



7th Street Shoppes

523 West 7th Street

Auburn, IN 46706



New Construction Retail Space For Lease

Two suites available in this new construction retail space in Auburn. The building is located on West 7th Street, which leads into downtown Auburn eastbound and I-69 westbound. Benefit from great visibility on a high traffic road that sees over 14,000 vehicles per day.

Property Highlights

- ▶ Suite 525 & Suite 523 - 3,365 SF
- ▶ Excellent visibility
- ▶ Can be divisible to minimum 1,488 SF
- ▶ **FOR LEASE: \$25.00/SF/Yr NNN**

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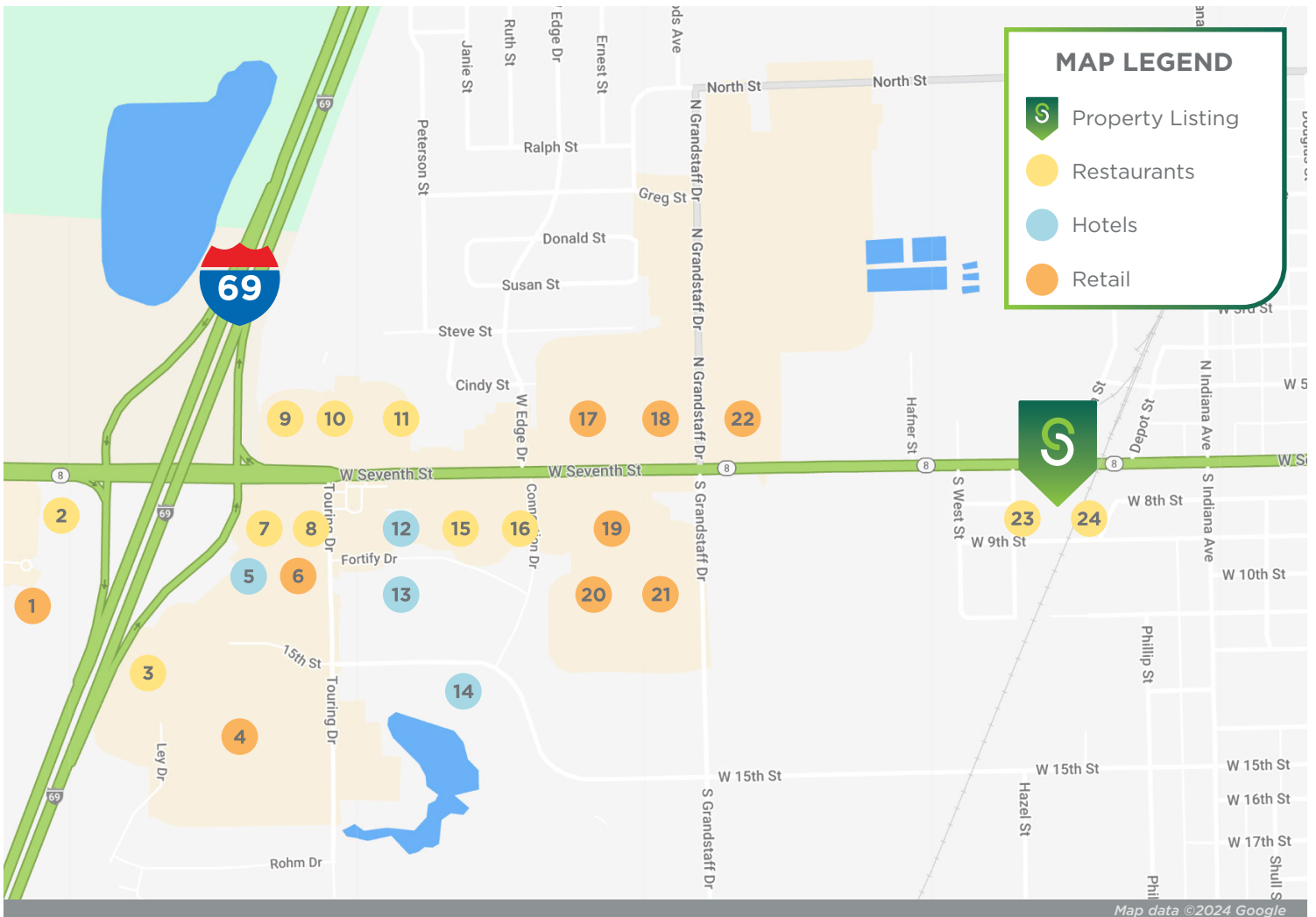
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Excellent Location

7th Street Shoppes is on the eastern side of Auburn's retail corridor, filled with local and national businesses including:

- | | | |
|---|-------------------------------|-----------------------------|
| 1. Home Depot | 9. Chipotle | 17. Harbor Freight |
| 2. Cracker Barrel | 10. Taco Bell | 18. Dollar Tree |
| 3. Applebee's | 11. Pizza Hut | 19. Goodwill |
| 4. Walmart | 12. Days Inn | 20. Dunham's Sports |
| 5. SureStay Plus by Best Western | 13. Baymont by Wyndham | 21. Kroger |
| 6. ALDI | 14. Comfort Suites | 22. CVS |
| 7. Culver's | 15. McDonald's | 23. Hothead Burritos |
| 8. Arby's | 16. Burger King | 24. Papa John's |

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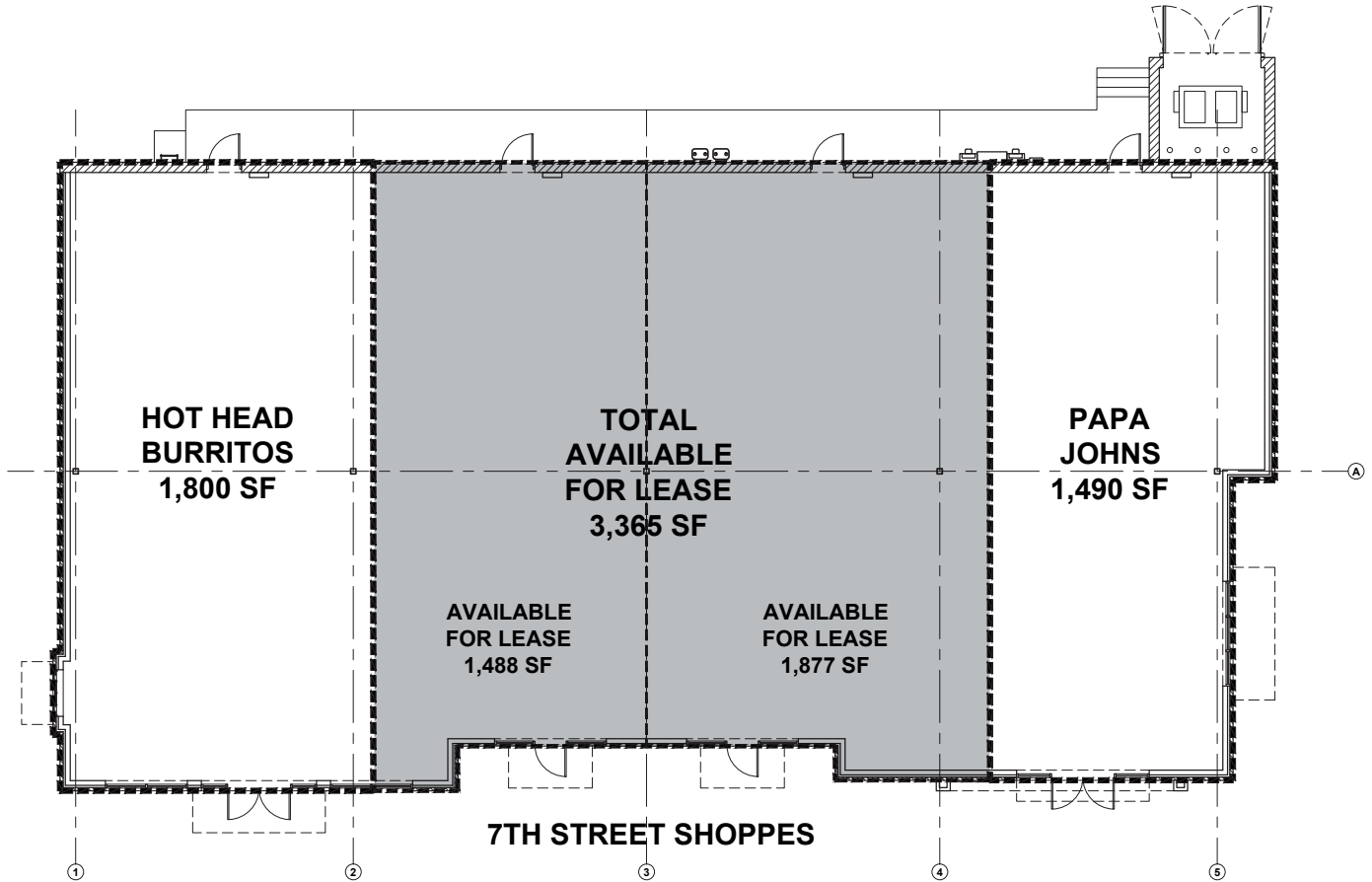
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Available Units - 3,365 SF



Floor plan may not be to scale.
 Contact broker for detailed floor plan.



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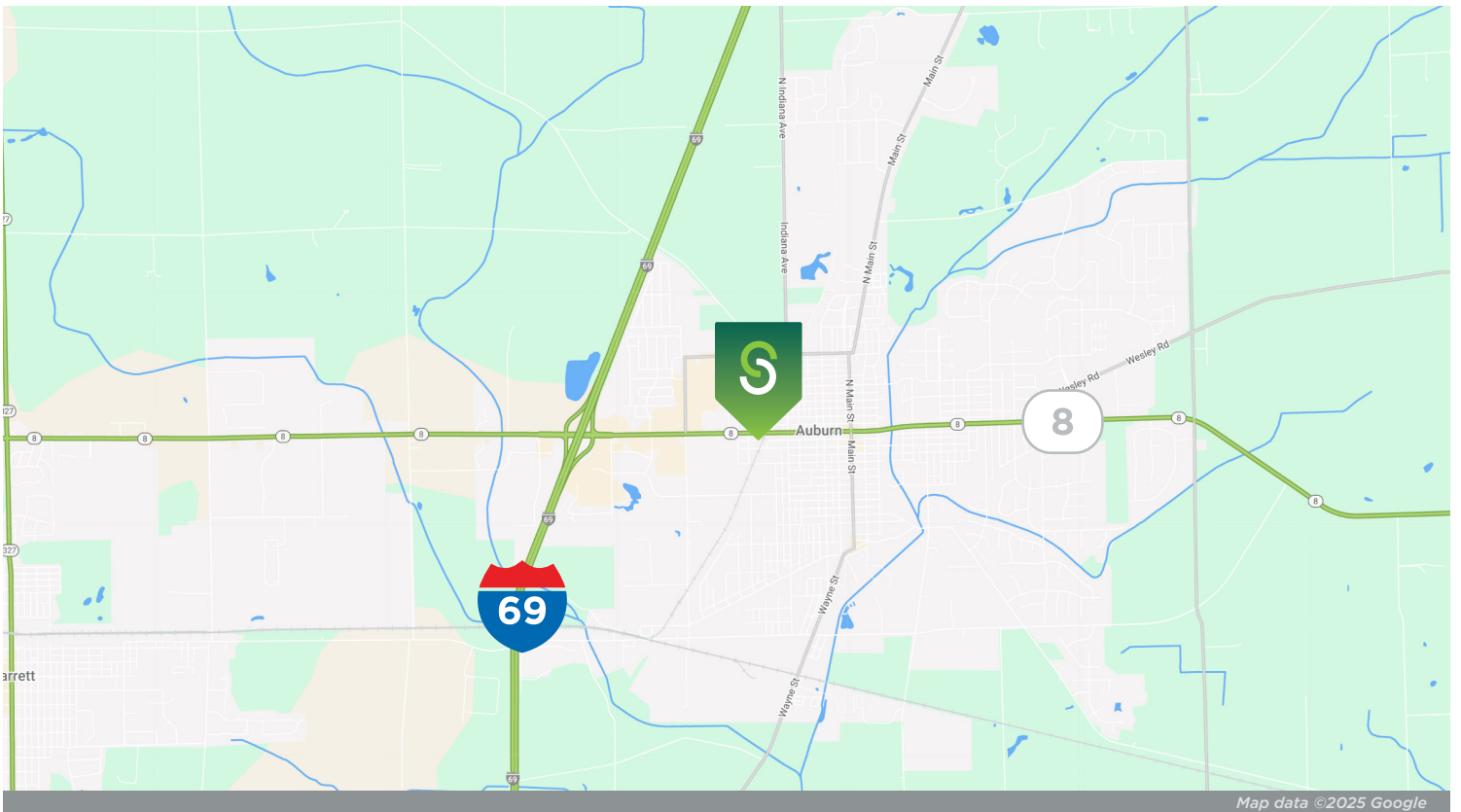
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Auburn, IN 46706

PROPERTY INFORMATION

Address	523 W 7th St
City, State, Zip	Auburn, IN 46706
County	DeKalb
Township	Keyser
Parcel Number	18-06-31-227-001.002-003
2024 Tax/Payable 2025	\$1,197.68



LEASE INFORMATION

Lease Rate & Type	\$25.00/SF/Yr NNN
Terms	5+ years
Availability	New construction

AVAILABLE UNITS

Total Building Area	6,680 SF	
Total Available	3,365 RSF	
Max Contiguous	3,365 RSF	
Units Available	RSF	Monthly Rate
• Suite 525	1,488	\$3,100.00
• Suite 523	1,877	\$3,910.42
• Suites 525 & 523	3,365	\$7,010.42

UTILITIES

Electric Provider	City of Auburn
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Auburn

SITE DATA

Zoning & Description	C2 - General Commercial
Nearest Interstate	I-69, 0.8 miles
Traffic Count	15,000 VPD - 7th St

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Retail/Office
Year Built	2025
# of Stories	1
Construction Type	Concrete
Heating	RTU
A/C	RTU
Signage	Storefront

ADDITIONAL INFORMATION

- 3,365 total SF can be divisible
- Located within main retail corridor

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About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



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Maintenance Management

260 483 3123

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Sturges Development

260 426 9800

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