



**WOODCREST**  
CAPITAL, LLC

# Jasper Manor

741 - 851 3rd Avenue | Jasper IN

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**

**Endcap: 9,000 SF**  
**612 - 6,127 SF**



- 107,641 SF Center
- Dubois County, Indiana
- Large Parking Field
- Great Visibility & Access

Type	PSF
NNN's	\$ 1.75
Lease Rates	Call for Rates

Traffic Counts	
3rd Avenue	12,845 VPD
US-231	15,801 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	2,362	9,739	21,948	311,842
Households	931	3,957	8,616	112,700
Average HH Income	\$66,841	\$69,986	\$80,531	\$72,018

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset

\*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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