

BND

COMMERCIAL

COMMERCIAL LOTS AVAILABLE 1 TO 20 ACRES SMALTZ WAY AUBURN, INDIANA



HIGHLIGHTS: Auburn Shoppes

Outlots Available: 1 to 20+ Acres

Build-to-Suit Options

Part of 70-acre retail development along I-69

Located at SWC of SR 8 and I-69 in Auburn, IN

I-69 Visibility; Highway signage available

Only 15 miles north of Fort Wayne, IN

Zoned C-2

Sale Price: \$5 to \$8/SF



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BND**COMMERCIAL****COMMERCIAL LOTS AVAILABLE
1 TO 20 ACRES
SMALTZ WAY
AUBURN, INDIANA****COMMENTS:**

- Build-to-Suit option available
- Fast-growing retail development along I-69
- Signage available
- Located at heavily traveled SR 8 exit into/out of Auburn, IN
- Excellent highway visibility with great access
- Proposed 38,000 SF building with interstate frontage
- Neighboring tenants include Home Depot, NCG Cinema, Buffalo Wild Wings, and Hampton Inn

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Property Highlights

Parcel Number	22-05-36-200-030; 22-05-36-200-003; 22-05-36-200-006
Address	SR 8 at I-69
City / State / Zip	Auburn / IN / 46706
Sale / Lease	Sale
Available Land Size	Approximately 20+/- acres total
Zoning	C-2 General Commercial
Number of Parcels	Two
Dimensions	Irregular
Nearest Highway	I-69
Distance to Interstate	Approx. 2 blocks
Neighboring Tenants	Home Depot, Cebolla's Mexican Restaurant, Buffalo Wild Wings, Cracker Barrel, Hampton Inn, and NCG Cinemas

Lots Available:

Lot 3A (0.99 Acres)	\$5.50/SF	\$237,184
Lots 8, 9, 10, 11 (8+/- Acres - Interstate Frontage)	\$8.00/SF	\$348,480/Acre - Divisible
Adjacent to Home Depot (11.784 Acres)	\$5.00/SF	\$216,876/Acre - Divisible

2018 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,260	18,459	24,743
Avg. H/H Income	\$57,111	\$60,878	\$62,437

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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