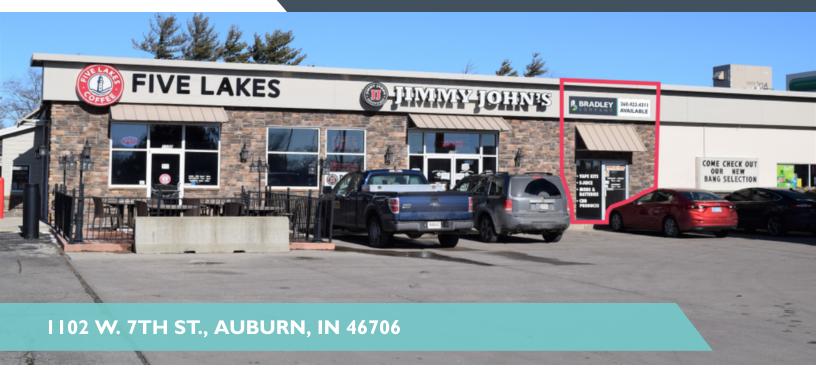


# RETAIL

# W. 7TH ST. STOREFRONT



# 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







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

**LEASE** 

RETAIL

#### **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**

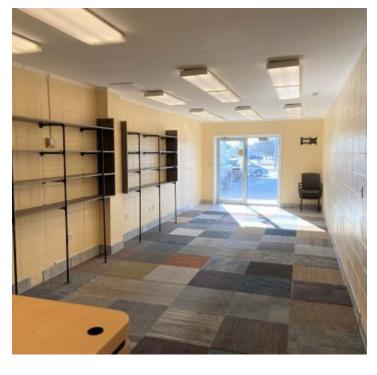
W. 7th St.	26,804 VPD
Interstate 69	34,949 VPD

### **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





#### DAVE HORACEK

Broker 260.755.7824 dhoracek@bradleyco.com

## BROOK STEED, EDFP

Broker | Economic Development Specialist 260.755.7810 bsteed@bradleyco.com



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

LEASE

**RETAIL** 



#### DAVE HORACEK

Broker 260.755.7824 dhoracek@bradleyco.com

### BROOK STEED, EDFP

Broker | Economic Development Specialist 260.755.7810 bsteed@bradleyco.com