



DESTINATION  
OUTLETS

LG Energy Solution HONDA



— 11400 ALLEN ROAD, JEFFERSONVILLE, OH 43128 —

**2.16 ACRES | JEFFERSONVILLE, OH**

***For Sale | Subject to Offer***



## The Offering

3CRE Is thrilled to share an opportunity to purchase prime land in Jeffersonville, Ohio. The 2.16 acre land development site available at 11400 Allen Rd, Jeffersonville, OH 43128, is a prime piece of real estate in a highly desirable commercial area. The site is in a busy location with high visibility and accessibility from major roads, making it an ideal place for business.

The surrounding area includes restaurants, retail stores, and service providers, making it an attractive destination for shoppers and consumers. Additionally, the site is located in a growing community that is experiencing steady population growth, providing a built-in customer base for businesses that locate In Jeffersonville.

## Property Highlights

- 2.16 Acres
- Zoning | Highway Commercial District
- Proposed Use of Retail or Industrial
- Utilities on Site

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## Market Overview

- Conveniently located near the exit for the new multi-billion dollar Honda LG EV Battery Plant development.
- Destination Outlets attracts over 2 million visitors annually, with numbers steadily increasing each year.
- Situated off I-71, a major interstate connecting multiple cities In the Midwest.
- Average daily traffic of over 70,000 vehicles on US-35 and I-71.





**DESTINATION OUTLETS**  
OUTLET MALL

**LG Energy Solution HONDA**  
**LG & HONDA EV BATTERY PLANT**

**INTERSTATE 71**  
CARS PER DAY&&

**CHIPOLTE**  
FAST FOOD

**KFC**  
FAST FOOD

**SHELL**  
GAS STATION

**MCDONALDS**  
FAST FOOD

**TACO BELL**  
FAST FOOD

**TA TRAVEL STOP**  
GAS STATION

**SPEEDWAY**  
GAS STATION

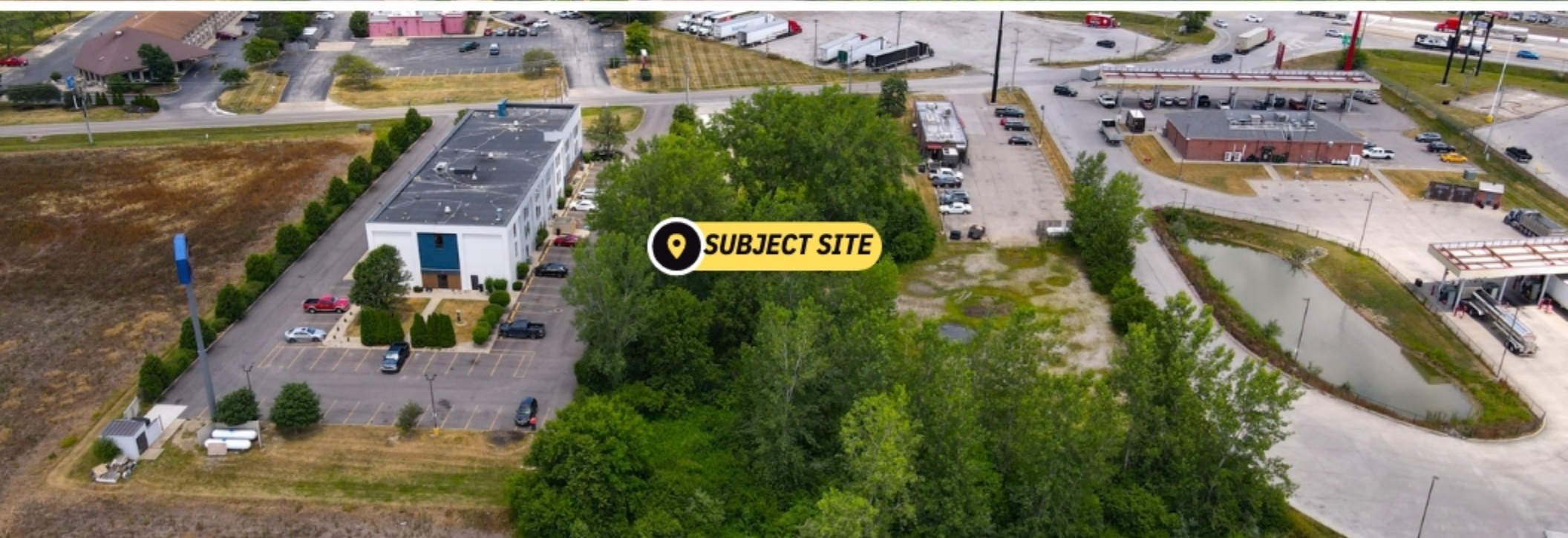
**WAFFLE HOUSE**  
RESTAURANT

**BOB EVANS**  
RESTAURANT

**SUBJECT SITE**

**HAMPTON INN**  
HOTEL







## HONDA AND LG ENERGY SOLUTION PLANT

Honda and LG Energy Solution are developing a new electric vehicle (EV) battery plant in Jeffersonville, Ohio. This joint venture, established in January 2023, represents a significant investment of \$3.5 billion, expected to rise to \$4.4 billion as the project progresses. The plant, covering over 2 million square feet, aims to be completed by the end of 2024 and is set to create approximately 2,200 jobs. The facility will focus on producing pouch-type lithium-ion batteries to support Honda's EV manufacturing operations in North America



## DESTINATION OUTLETS

Destination Outlets in Jeffersonville, Ohio, is a premier shopping destination featuring a variety of well-known brand stores. Destination Outlets in Jeffersonville, Ohio, previously known as Tanger Outlets, was acquired by new owners and rebranded. This acquisition was aimed at revitalizing the outlet center, which spans approximately 410,000 square feet and houses over 50 upscale designer and brand name stores. Situated conveniently at the intersection of I-71 and Route 35, Destination Outlets is well-positioned to attract a significant portion of Ohio's population, with nearly 4.4 million residents living within a 60-mile radius.







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