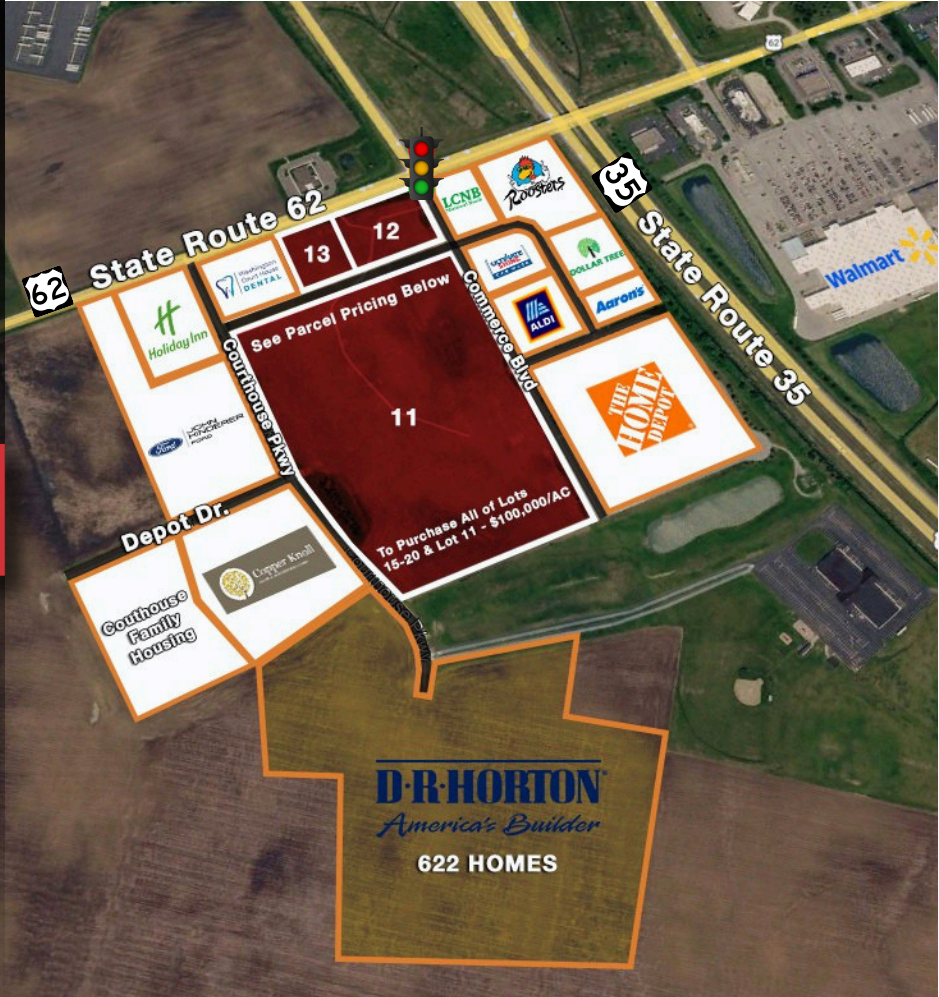


US 35 & US 62  
Washington Court House, Ohio 43160

**FOR SALE/LEASE**

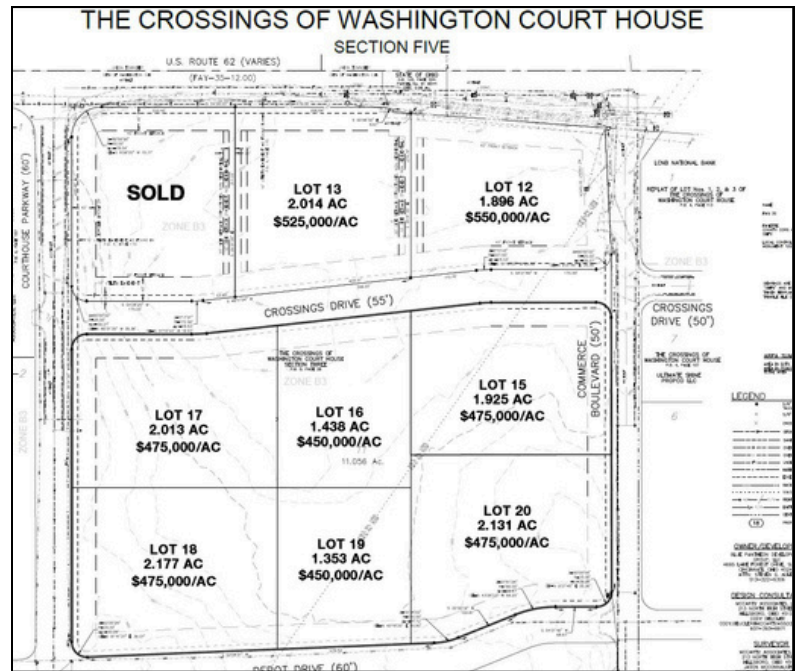
**1-22.7 AC  
COMMERCIAL LAND  
DIVISIBLE**



## PROPERTY FEATURES

- Parcels available For Sale or Build to Suit
- 1.3 - 26.6 Acres Available
- Utilities Available
- Regional shopping destination Ohio's largest outlet center within 10 miles
- Great access to US 35 US 35 @ Highland Avenue - 18,379 CPD
- SR 62 - 12,188 CPD
- Retailers on site include: Holiday Inn Express, Aldi's, Roosters, LCNB, Home Depot, and Dollar Tree
- Neighbors include: Southern State Community College, Yusa Manufacturing Plant, Copper Knoll Health & Rehabilitation

*\*Broker has ownership in the property*



**Cindy Metz**

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513.322.6303



## WASHINGTON COURTHOUSE

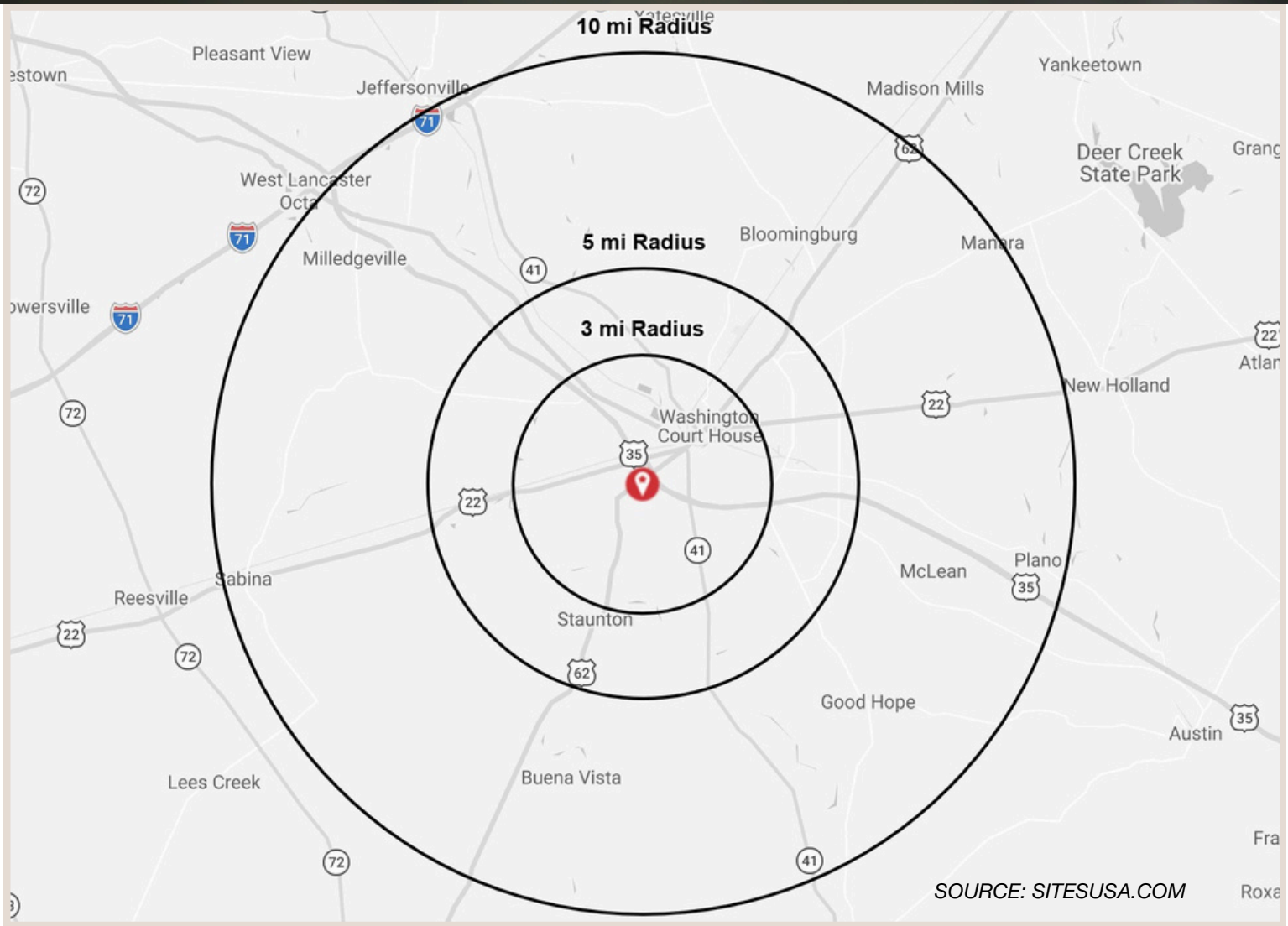
- Over 3,000 jobs + coming to market!
  - The Honda-LG Energy Solution EV battery plant near Jeffersonville (just outside Washington Courthouse):
    - ~2,200 direct jobs
    - Additional ~300+ jobs tied to upgrades at other Honda facilities in Ohio
- Direct and nearby related investments:
  - Battery & EV supply chain companies (example: Forsee Power – ~150 jobs)
  - Fuel cell / energy tech (Hyperion) – ~700 jobs (regional)
  - Expansion of existing Honda plants (Marysville, East Liberty, Anna)
- Local spin-off development:
  - New infrastructure projects (roads, utilities) around the mega-site
  - Workforce expansion (OhioMeansJobs center upgrades)
  - Fayette County sits inside a fast-growing “EV corridor” between Columbus and Dayton.



LOT	ACREAGE	SALE PRICE
11	22.7	\$100,000/AC - For All of Lot 11
12	1.896	\$550,000/AC
13	2.014	\$525,000/AC
14	2.006	SOLD

## NEIGHBORS INCLUDE

- Southern State Community College
- Fairgrounds
- Yusa Manufacturing Plant
- Copper Knoll Health & Rehabilitation
- Honda - LG Energy Battery Plant



	3 mi radius	5 mi radius	10 mi radius
2025 Estimated Population	14,964	18,805	27,333
2030 Projected Population	14,752	18,535	26,933
2020 Census Population	14,819	18,822	27,337
2025 Estimated Households	6216	7829	11131
2030 Projected Households	6105	7680	10924
2020 Census Households	6160	7843	11148
2025 Estimated Average Household Income	\$79,255	\$80,261	\$81,476
2025 Estimated Median Household Income	\$59,653	\$60,460	\$61,101
2025 Estimated Per Capita Income	\$33,002	\$33,508	\$33,264