



# Jeffersonville, OHIO

8000 FACTORY SHOPS BOULEVARD  
JEFFERSONVILLE, OH 43128

BROOKE QUTTAINEH  
brooke@garitoco.com  
407.432.7675

DANIELLE ORVILLE  
danielle@garitoco.com  
330.360.9229

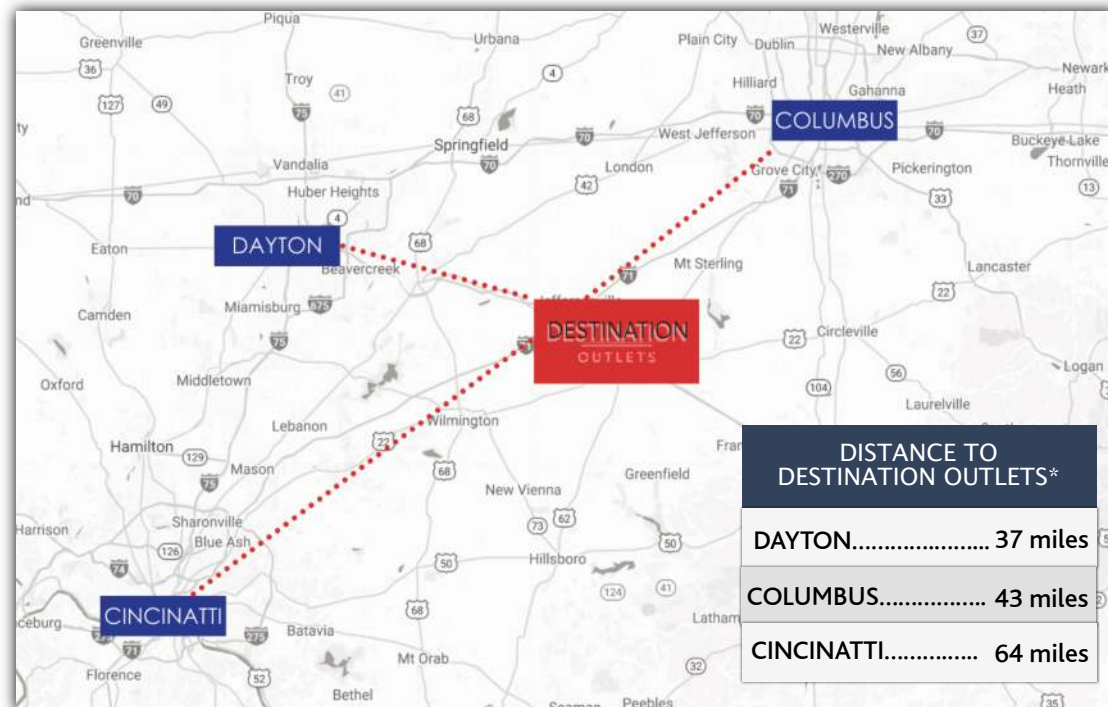
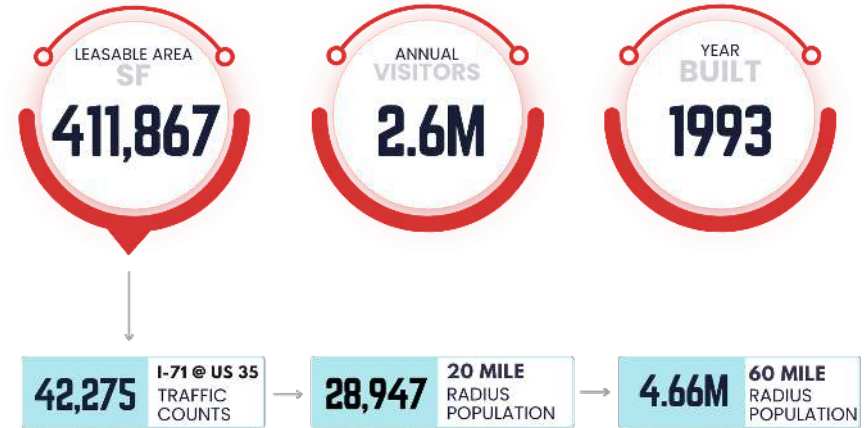


# LOCATION & MARKET OVERVIEW

- 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
- 1<sup>st</sup> 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](http://www.Dayton.com)

[Click Here For Featured Article](#)



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

# AREA







# 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



# 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%





## INTERSTATE 71 FRONTAGE



# DESTINATION OUTLETS



US-35 NW FRONTAGE

**GARITO** CO



**BROOKE QUTTANEH**  
brooke@garitoco.com  
407.432.7675



**DANIELLE ORVILLE**  
danielle@garitoco.com  
330.360.9229



GARITO  CO



BROOKE QUTTAINEH  
brooke@garitoco.com  
407.432.7675



DANIELLE ORVILLE  
danielle@garitoco.com  
330.360.9229



# COLUMBUS OHIO

35 MINUTES NORTHEAST OF DESTINATION OUTLETS \*

**2M**  
RESIDENTS

**\$63K**  
AHHI INCOME

**9.3%**  
POPULATION  
GROWTH SINCE 2010

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

**GARITO**  **CO**



**BROOKE QUTTAINEH**  
brooke@garitoco.com  
407.432.7675



**DANIELLE ORVILLE**  
danielle@garitoco.com  
330.360.9229



# DAYTON OHIO

30 MINUTES WEST OF DESTINATION OUTLETS \*

**812K**  
RESIDENTS

**\$76K**  
AHHI INCOME

**335K**  
NUMBER OF  
HOUSEHOLDS

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

**GARITO**  **CO**



**BROOKE QUTTAINEH**  
brooke@garitoco.com  
407.432.7675



**DANIELLE ORVILLE**  
danielle@garitoco.com  
330.360.9229



# CINCINNATI, OHIO

40 MINUTES SOUTHWEST OF DESTINATION OUTLETS\*

**2.2M**

RESIDENTS

**847K**

HOUSEHOLDS

**15**

COUNTIES

**TOP 30**

U.S. METRO

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

**GARITO**  **CO**



**BROOKE QUTTAINEH**  
brooke@garitoco.com  
407.432.7675



**DANIELLE ORVILLE**  
danielle@garitoco.com  
330.360.9229