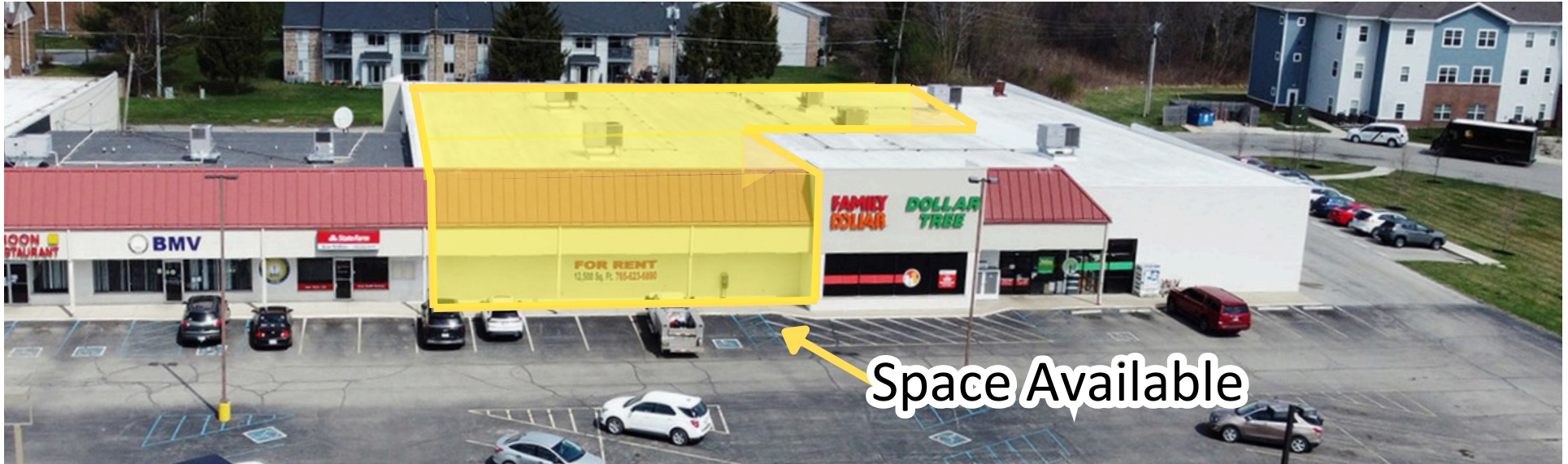


FOR LEASE



CARTER'S TIPTON MALL

852 - 858 E Jefferson St, Tipton, IN 46072

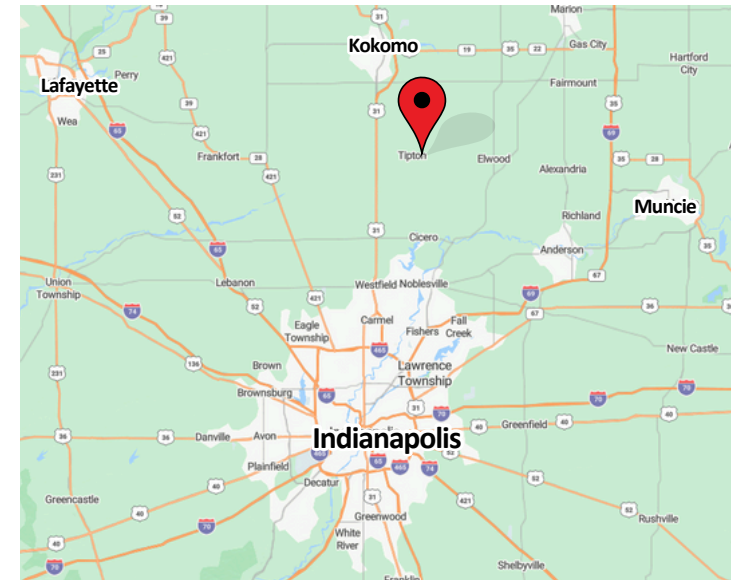


PROPERTY OVERVIEW

Positioned in a thriving retail corridor, this 12,500 SF space at 852 - 858 E Jefferson St, Tipton, IN, offers an excellent opportunity for retailers seeking high visibility and strong co-tenancy. Anchored by Family Dollar, Ace Hardware, Tractor Supply Co., and O'Reilly Auto Parts, this location benefits from consistent foot traffic and a built-in customer base. The space features a wide-open floor plan, ample parking, and a convenient loading dock, making it ideal for a variety of retail or service-oriented businesses.

SUMMARY

AVAILABLE SF:	+/- 12,500 SF	LOADING DOCKS:	1
LEASE RATE:	\$7.75 PSF NNN	AVG HH INCOME (5 MI):	\$77,497



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AERIAL VIEW



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