



1100 McArthur Rd

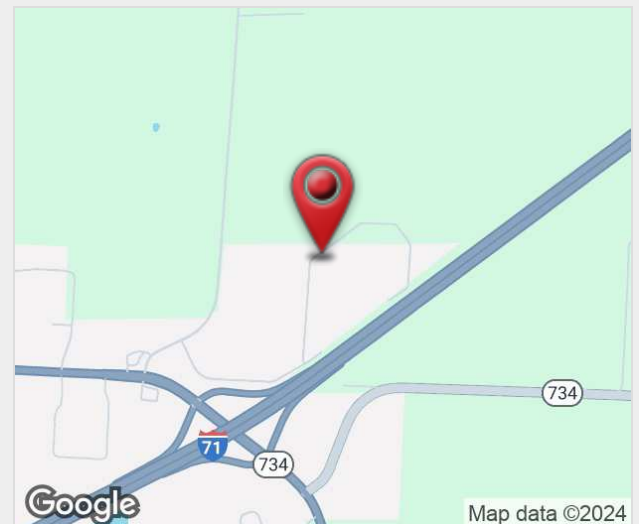
Jeffersonville, Ohio 43128

Property Features

- ±73,300 Total SF For Lease
- 14 Various Sized Retail and Flex Units Available
- 43 Acres Business Park
- PUD Zoning
- Recent Commercial Development in the Immediate Vicinity including Sheetz and Flying J Travel Center
- Center is anchored by Buckeye RV; One of the Largest RV Dealers in the State
- High Exposure from I-71 with 20,899 VPD
- Excellent Local Access Via SR 734/State St. and SR 41
- Lease Rate and Term Negotiable

Lease Rate: Negotiable

www.JeffersonvilleBusinessParkLease.Com



For more information:

Peter Griffith

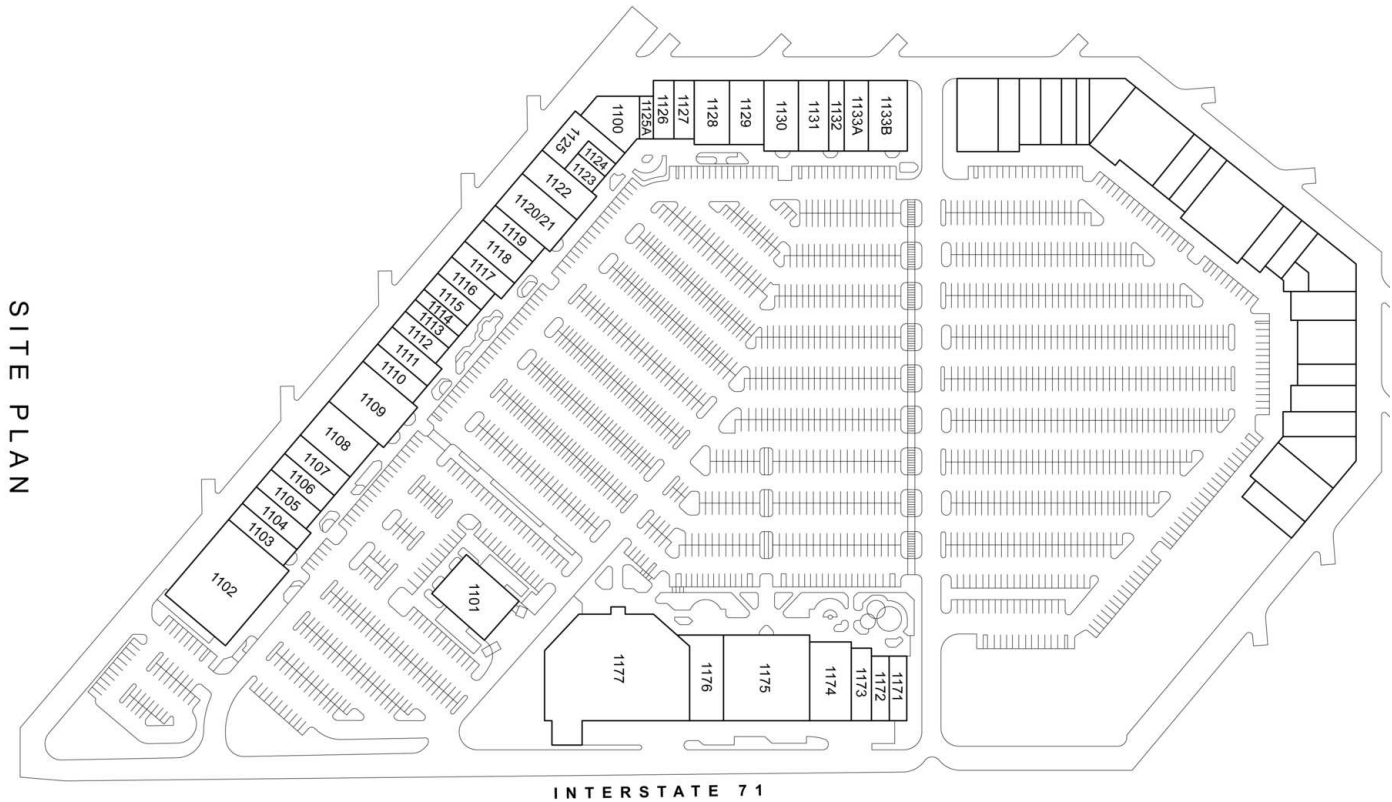
614 629 5247 • pgriffith@ohioequities.com

Andrew Green

614 629 5232 • agreen@ohioequities.com

Bastian Gehrler

614 629 5270 • bgehrler@ohioequities.com



SPACE	PRICE	SPACE USE	LEASE TYPE	SIZE (SF)	AVAILABILITY
1101	Negotiable	Freestanding/Flex	Modified Gross	7,500 SF	VACANT
1107	\$12.50	Flex/Retail	Modified Gross	4,500 SF	VACANT
1113	\$12.50	Flex/Retail	Modified Gross	1,600 SF	VACANT
1114	\$12.50	Flex/Retail	Modified Gross	1,600 SF	VACANT
1115	\$12.50	Flex/Retail	Modified Gross	2,400 SF	VACANT
1116	\$12.50	Flex/Retail	Modified Gross	2,400 SF	VACANT
1117	\$12.50	Flex/Retail	Modified Gross	2,700 SF	VACANT
1118	\$12.50	Flex/Retail	Modified Gross	3,600 SF	VACANT
1119	\$12.50	Flex/Retail	Modified Gross	2,250 SF	VACANT
1120/21	Negotiable	Flex/Retail	Modified Gross	6,500 SF	VACANT
1126	\$12.50	Flex/Retail	Modified Gross	2,400 SF	VACANT

Lease Rate: \$12.50 SF/YR (MG)

Lease Type: MG

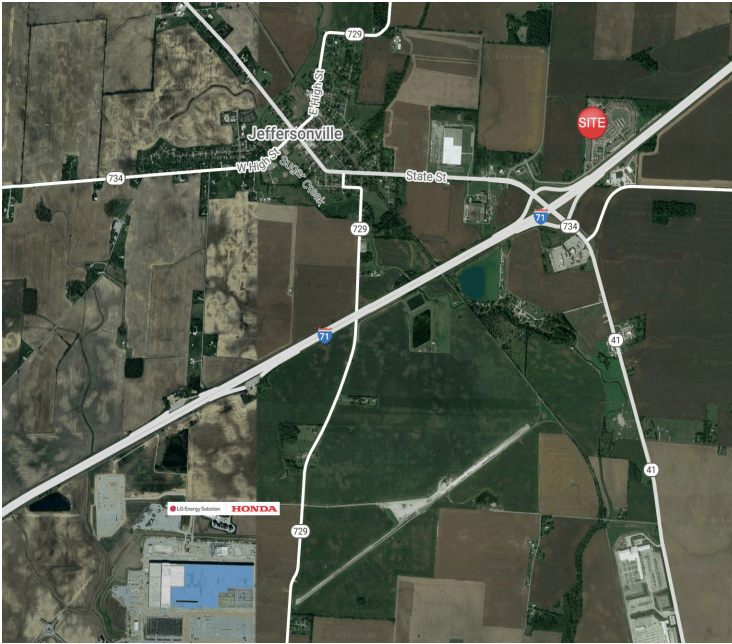
Total Space: 1,600 - 30,250 SF

Space Use: Retail/Flex/Industrial

SPACE	PRICE	SPACE USE	LEASE TYPE	SIZE (SF)	AVAILABILITY
1127	\$12.50	Flex/Retail	Modified Gross	2,700 SF	VACANT
1128	\$12.50	Flex/Retail	Modified Gross	4,500 SF	VACANT
1177	Negotiable	Flex/Industrial	Modified Gross	30,250 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.

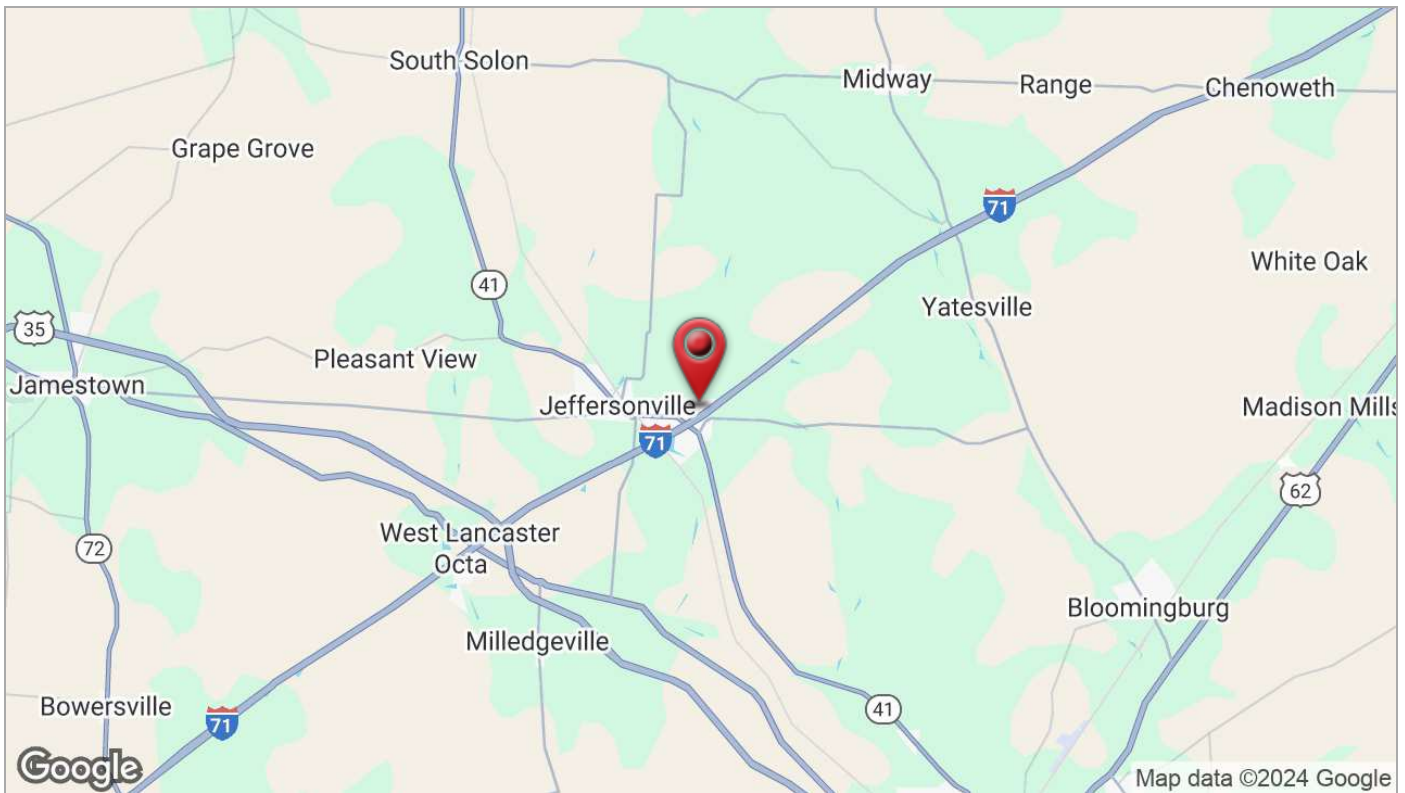
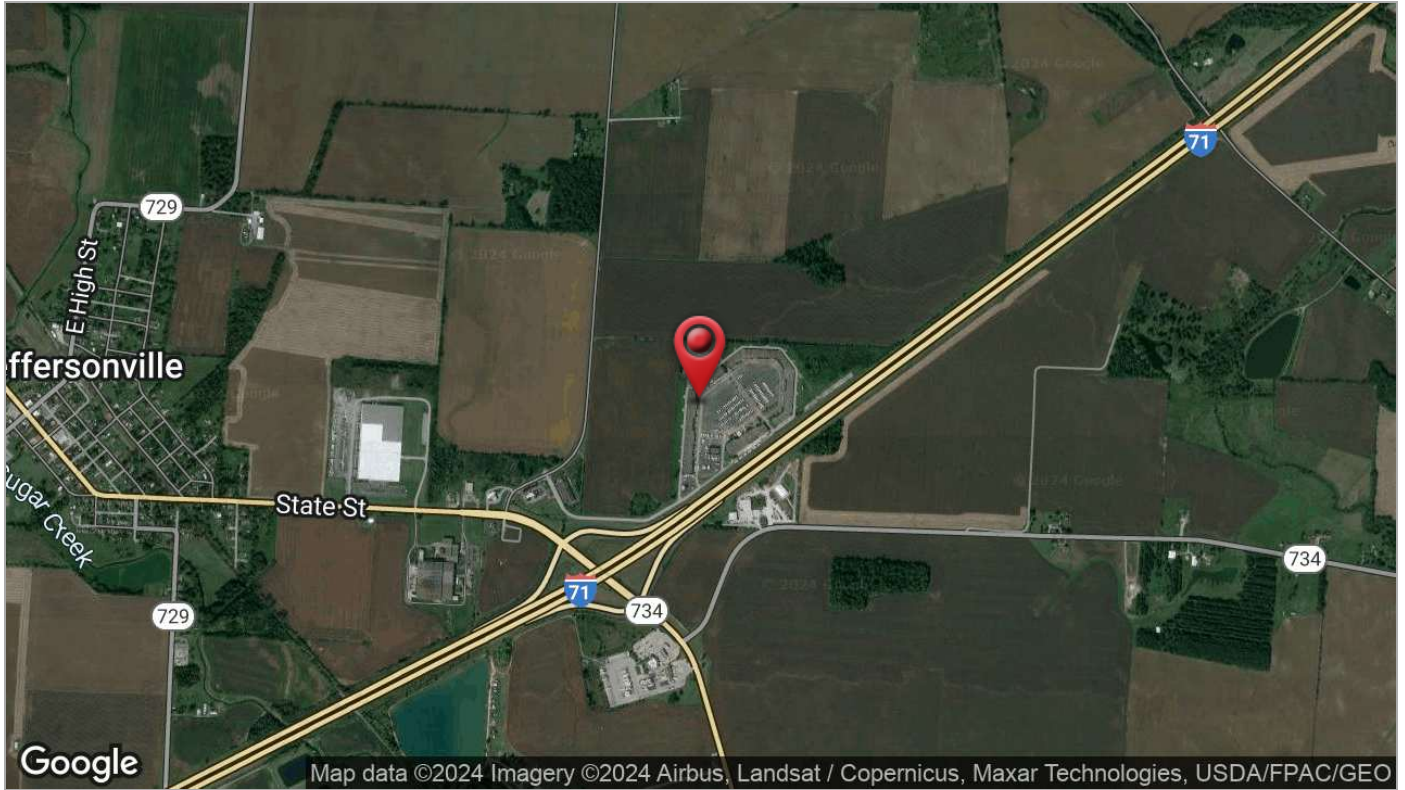
Construction of the plant commenced in February 2023, with completion anticipated by late 2025. The project is set to create 2,200 jobs and is strategically located just west of Ohio 729 and south of I-71 in Jefferson Township.

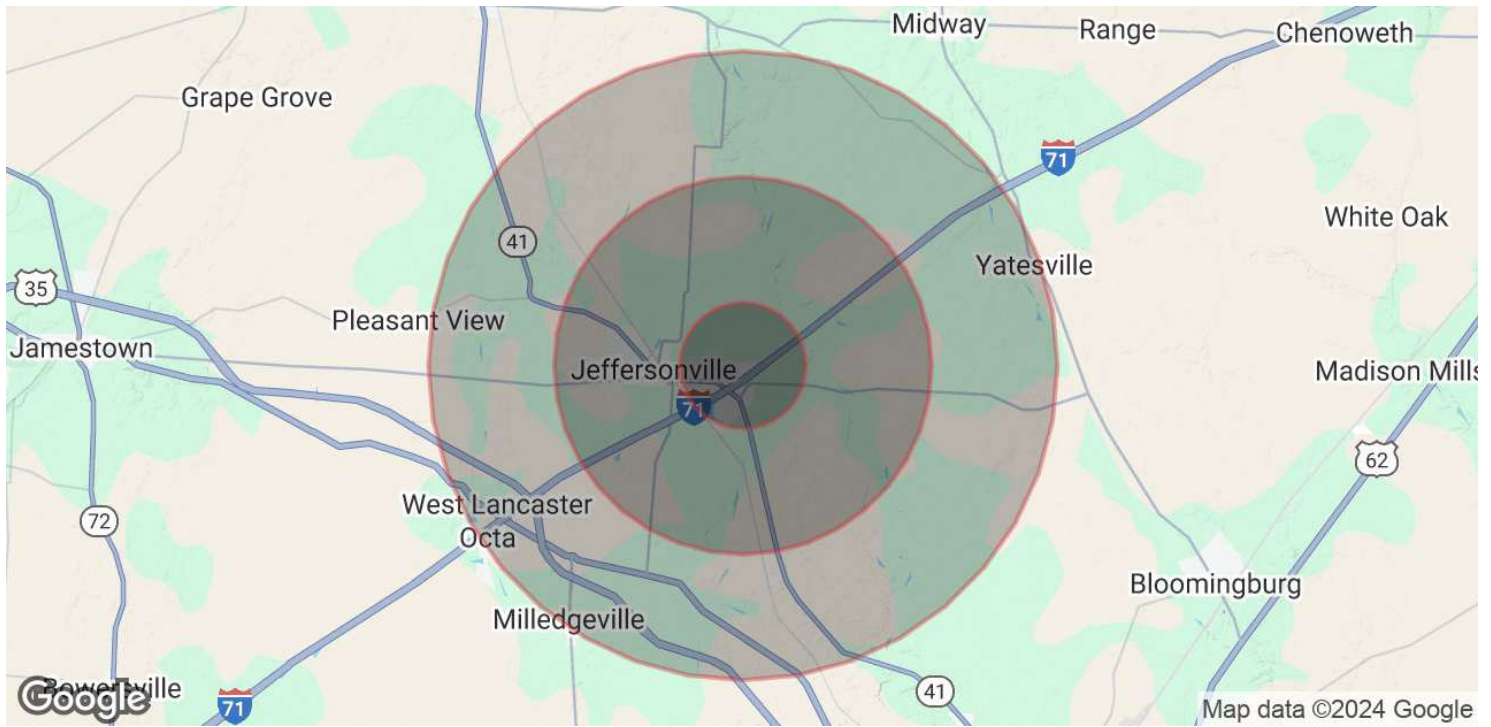
FEATURES

- › ANNUAL PRODUCTION CAPACITY OF APPROX. 40 GWH
- › MASS PRODUCE POUCH-TYPE LITHIUM-ION BATTERIES
- › CREATE 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



RENDERING





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	100	1,836	2,858
Average Age	40	40	41
Average Age (Male)	40	40	41
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	42	769	1,165
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$71,043	\$73,400	\$80,238
Average House Value	\$239,256	\$237,885	\$236,375

Demographics data derived from AlphaMap