



Jeffersonville, OHIO

8000 FACTORY SHOPS BOULEVARD
JEFFERSONVILLE, OH 43128

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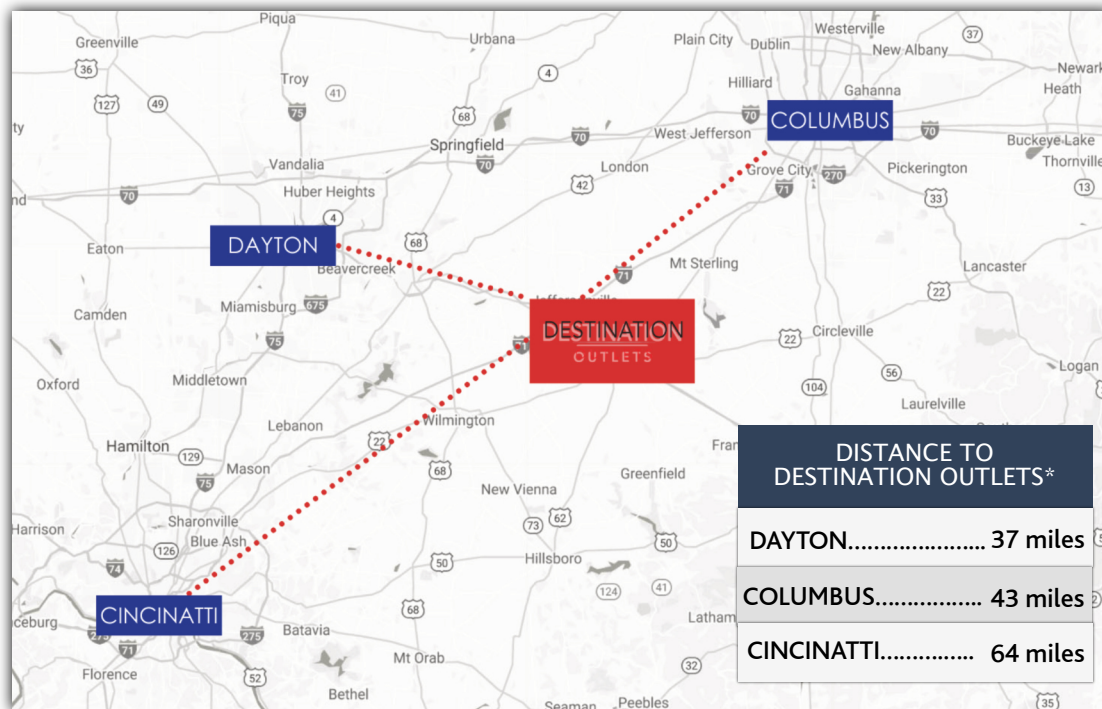
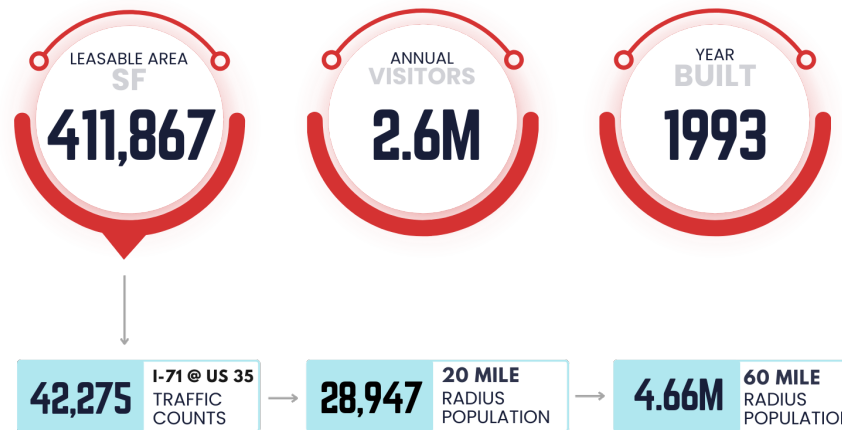
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LOCATION & MARKET OVERVIEW

- Strategically located in the heart of **Southwestern, Ohio**
- Minutes away from more than **3.5 million** people in nearby
- Ease of **accessibility** at the intersection of Old US-35 NW and Interstate 71
- 1st steel beam installed at the Adjacent **LG Energy Solution** and **Honda** joint Venture battery plant site on June 30, 2023

Featured in the Record Herald highlighting **nine new store openings** including **Launch Entertainment's** first Ohio Franchise as well as www.Dayton.com

[Click Here For Featured Article](#)



*The distances and demographics represented are approximate & considered +/-

AREA



PROPERTY UPDATES

In addition to several new retailers, we've added a new grassy dog park and will soon feature Launch - a family entertainment center. These purposeful changes reinforce our destination branding.



HONDA

- \$3.5 billion dollar battery plant
- Broke ground in February 2023
- Over 2 million SF
- Employing 2,500 workers
- To be completed Q4 2024
- 1,660 acre development
-

“Just think of 2,500 people coming into the county every single day and what that is going to do. What that is going to do for restaurants, what it is going to do for retail,” DeWine said.

Honda and LG officials called Fayette county the perfect location as it sits right in the middle of Columbus, Cincinnati and Dayton. Most of all, state leaders said it supports making Ohio the “go to state in the heartland”.

Source: NBC Local News 4



GARITO & CO

DEMOGRAPHICS



Demographics

Statistics	0-5 Miles	0-10 Miles	0-30 Miles	0-45 Miles	0-60 Miles
Population	2,862	18,996	568,913	2,596,010	4,662,198
Households	1,184	7,443	224,347	1,028,511	1,846,934
Families	813	5,218	147,663	642,815	1,173,190
Median Age	40.2	40.4	40.7	38.1	38.3
Avg Household Income	\$56,800	\$66,596	\$75,307	\$78,929	\$82,688

Household Income	0-5 Miles	0-10 Miles	0-30 Miles	0-45 Miles	0-60 Miles
Less than \$15,000	13.8%	12.2%	10.2%	10.9%	9.9%
\$15,000-\$24,999	8.2%	10.2%	9.7%	9.3%	8.8%
\$25,000-\$34,999	13.4%	11.8%	9.8%	9.5%	9.2%
\$35,000-\$49,999	18.3%	15.3%	13.6%	13.1%	12.7%
\$50,000-\$74,999	20.9%	19.8%	19.2%	18.8%	18.5%
\$75,000-\$99,999	13.2%	12.5%	12.9%	12.9%	13.4%
\$100,000-\$149,999	10.0%	12.1%	15.4%	14.9%	15.8%
\$150,000+	2.2%	6.1%	9.1%	10.6%	11.7%

Age Distribution	0-5 Miles	0-10 Miles	0-30 Miles	0-45 Miles	0-60 Miles
0-14yrs	19.0%	18.9%	16.9%	18.1%	18.6%
15-24yrs	12.3%	11.2%	13.3%	14.0%	13.3%
25-44yrs	24.1%	25.2%	24.7%	26.2%	26.2%
45-64yrs	26.9%	27.5%	26.6%	25.7%	25.9%
65+ yrs	17.6%	17.2%	18.6%	15.9%	15.8%

Sales & Traffic Seasonality

JAN	FEB	MAR	APR	MAY	JUN
3.8%	5.4%	8.4%	7.8%	8.3%	8.4%
JUL	AUG	SEP	OCT	NOV	DEC
9.7%	10.8%	7.6%	7.7%	10.7%	11.4%



DESTINATION
OUTLETS

SHOP | EAT | PLAY

INTERSTATE 71 FRONTAGE

D DESTINATION OUTLETS



US-35 NW FRONTAGE



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COLUMBUS OHIO

35 MINUTES NORTHEAST OF DESTINATION OUTLETS *

2M
RESIDENTS

\$63K
AHHI INCOME

9.3%
POPULATION
GROWTH SINCE 2010

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DAYTON OHIO

30 MINUTES WEST OF DESTINATION OUTLETS *

812K

RESIDENTS

\$76K

AHHI INCOME

335K

NUMBER OF
HOUSEHOLDS

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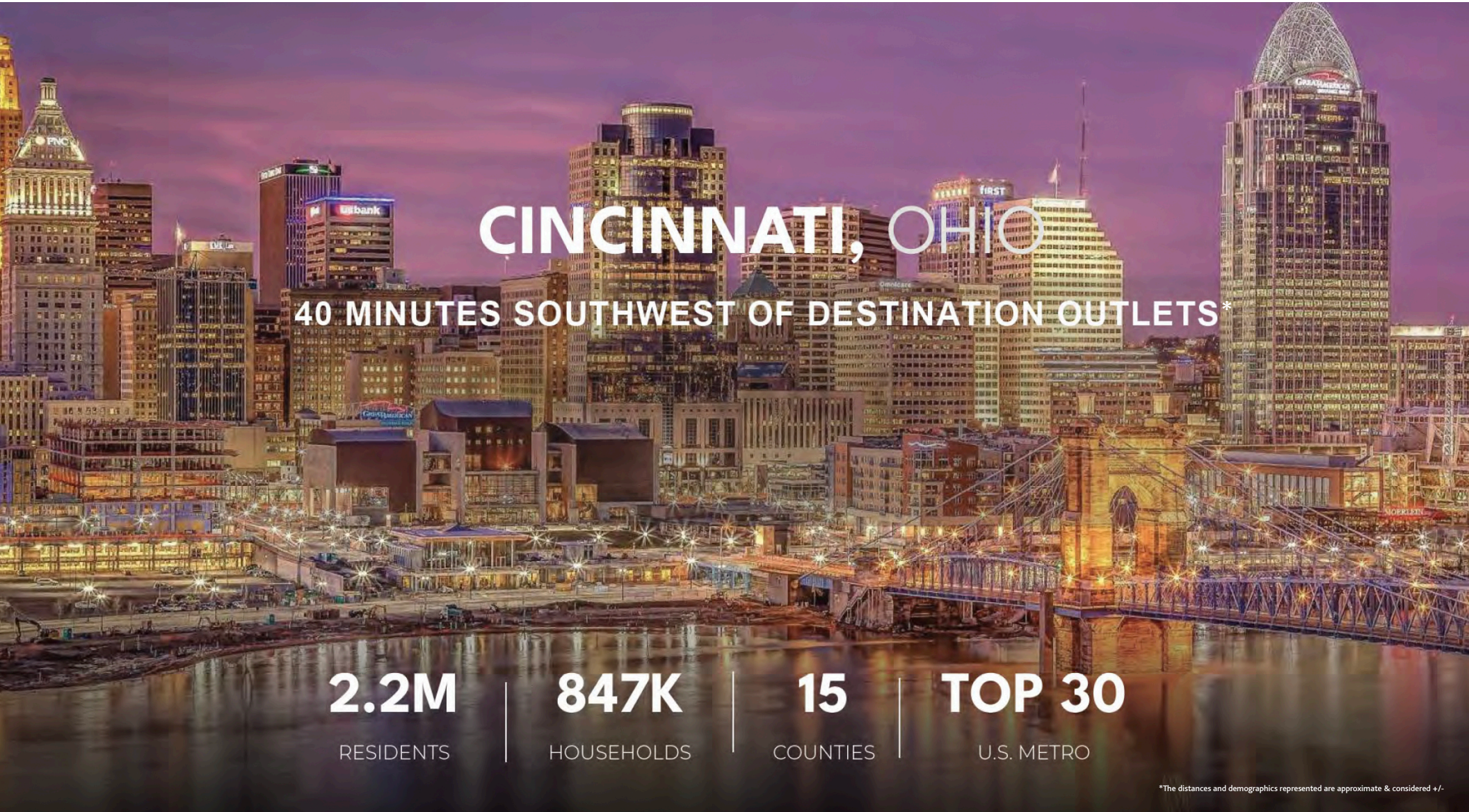
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CINCINNATI, OHIO

40 MINUTES SOUTHWEST OF DESTINATION OUTLETS*

2.2M
RESIDENTS

847K
HOUSEHOLDS

15
COUNTIES

TOP 30
U.S. METRO

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