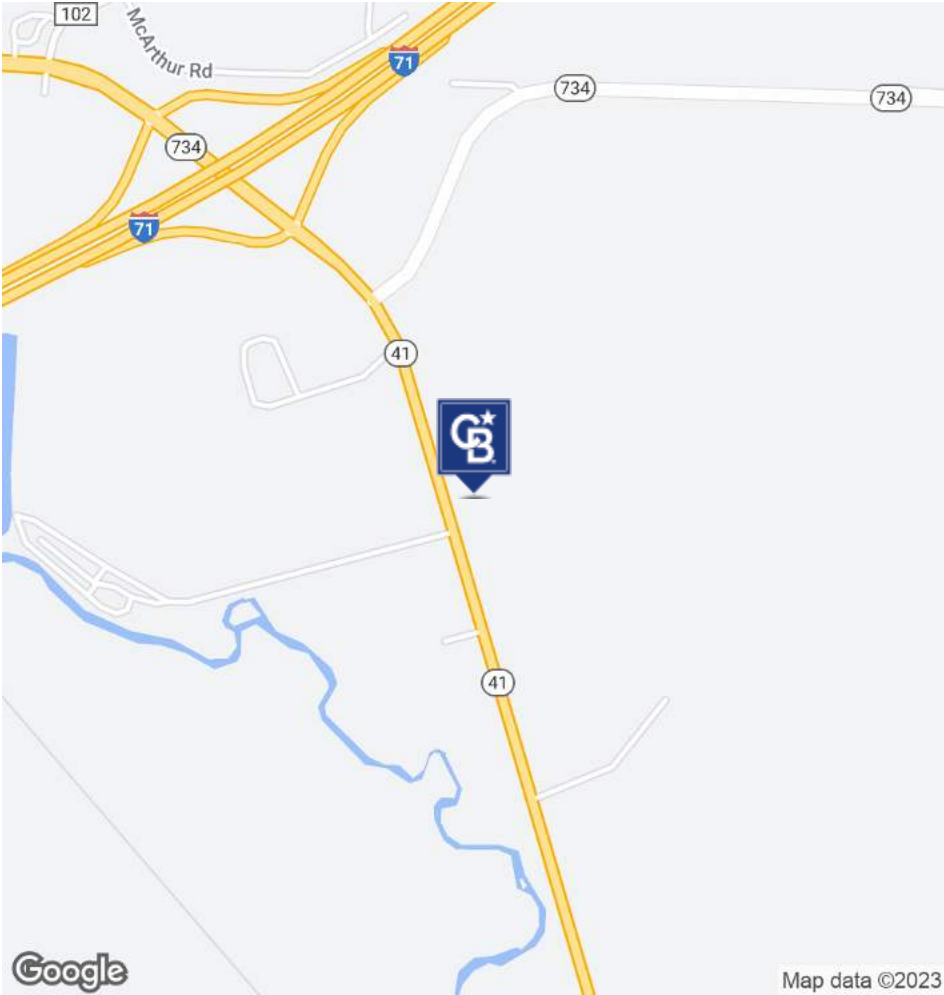
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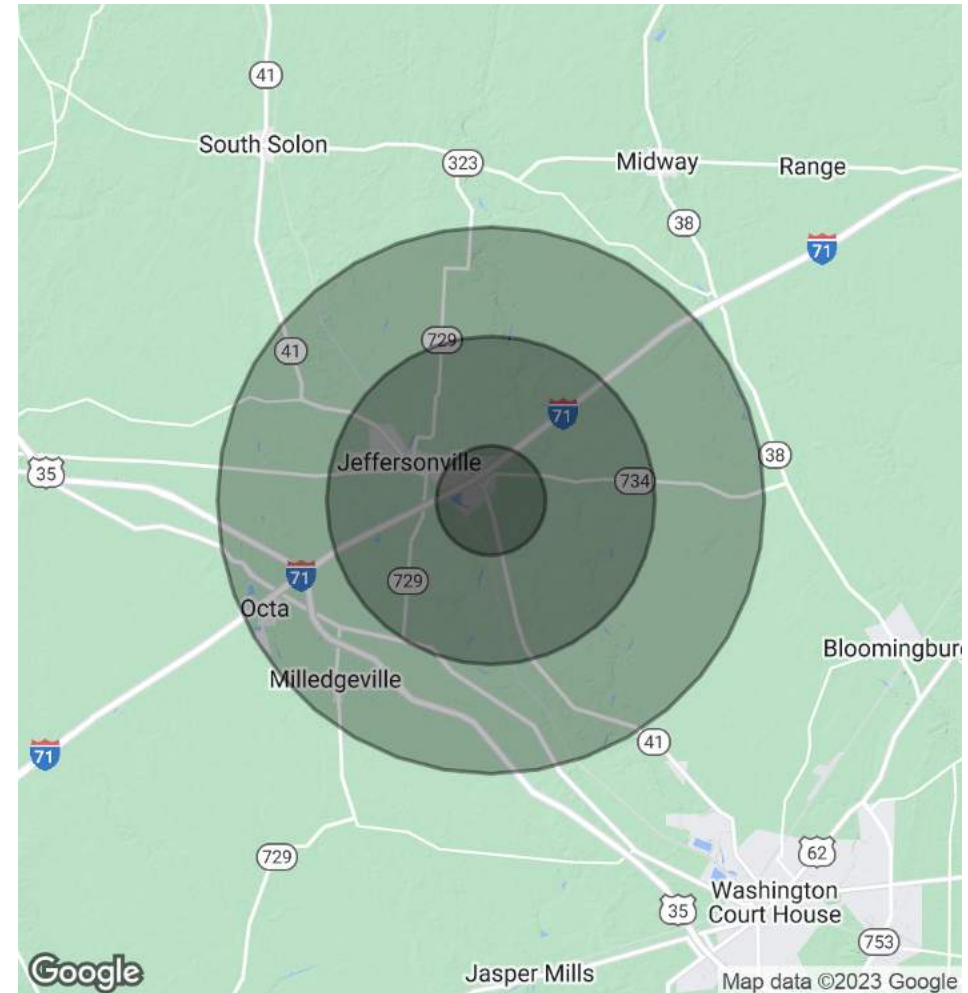
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	686	1,911	2,964
Average Age	38.1	41.8	43.7
Average Age (Male)	38.3	42.7	44.6
Average Age (Female)	38.3	41	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	322	893	1,391
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$44,878	\$51,308	\$56,524
Average House Value	\$104,772	\$124,036	\$135,593

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNT	LOCATION	DIRECTION	YEAR
2,816	SR-41 SR41N OF T108 LAMPE RD, SE OF JEFFERSONVILLE	2-WAY	2022
44,767	i-71 IR71 NE OF SR41, NE OF JEFFERSONVILLE	2-WAY	2022
1,486	RAMP FROM IR71 NB TO SR41	2-WAY	2022
50,539	IR-71 BETWEEN OLD US-35 AND STATE ST	2-WAY	2023



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