

OLD US HIGHWAY 35 NW

Jeffersonville, OH 43128



POTENTIAL FOR RETAIL, HOTEL, OR DISTRIBUTION

NAIOhio Equities

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PROPERTY OVERVIEW



NAI Ohio Equities is pleased to present a ±19-acre property available for sale on Old US Highway 35. The property's zoning (RCD) supports diverse development possibilities, including retail out lots, hospitality, and smaller distribution facilities with all utilities readily available at or near the site. Proximity to I-71 and Highway 435 provides a direct connection to Columbus, Dayton, and Cincinnati, opening the door for businesses that rely on steady traffic flow or regional distribution. Across the street from the site is a future Amazon Web Service, Honda LG, and McKesson.

Address

Old US Highway 35 NW
Jeffersonville, OH 43128

Sale Price

\$1,500,000

Acreage

19.11 Acres

Zoning

RCD; Regional
Commerce District

Best Use

Retail Out Lots, Smaller
Distribution/Flex
Warehousing, or Hotel

Seller

Seller has Preliminary Due

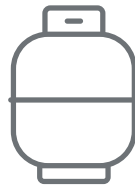
Deliverables

Diligence Completed



AES Ohio

<https://www.aes-ohio.com/>



COLUMBIA GAS

<https://www.columbiagasohio.com/>



FAYETTE COUNTY

<https://www.fayette-co-oh.com/219/>



[Water-Sewer-Department](#)

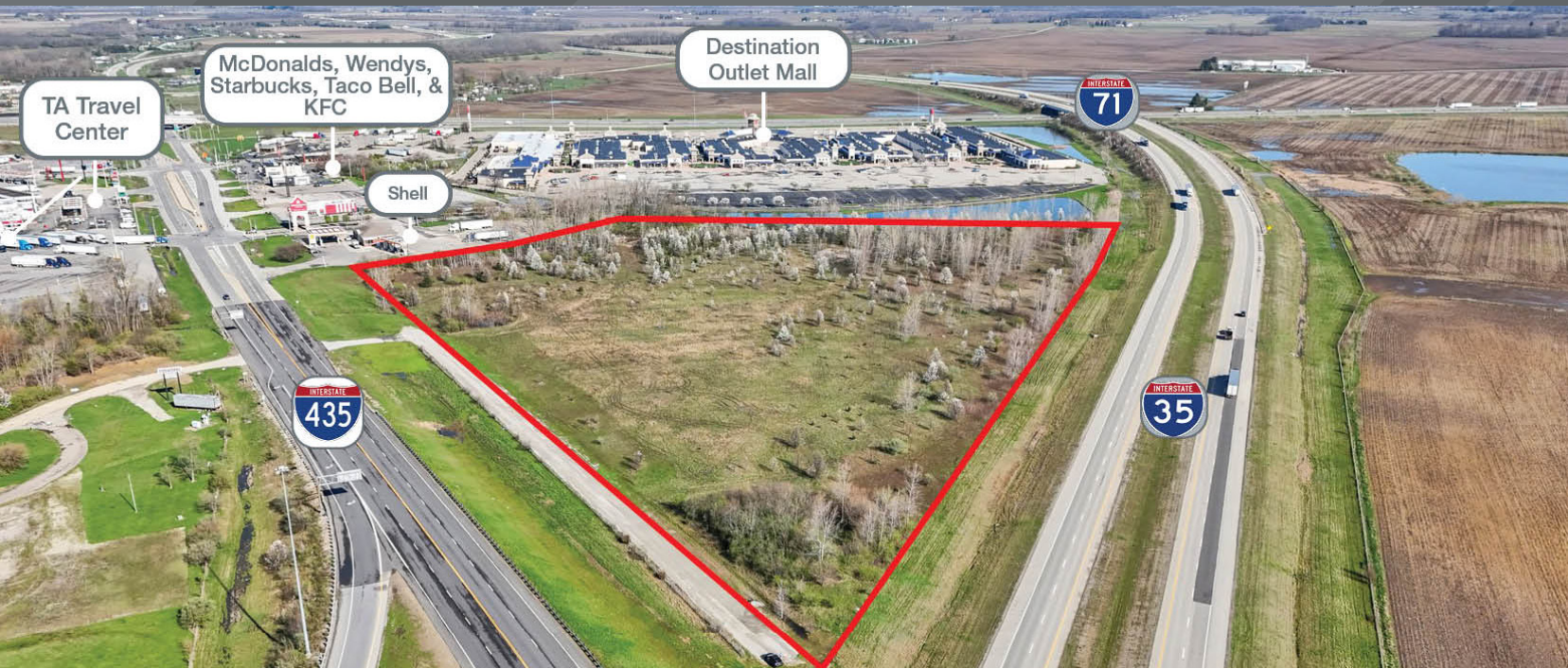
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LOCATION MAPS



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Honda LG Plant and AWS

AMAZON ACQUIRES 589 ACRES IN JEFFERSON TOWNSHIP

Amazon Data Services Inc. purchased 589 acres of land just outside Jeffersonville North of this site. The parcels bought by Amazon represent part of Amazon Web Services planned \$10 billion investment in data centers by 2030 across Ohio. Amazon Web Services plans to expand its statewide footprint in up to eight new locations in Ohio, according to the company.

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

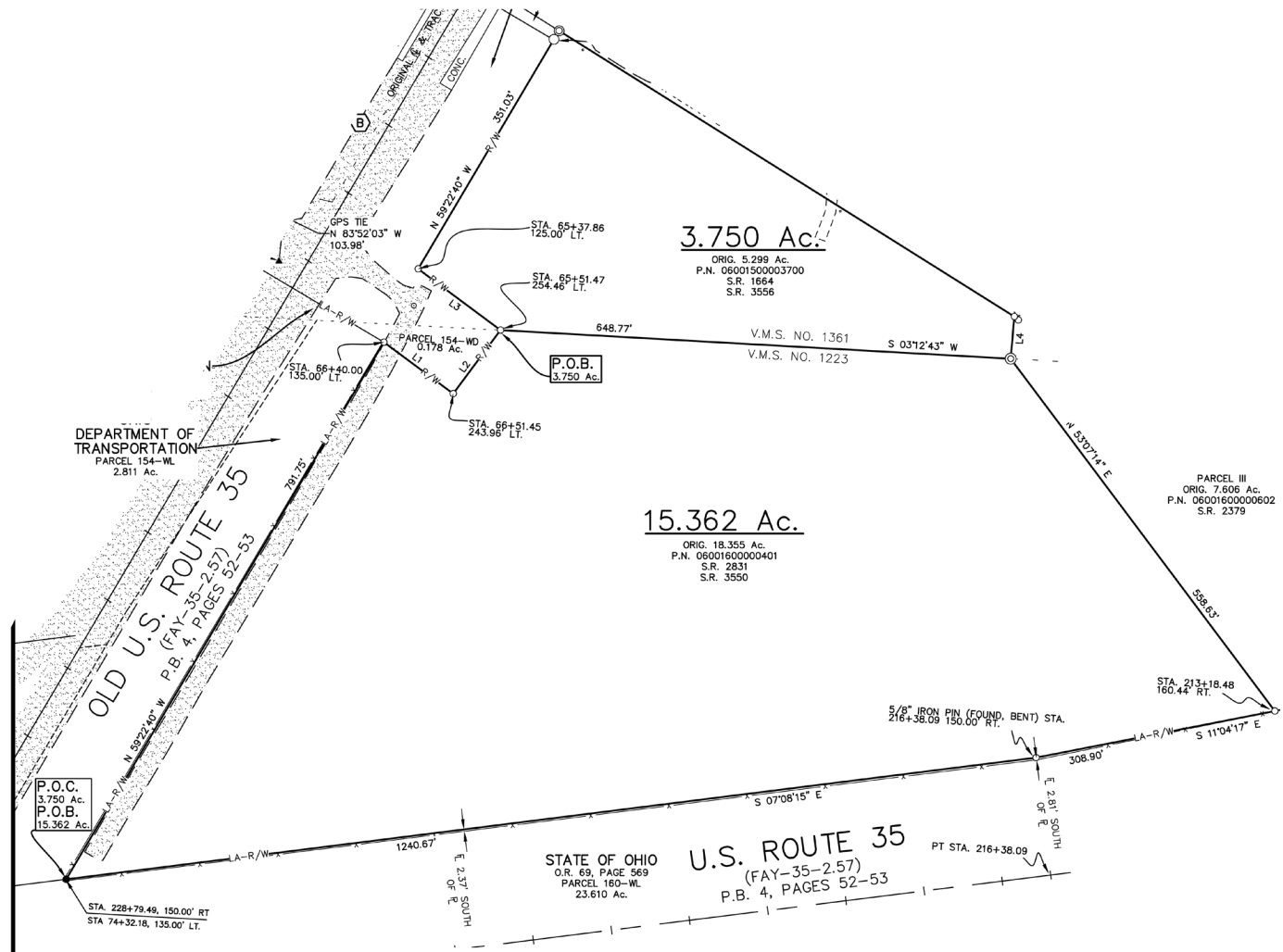


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POTENTIAL SITE PLAN



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