



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

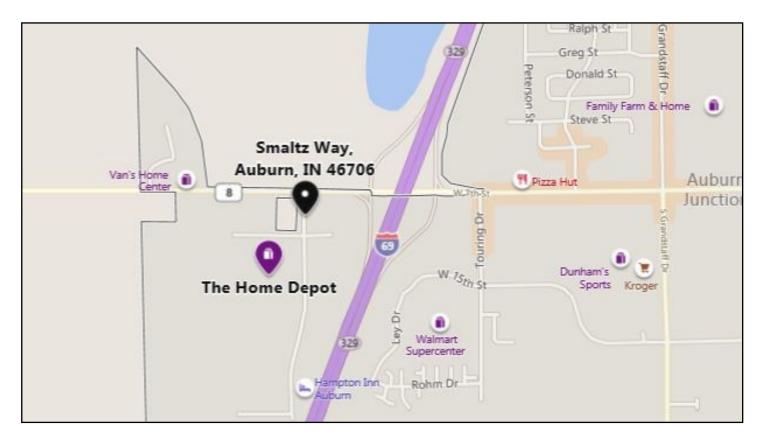
Zoned C-2

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

O. Karl Behrens, CCIM, SIOR Direct: (260) 407-7115 Cell: (260) 410-3627 kb@bnd.net **Breck Johnson** Direct: (260) 421-1915 Cell: (260) 705-7532 bj@bnd.net







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	Тwo			
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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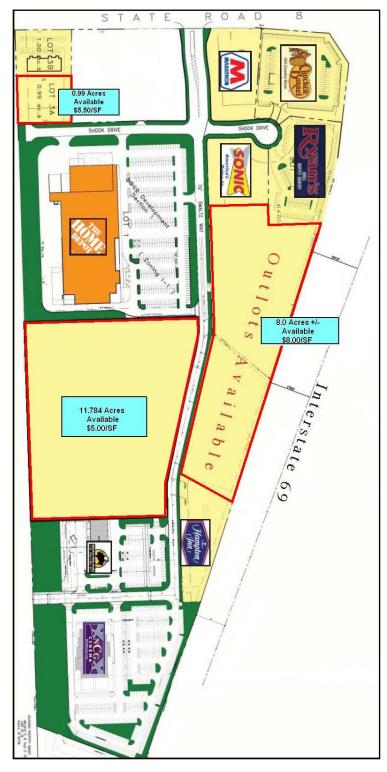
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