

RETAIL CENTER

1010 W. 7TH ST., AUBURN, IN

FOR LEASE



FEATURES:

- 64,264 SF retail shopping center
- 4,736 SF available (Suite #253) | Divisible to 1,734 SF
- 3,695 SF storage space available | Divisible to 2,300 SF
- High visibility community shopping center
- Salvation Army, Dollar Tree & Save-a-Lot retail anchors
- Traffic count of 22,500 VPD
- **FOR LEASE:**
 - RETAIL: \$9.00 PSF NNN**
 - STORAGE: \$1.50 PSF NNN**



FOR MORE INFORMATION:

Kienan O'Rourke
Broker
260.450.8443
korourke@bradleyco.com

Dan Dickey, CCIM, RPA
President
260.750.2740
ddickey@bradleyco.com

Bradley Company
111 E. Ludwig Rd., Suite 101
260.423.4311
bradleyco.com

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AUBURN SHOPPING CENTER

AUBURN, INDIANA



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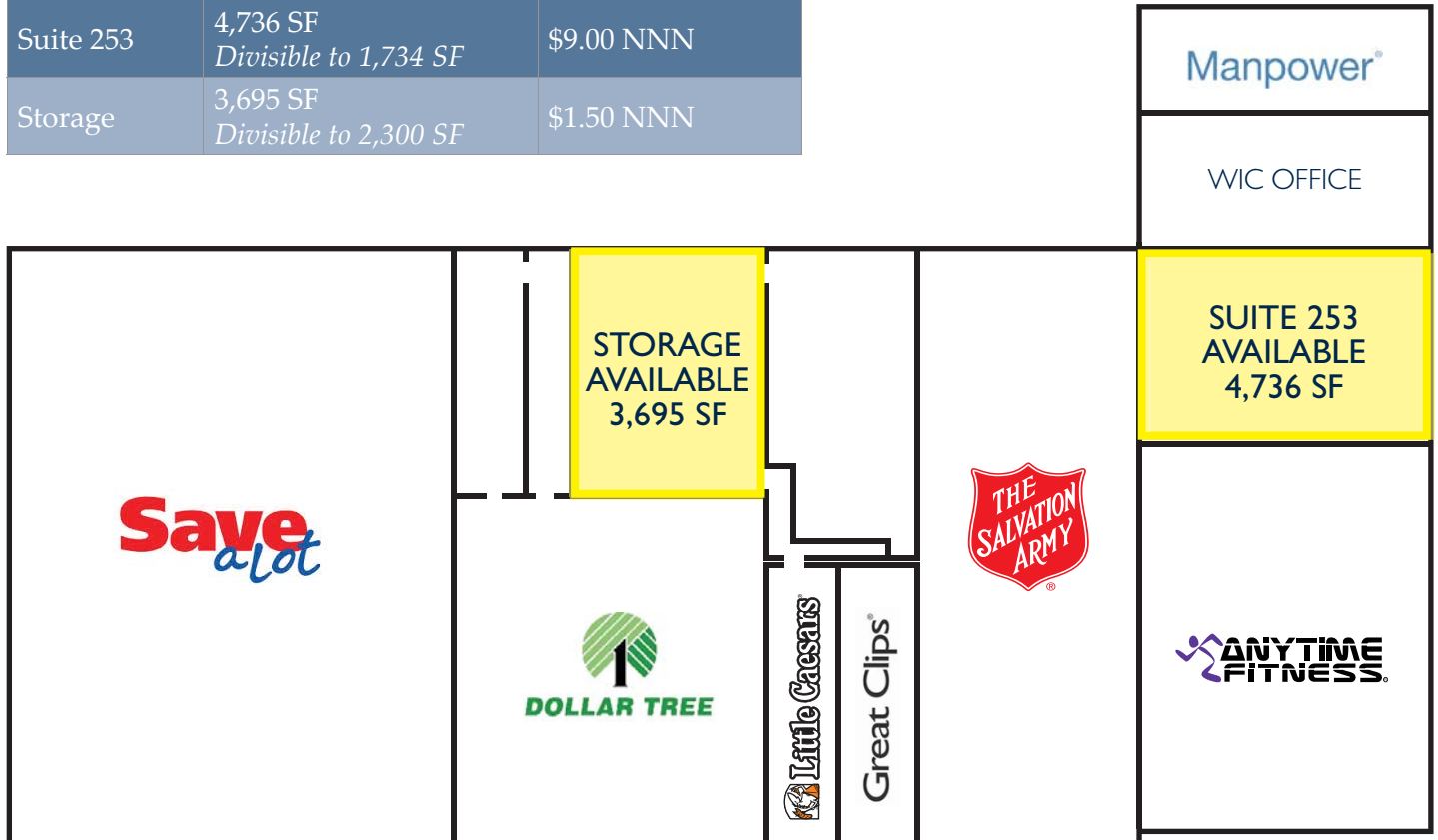
RETAIL CENTER

1010 W. 7TH ST., AUBURN, IN

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SITE PLAN

AVAILABILITIES		
SUITE	SF	RATE PSF
Suite 253	4,736 SF <i>Divisible to 1,734 SF</i>	\$9.00 NNN
Storage	3,695 SF <i>Divisible to 2,300 SF</i>	\$1.50 NNN



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RETAIL FOR LEASE

Property Name	Auburn Shopping Center
Street Address	1010 W. Seventh St.
City/State	Auburn, IN
Zip Code	46706
City Limits	Yes
County	Dekalb
Township	Union



LEASE INFORMATION

Date Available	Immediately
Lease Rate & Terms	
Suite 253	\$9.00 PSF NNN
Storage	\$1.50 PSF NNN

BUILDING SIZE & AVAILABILITY

Total Building Area	64,264 SF
Available Square Footage	4,736 SF
Suite #253	4,736 SF
<i>(Suite #253 is divisible to 1,734 SF)</i>	
Storage	3,695 SF
<i>(Storage is divisible to 2,300 SF)</i>	

SITE DATA

Site Acreage	5.31 Acres
Zoning	Commercial

GENERAL DATA

Number of Stories	One
Condition	Good
Year Built	2000
Former Use	Retail

STRUCTURAL DATA

Type of Construction	Steel
Roof	Standing Seam
Dimensions	214 ft. x 76 ft. x 19 ft.

TENANT OR LANDLORD EXPENSES

Utilities	Tenant
Lawn & Snow	Tenant
Real Estate Taxes	Tenant
Building Insurance	Tenant
Maintenance & Repairs	Tenant
Roof & Structure	Landlord

TRANSPORTATION

Nearest Highway/Interstate	<u>I-69</u>
Distance	Less than 1 Mile
Distance to Airport	32 Miles
Parking Lot	Paved

TRAFFIC COUNTS

<u>Street Name</u>	<u>Number of VPD</u>
7th Street	22,500 VPD
N. Grandstaff Drive	7,800 VPD

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Property Name **Auburn Shopping Center**
Street Address 1010 W. Seventh St.
City/State Auburn, IN
Zip Code 46706
City Limits Yes
County Dekalb
Township Union



2016 DEMOGRAPHICS

Population
1 Mile 4,710
3 Mile 15,472
5 Mile 24,755
Households
1 Mile 1,278
3 Mile 6,244
5 Mile 9,626
Average Household Income
1 Mile \$51,055
3 Mile \$57,864
5 Mile \$59,090

PROPERTY TAXES

Key Number 17-06-30-376-905.000-025
Annual Taxes \$25,124.96
Tax Year **2015 payable 2016**
Taxes Per Sq. Ft. \$0.39

ADDITIONAL INFORMATION

- * Less than one mile from I-69
- * Large paved parking lot
- * Anchored by Save-A-Lot, Dollar Tree and Salvation Army
- * High visibility community shopping center
- * Traffic counts of 22,500 VPD
- * Estimate: \$2.33 PSF for NNN charges

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