

AUBURN SHOPPES BUILD-TO-SUIT LOT POTENTIAL

1031-1077 SMALTZ WAY, AUBURN, IN 46706



OFFERING SUMMARY

Lease Rate:	Negotiable
Out Lot #1:	8,464 SF
Out Lot #2:	8,464 SF
Out Lot #3:	3,550 SF
Lot Size:	0.194 Acres
Year Shopping Center was Built:	2006
Zoning:	C-2
Market:	Retail
Sub-Market	Office
Traffic Count	19,380 VPD (SR-8)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	640	7,246	10,477
Total Population	1,382	15,962	23,566
Average HH Income	\$46,319	\$57,233	\$62,917

PROPERTY DESCRIPTION

- Very nice retail or office location on the West side of Auburn & I69, along Smultz Way in the Auburn Shoppes
- These Build-to-Suit lots provide easy access to 7th Street (SR 8) and the community at large
- Two lots are available at the front of the Auburn Shoppes, along with one lot next to the North end of the Auburn Shoppes
- Current Auburn Shoppes tenants include; Buffalo Wild Wings, Cebollas Mexican Grill, Verizon, Heirloom Bakery, and Gretchen H. Jenkins Health Medical Group
- Neighboring tenants include; Home Depot, Taylor Rental, Cracker Barrel, Hampton Inn, NCG Cinema-Auburn, and Orthopedics Northeast
- Plenty of parking is available
- The price is negotiable for these lots

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Lease Rate	NEGOTIABLE
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LOCATION INFORMATION

Building Name	Auburn Shoppes Build-to-Suit Lot Potential
Street Address	1031-1077 Smaltz Way
City, State, Zip	Auburn, IN 46706
County	DeKalb
Market	Retail
Sub-market	Office
Cross-Streets	SR-8
Side of the Street	West
Signal Intersection	No
Road Type	Paved
Nearest Highway	SR-8 located 1/4 mile North, I-69 located <0.1 Mile to the East.

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Office
Zoning	C-2
APN #	22-05-36-200-044
Lot Frontage	92 ft
Lot Depth	92 ft
Traffic Count	19,380 VPD
Traffic Count Street	SR-8

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	143

UTILITIES & AMENITIES

All City of Auburn Utilities	Yes
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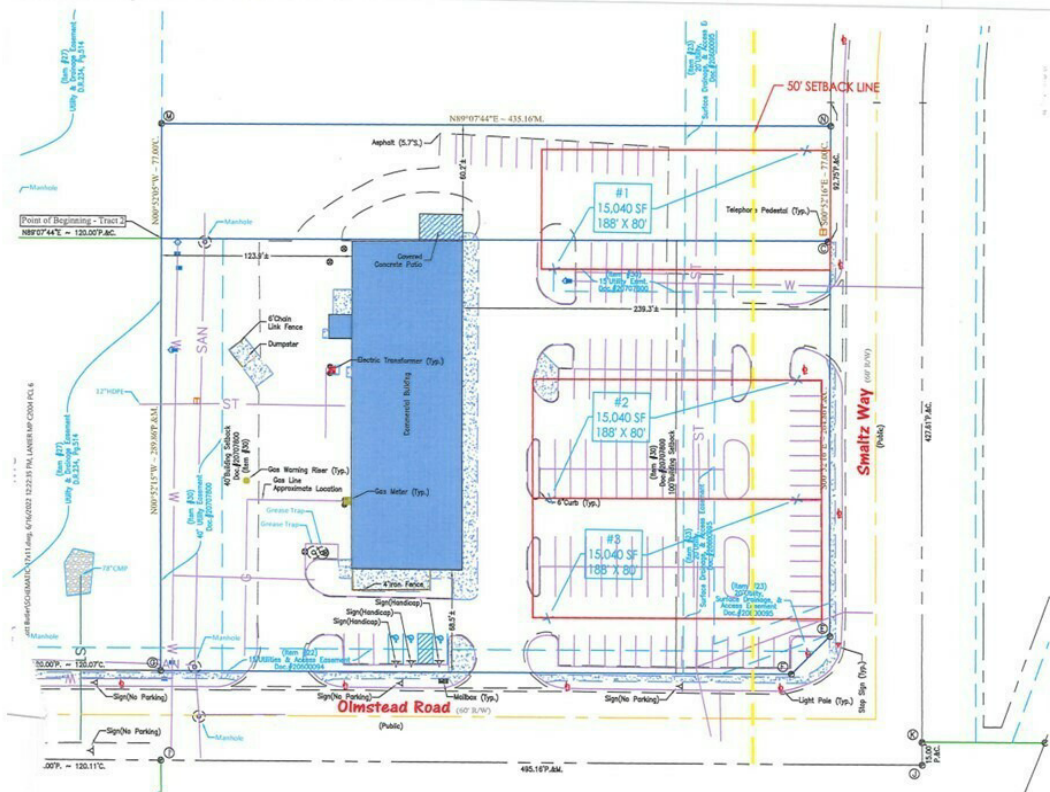
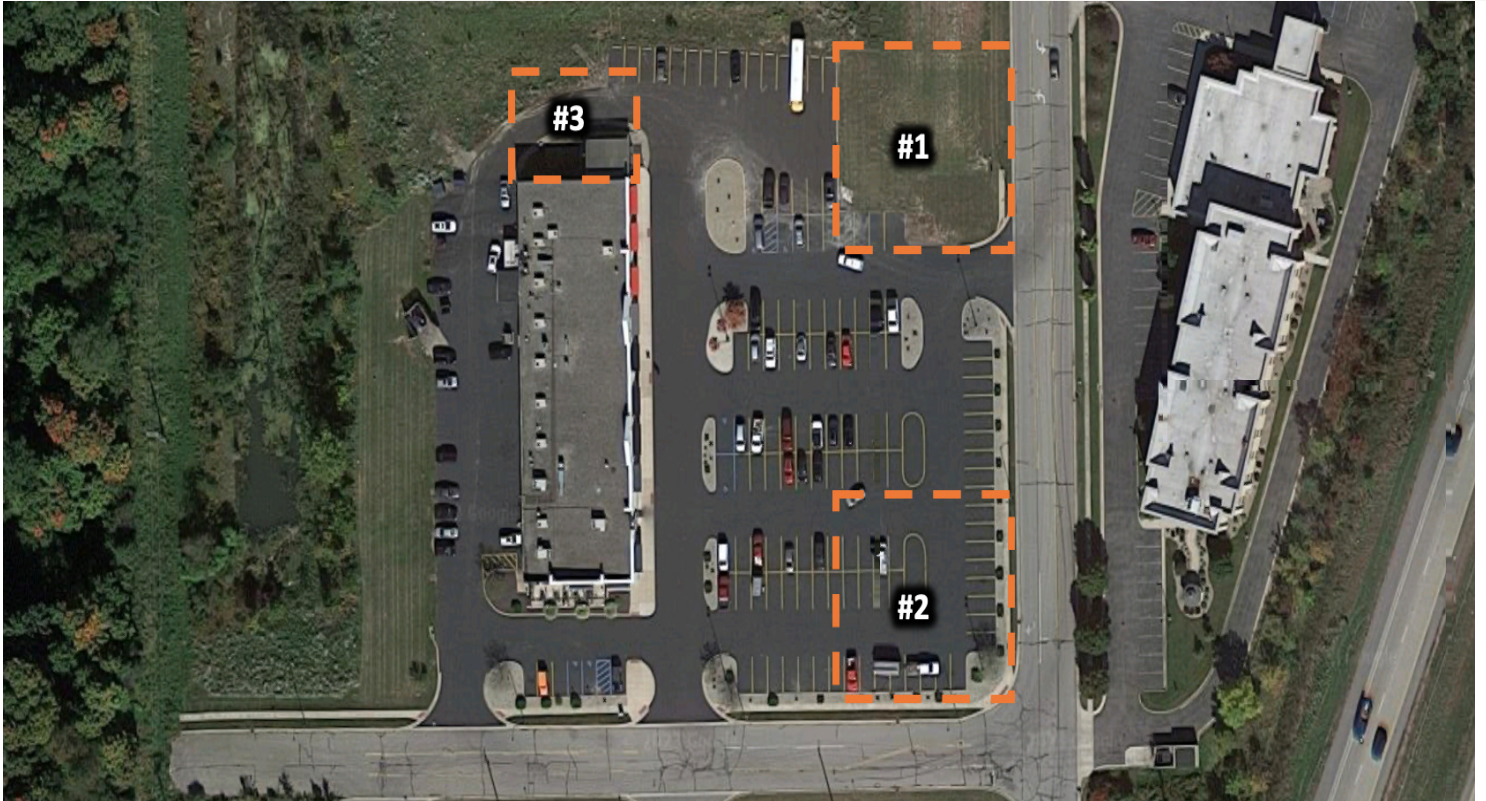
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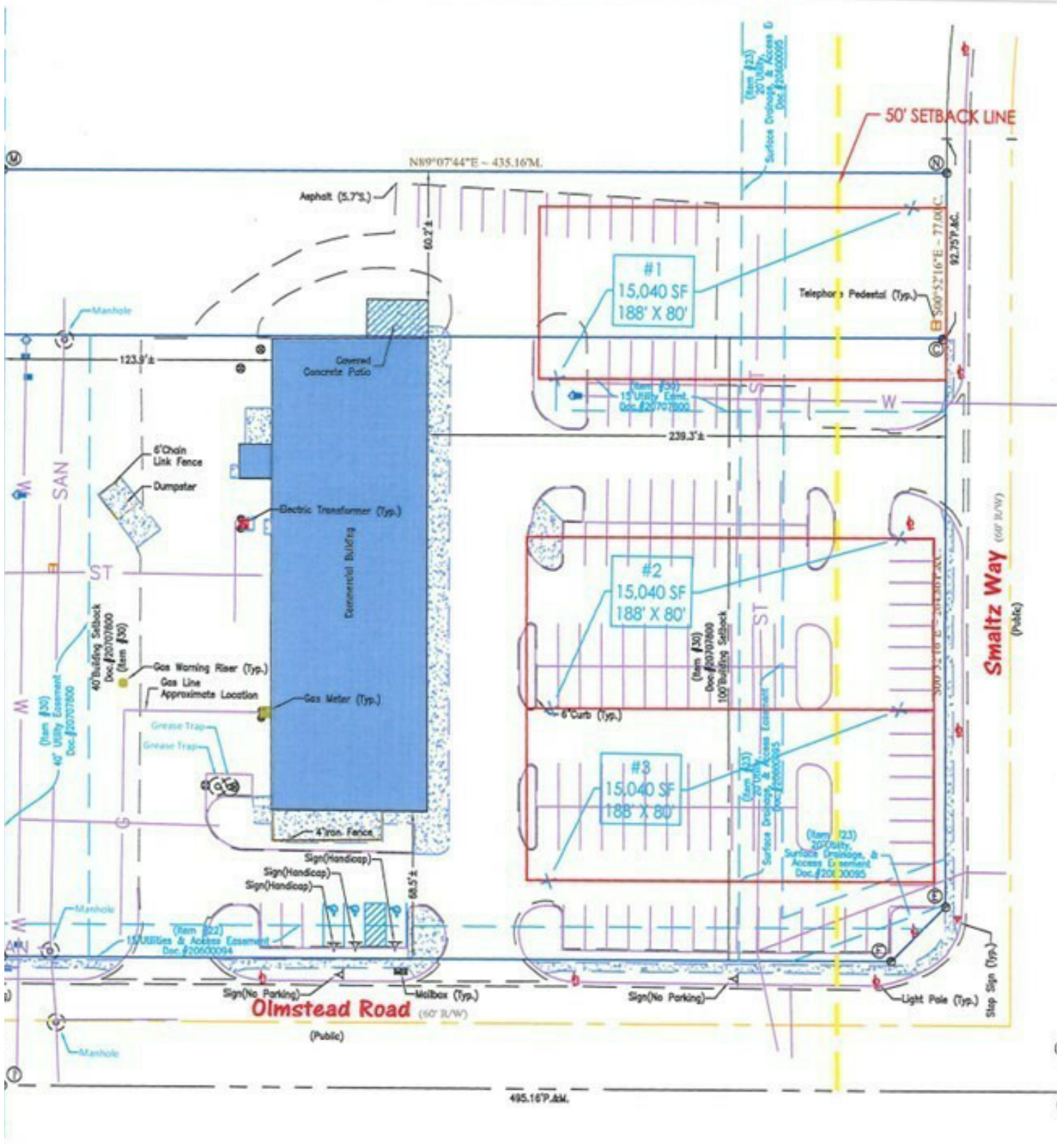
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