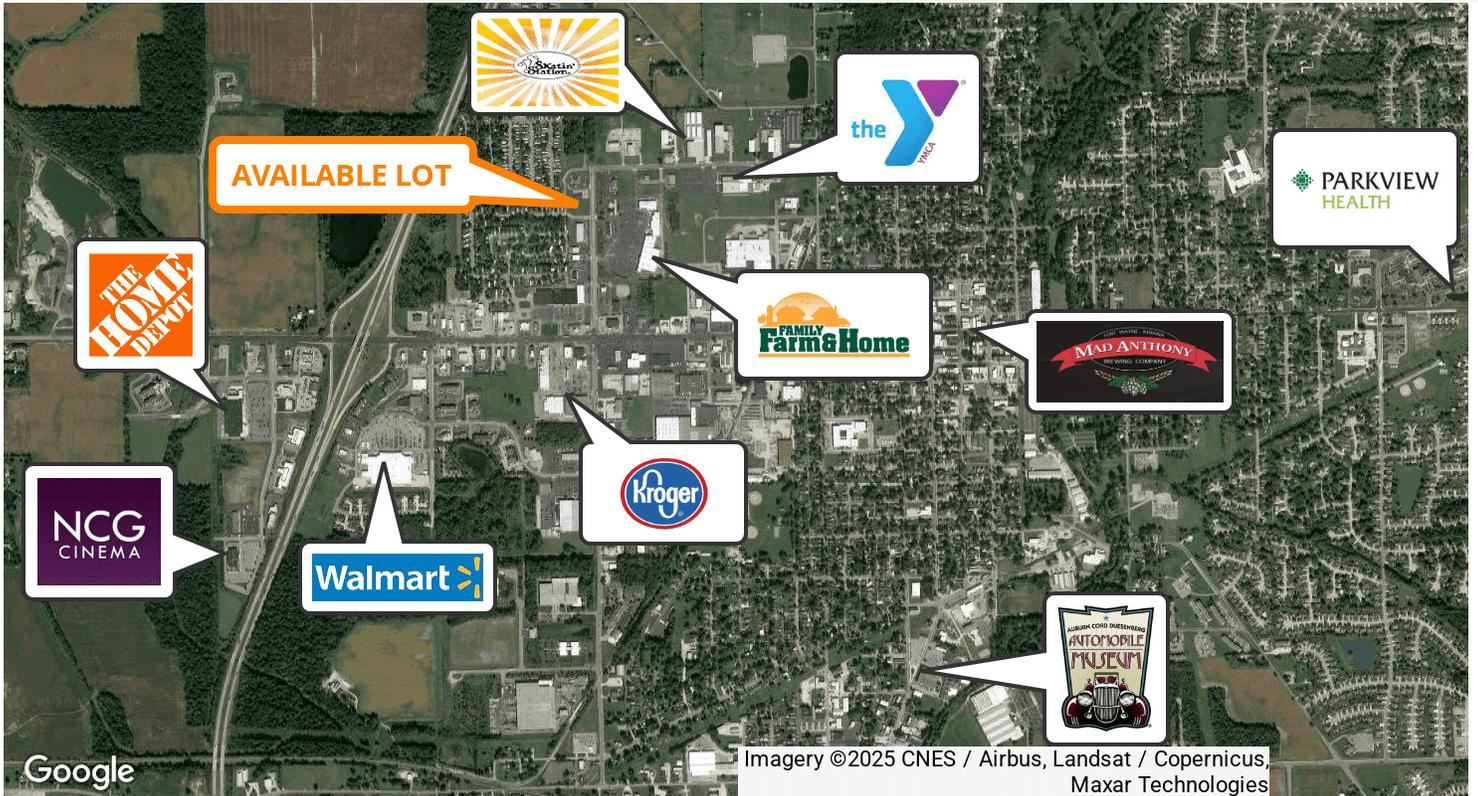


RETAIL OR OFFICE LOT

N GRANDSTAFF DRIVE, AUBURN, IN 46706

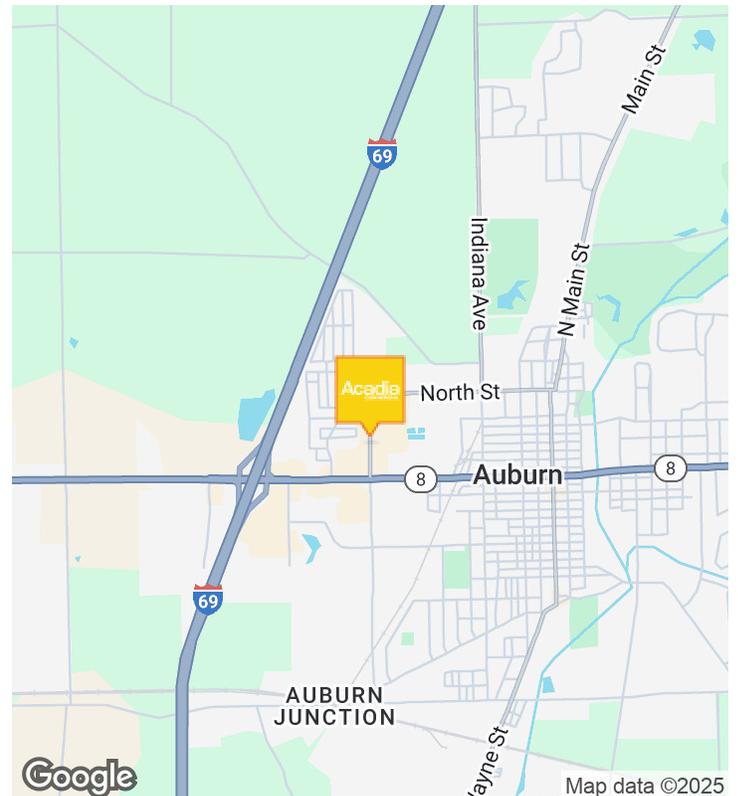


LOCATION DESCRIPTION

Discover the potential of the prime location on N Grandstaff Drive in Auburn, IN, 46706. This growing area offers a strategic opportunity for land and retail investment, with high visibility and easy access to major transportation routes. The property is nestled within a vibrant community and is in close proximity to popular retailers, dining establishments, and residential developments. Don't miss out on this ideal location for a retail or office venture with promising potential in the thriving market.

OFFERING SUMMARY

Sale Price:	\$345,000
Lot Size:	1.3 Acres
Zoning:	C2- General Commercial
Market:	Development
Sub-Market:	Retail/Commercial



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RETAIL OR OFFICE LOT

N GRANDSTAFF DRIVE, AUBURN, IN 46706

Sale Price	\$345,000
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LOCATION INFORMATION

Building Name	Retail or Office Lot
Street Address	N Grandstaff Drive
City, State, Zip	Auburn, IN 46706
County	Dekalb
Cross-Streets	Greg St.
Township	Union Township
Side of the Street	West
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	SR-8
Distance from SR-8	0.3 Miles
Distance from I-69	0.7 Miles

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	C2- General Commercial
Lot Size	1.3 Acres
APN #	18-06-30-326-013
Lot Frontage	179 ft.
Lot Depth	260 ft.
Corner Property	Yes
Traffic Count	7,825 VPD aprx.
Traffic Count Street	N. Grandstaff Drive
Traffic Count Frontage	179 ft.
Amenities	All Public, City of Auburn
Topography	Flat



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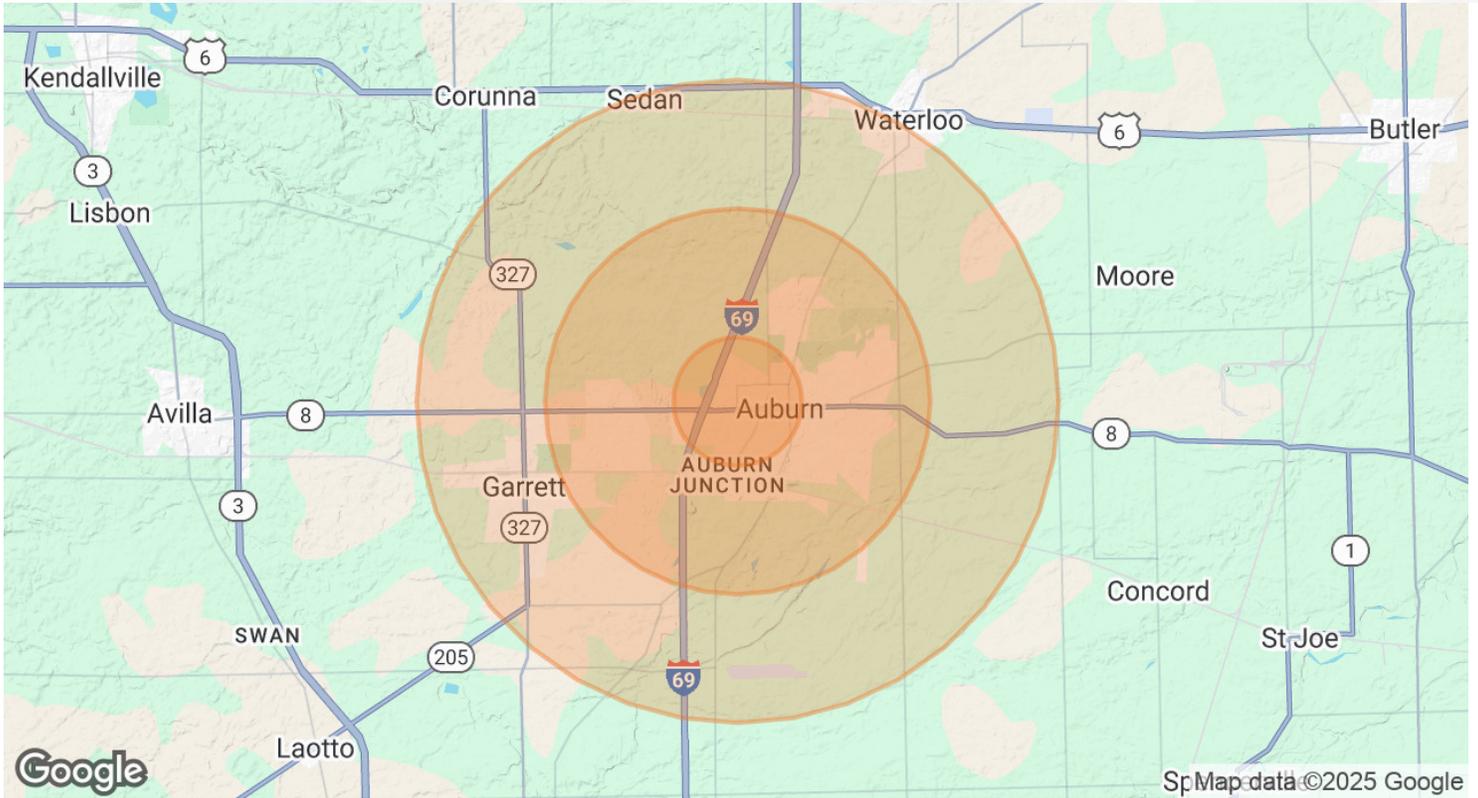
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RETAIL OR OFFICE LOT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,842	16,208	25,336
Average Age	39	41	40
Average Age (Male)	38	39	39
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,597	6,680	10,191
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$68,143	\$80,757	\$83,650
Average House Value	\$139,796	\$186,739	\$200,773

Demographics data derived from AlphaMap

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