

# AUBURN CAR WASH AVAILABLE EXCELLENT REDEVELOPMENT OPPORTUNITY



525 W. 7th Street, Auburn, IN 46706

- 180' frontage on W. 7th Street
- Retail dense area
- High traffic count
- Excellent visibility



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# PROPERTY INFORMATION

<b><u>BUILDING LOCATION/SIZE/ZONING</u></b>	
Street Address	525 W. 7th Street
City, State, Zip	Auburn, IN 46706
County/Township	DeKalb/Union Township
City Limits	Inside
Total Building Size	3,008 SF
Acreage	0.63
Lot Dimensions	178.5' x 155'
Zoning	C2-General Commercial

<b><u>PRICE/AVAILABILITY</u></b>	
Sale Price	\$450,000.00
Sale Price/SF	\$149.60
Available	Immediately
Annual Income Gross Average - Last 3 Years	\$28,191*
*Financial Info Available Upon Request	
Land Contract Sale Possible	

<b><u>BUILDING DATA</u></b>	
Date of Construction	1995
Building Type	Masonry
Self Serve Bays	5
Exterior Truck Bay	1
Vacuum Stations	7
Roof	Flat
Condition	Good

<b><u>UTILITIES</u></b>	
Electric	City of Auburn
Gas	NIPSCO
Water	City of Auburn

<b><u>DESCRIPTION</u></b>
Redevelopment opportunity on Auburn's busiest corridor 180' frontage on W. 7th Street. Excellent visibility.

<b><u>PROPERTY TAXES</u></b>	
Parcel Numbers:	18-06-31-227-001
	18-06-31-227-002
	18-06-31-227-003
Assessment: Land	\$28,700
Improvements	\$34,900
Total Assessment	\$63,600
Annual Taxes	\$1,766.01 (\$0.37 psf)
Tax Year	2019 Payable 2020



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# ADDITIONAL PHOTOS

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# AERIAL MAP

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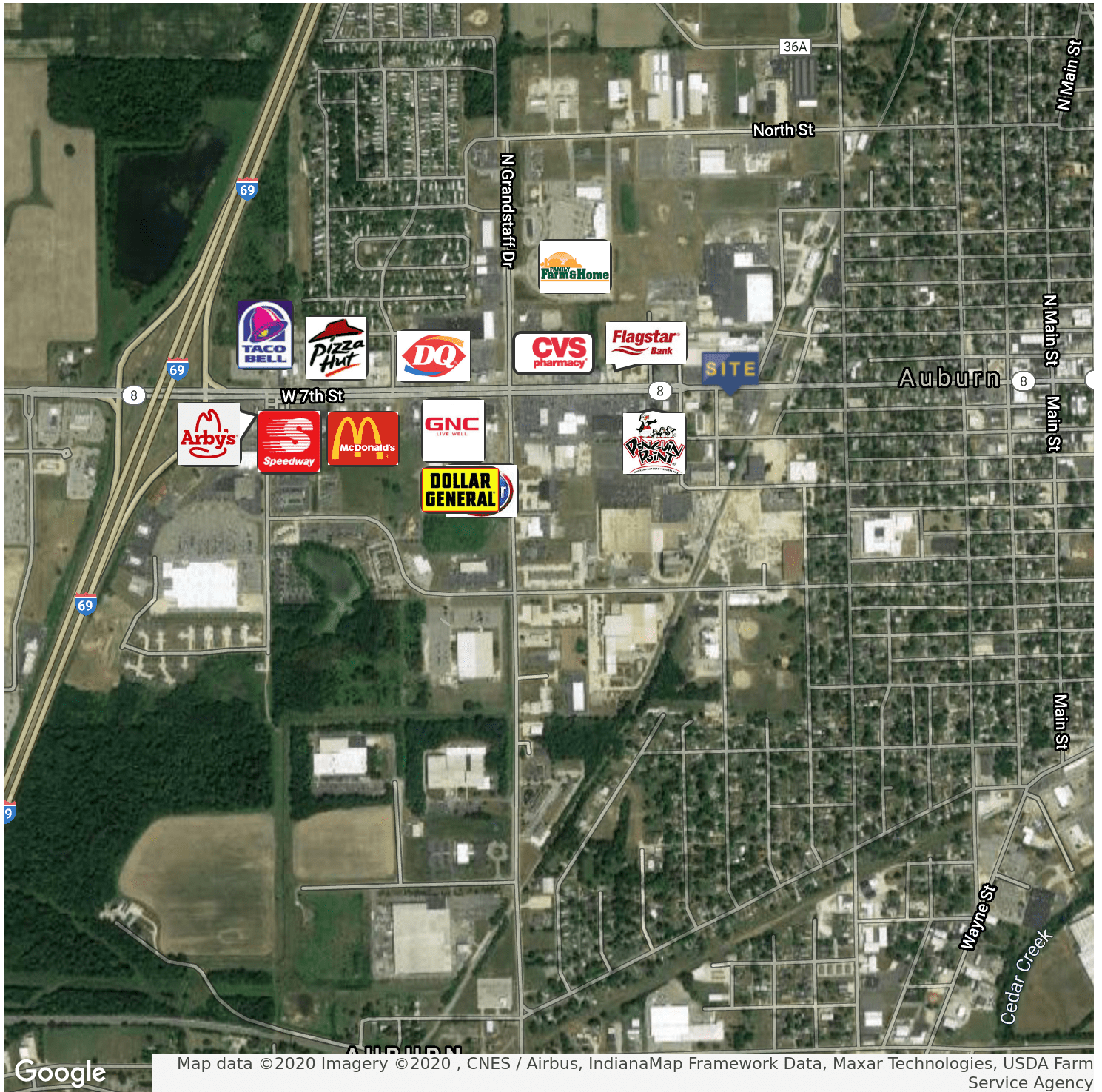


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# RETAILER MAP



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# LOCATION MAPS

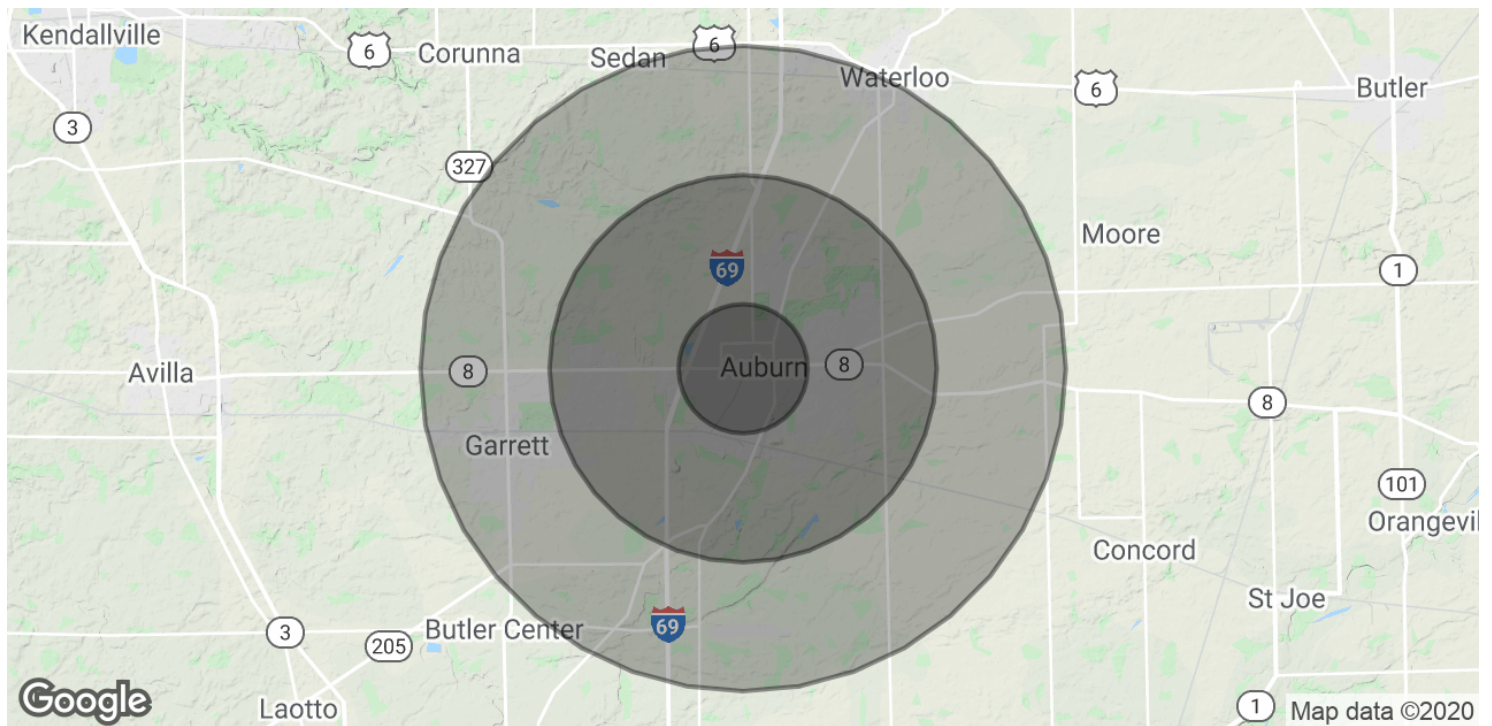


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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,701	14,874	24,725
Average age	35.3	36.3	36.8
Average age (Male)	35.0	36.5	37.2
Average age (Female)	36.4	37.1	37.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,961	5,972	9,684
# of persons per HH	2.4	2.5	2.6
Average HH income	\$47,321	\$51,970	\$54,420
Average house value	\$99,636	\$103,349	\$112,404

\* Demographic data derived from 2010 US Census



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