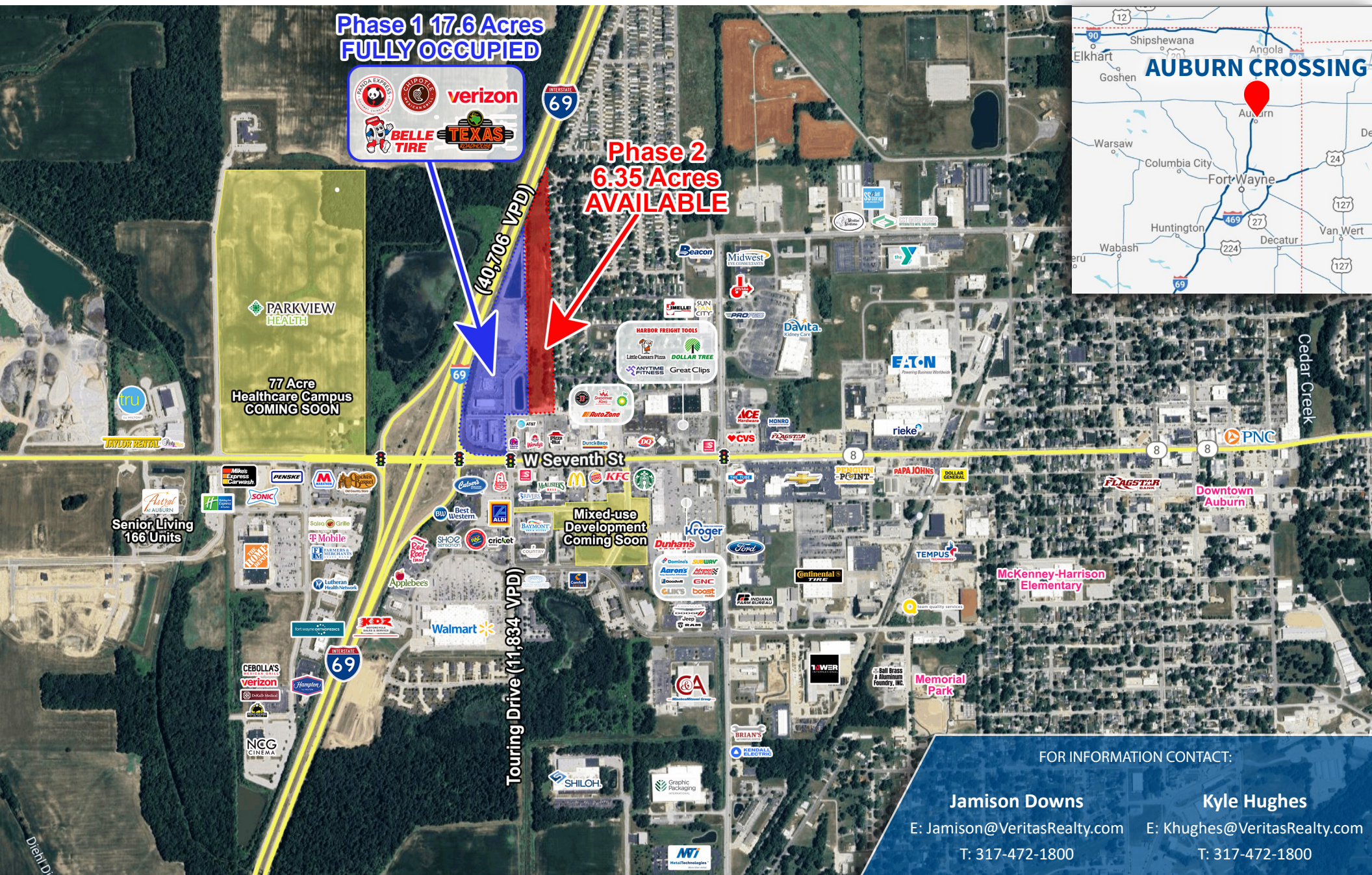


# AUBURN CROSSING

## 6.35 Acres Available (Divisible)

NEC of Interstate 69 & W 7th Street, Auburn, IN 46706



**Phase 1 17.6 Acres  
FULLY OCCUPIED**



**Phase 2  
6.35 Acres  
AVAILABLE**

**77 Acre  
Healthcare Campus  
COMING SOON**

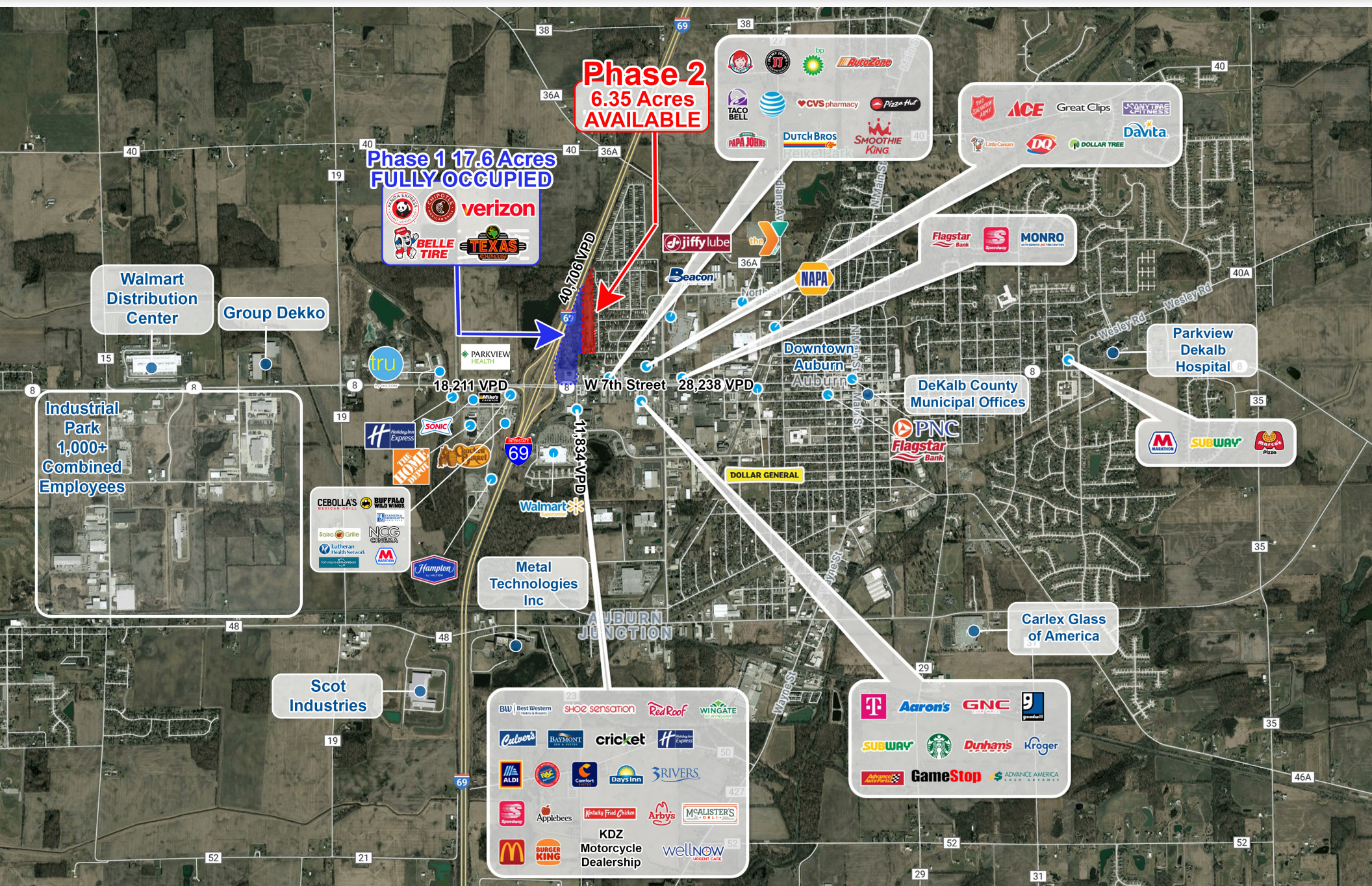


FOR INFORMATION CONTACT:

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 T: 317-472-1800      T: 317-472-1800

# 6.35 Acres Available (Divisible) AUBURN CROSSING

MARKET  
AERIAL





6.35 Acres Available (Divisible)

# AUBURN CROSSING

AERIAL  
SITE



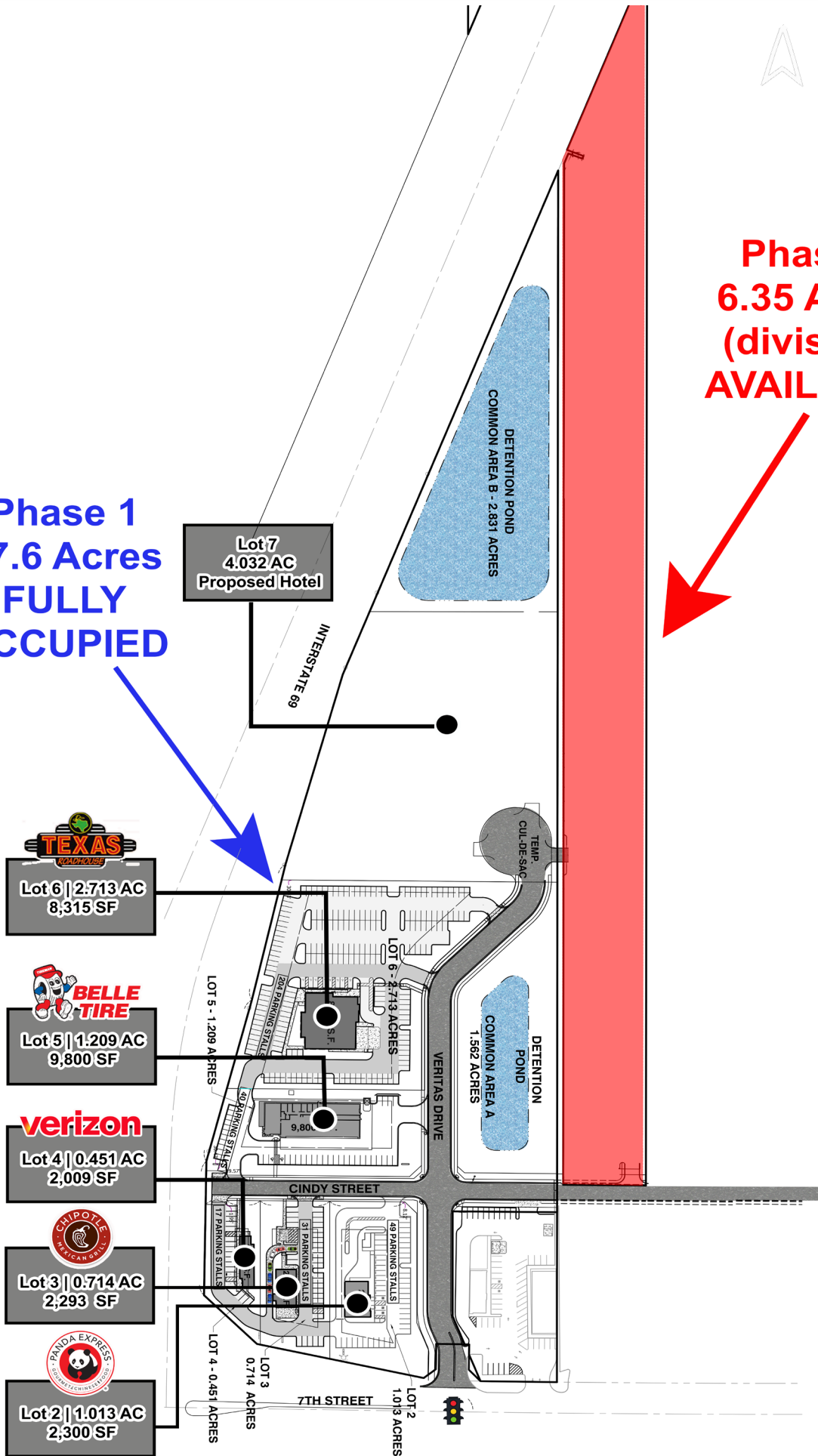
6.35 Acres Available (Divisible)

# AUBURN CROSSING

SITE  
PLAN

Phase 1  
17.6 Acres  
FULLY  
OCCUPIED

Phase 2  
6.35 Acres  
(divisible)  
AVAILABLE



# 6.35 Acres Available (Divisible) AUBURN CROSSING

## PROPERTY HIGHLIGHTS

### PROPERTY HIGHLIGHTS

- Easily accessible & highly visible to I-65 (40,706 VPD) and newly expanded 4-way stop light intersection at W 7th St / SR 8 (28,238 VPD) & Veritas Dr / Touring Dr (11,834 VPD); exposed to more traffic counts than any other property in the county
- This high profile and complex development at the gateway into Auburn took years of expertise & meticulous planning, Veritas Realty assembled parcels totaling 23+ acres from multiple owners
- Phase 1 (16.7 Acres) broke ground in late 2022 and was subdivided into various lots featuring best-in-class design of newly constructed common areas, roads, & freestanding buildings of some of the industry's most notable brands opening in 2024
- The highly anticipated Phase 2 (6.35 ACRES) is now AVAILABLE and can be subdivided into multiple lots; it has shared common areas and cross access to Phase 1 through newly constructed Veritas Dr and Cindy Street!

### AREA OVERVIEW

- Located in the COUNTY SEAT of DeKalb County, and part of FORT WAYNE MSA
- SURROUNDED BY NATIONAL RETAILERS such as Walmart, Home Depot, Kroger, Texas Roadhouse, Chipotle, Verizon, Panda Express, Starbucks, Culvers, McAlister's Deli, and many more!
- Daily Traffic: 40,706 VPD on I-65, 28,238 VPD on W 7th St / SR 8, & 11,834 VPD on Veritas Dr / Touring Dr
- Increasingly desirable trade area, characterized as one of the tightest retail corridors in the state
- Steadily growing employment attracting many young, educated professionals
- Benefiting from approx. 15 miles to the nearest relevant interstate interchange
- Home to many of the strongest retail & restaurant sales volumes in all of Indiana



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES	15 MILES
POPULATION	17,331	25,452	49,397	152,857
HOUSEHOLDS	7,175	10,302	19,314	58,068
AVERAGE HH INCOME	\$82,074	\$86,297	\$94,358	\$109,030
DAYTIME POPULATION	16,169	20,828	35,587	90,098

# 6.35 Acres Available (Divisible) AUBURN CROSSING

PROPERTY  
PHOTOS

