

LEASE

RETAIL



W. 7TH ST. STOREFRONT



1102 W. 7TH ST., AUBURN, IN 46706

PRICE REDUCED

\$13.00 SF/YR NNN

PROPERTY HIGHLIGHTS

- Located on heavily traveled State Road 8
- 1/4 mile east of Interstate 69
- Prime retail space with strong co-tenants: Five Lakes Coffee, Jimmy John's, Papa John's and BP Fueling Station

Original Rate:	\$14.00 SF/YR
Available SF:	795 SF
Lot Size:	1.616 Acres
Building Size:	13,680 SF



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BRADLEYCO.COM



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BUILDING INFORMATION

Parcel ID	18-06-30-376-001
Tenancy	Multiple
Parking	Surface
Annual Taxes: 2020 Pay 2021	\$19,475.42

OPERATING INFORMATION

Water/Sewer	Municipal
Gas Supplier	NIPSCO
Power Supplier	City of Auburn

TRAFFIC

W. 7th St.	26,804 VPD
Interstate 69	34,949 VPD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Miles
Total Population	3,708	16,635	25,907
Total Households	1,495	6,775	10,174
Average Household Income	\$60,507	\$69,997	\$68,908

ANNUAL TAXES

2020 Pay 2021	\$19,475.42
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