

PLAZA EAST BUILD-TO-SUIT LOT

201-293 N DUESENBERG DRIVE, AUBURN, IN 46706



LOCATION DESCRIPTION

Situated in a dynamic commercial hub, this location offers prime visibility and easy access, making it an ideal destination for retail and restaurant ventures. Just minutes away, visitors can explore the bustling Auburn Cord Duesenberg Automobile Museum, drawing traffic from automotive enthusiasts and history buffs alike. The nearby Parkview Dekalb Hospital and Auburn Industrial Park ensure a steady flow of both local and out-of-town visitors, presenting a fantastic opportunity for businesses to capture diverse clientele. With its strategic positioning and proximity to notable attractions, this area presents an exciting proposition for retailers and restaurateurs looking to make a splash in a vibrant community.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,315	6,562	9,580
Total Population	4,719	14,597	22,376
Average HH Income	\$63,405	\$61,346	\$64,149

PROPERTY HIGHLIGHTS

- The lot is a build-to-suit expansion between the attached two buildings of the plaza.
- Located in an excellent condition shopping center that is well kept and recently updated.
- The center has stayed highly occupied consistently with longtime tenants such as Subway, Marcos, Edward Jones, Beltone, Italian Grill, and Trademark Title.
- Near neighborhood communities and multiple large employers.
- Close to growing downtown square, and across the road from PARKVIEW HOSPITAL-DEKALB.

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	3,600 SF.
Year Built:	2006
Zoning:	SC Shopping Center

TYLER BINKLEY
MANAGING BROKER/CEO
260.414.0617
TYLER@ACADIACOMMERCIAL.COM

NICHOLAS GORDON
BROKER AND PROPERTY SPECIALIST
260.377.5002
NICK@ACADIACOMMERCIAL.COM

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LEASE RATE

NEGOTIABLE

LOCATION INFORMATION

Building Name	Plaza East Shopping Center
Street Address	201-293 N Duesenberg Drive
City, State, Zip	Auburn, IN 46706
County	DeKalb
Market	Retail
Sub-market	Restaurant, Office
Cross-Streets	N Dewey Street to the west, N Duesenberg Dr to the east, SR 8 to the south.
Township	Union
Side of the Street	Northwest
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	SR-8
Nearest Airport	DeKalb Municipal Airport

BUILDING INFORMATION

Shopping Center Size	16,800 SF
Occupancy %	70.0%
Tenancy	Multiple
Year Built	2006
Construction Status	Build to suit
Free Standing	No

UTILITIES & AMENITIES

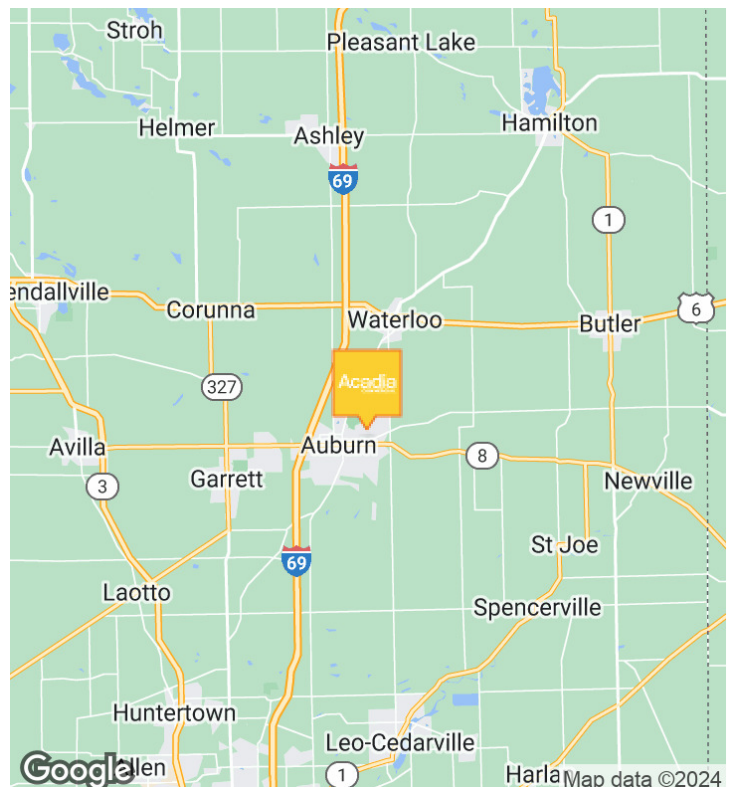
Security Guard	No
Handicap Access	Yes
Freight Elevator	No
City of Auburn Municiple	All

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
Zoning	SC, Shopping Center
Lot Size	3,600 SF
APN #	17-06-28-359-012.000-25
Lot Depth	60 ft. aprx.
Traffic Count	12,000 VPD aprx.
Traffic Count Street	SR 8

PARKING & TRANSPORTATION

Surface Lot	50+ Spaces
Parking Type	Shared Surface



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