

**RETAIL****FOR LEASE**

## Space Available in Highly Visible Shopping Center

This 4,816 SF suite has one large room for retail sales and showroom and an adjacent room for warehousing and inventory which could be combined for a larger retail space. The suite is equipped with one office, one ADA bathroom and a mechanical room with 600 Amps of power. Full height glass windows cover the span of the entire front of this suite and gives the tenant many options for signage and window decals. Other tenants in the center include Anytime Fitness, Salvation Army, Great Clips, Little Caesars, Dollar Tree, Harbor Freight, Manpower Staffing, Dekalb County WIC, .

## Property Highlights

- ▶ Professionally managed and well-maintained shopping center
- ▶ Suite remodeled in 2019
- ▶ Only a half mile from I-69
- ▶ Abundant parking
- ▶ Pylon & façade signage available
- ▶ Excellent traffic counts

**KEVIN ELLIS**

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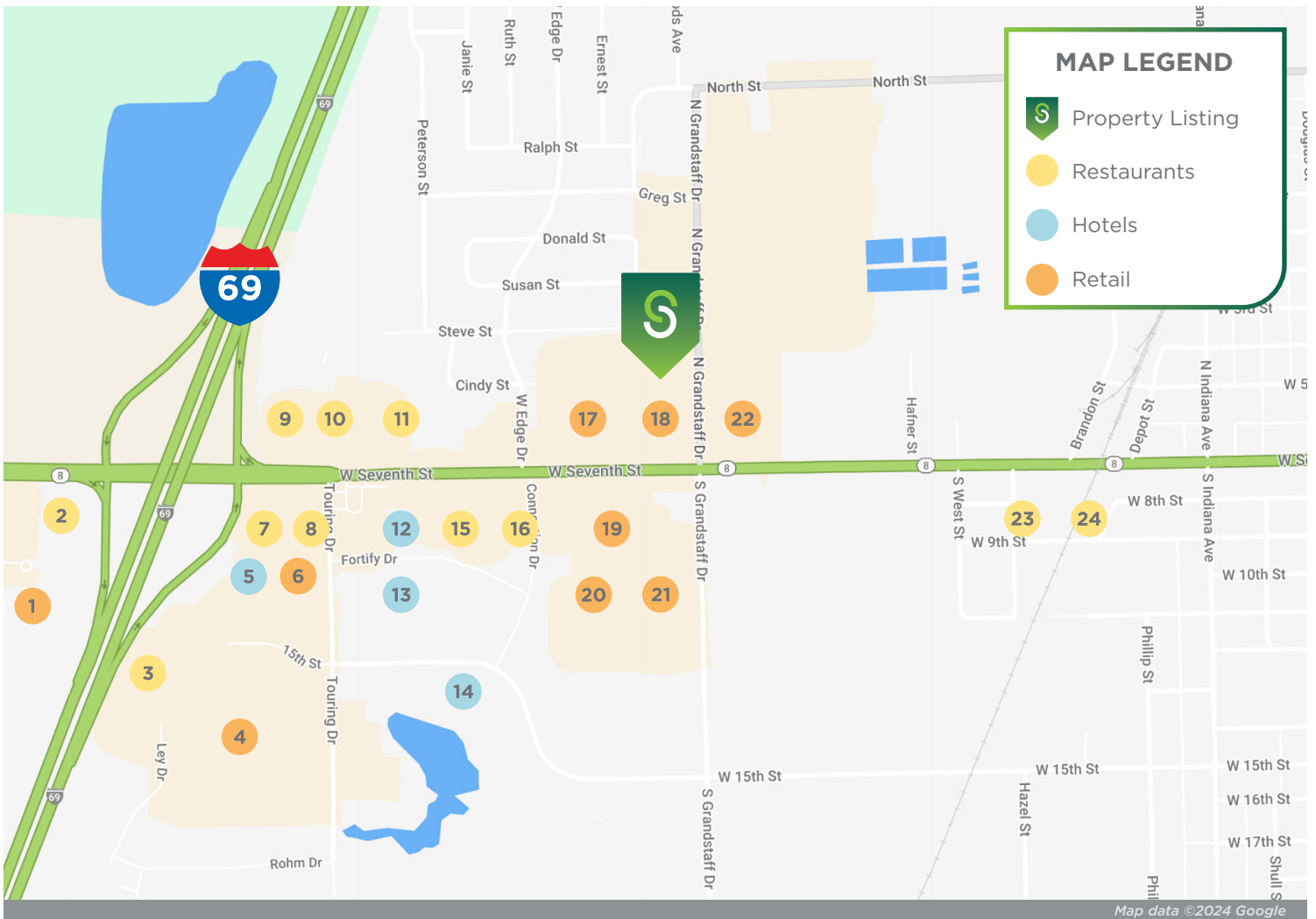
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## Auburn Shopping Center

253 N Grandstaff Drive

Auburn, IN 46706



## Excellent Location

Auburn Shopping Center is on the eastern side of Auburn's retail corridor, filled with local and national businesses including:

- |                                  |                        |                       |
|----------------------------------|------------------------|-----------------------|
| 1. Home Depot                    | 9. Chipotle            | 17. Harbor Freight    |
| 2. Cracker Barrel                | 10. Taco Bell          | 18. Dollar Tree       |
| 3. Applebee's                    | 11. Pizza Hut          | 19. Goodwill          |
| 4. Walmart                       | 12. Days Inn           | 20. Dunham's Sports   |
| 5. SureStay Plus by Best Western | 13. Baymont by Wyndham | 21. Kroger            |
| 6. ALDI                          | 14. Comfort Suites     | 22. CVS               |
| 7. Culver's                      | 15. McDonald's         | 23. Hot Head Burritos |
| 8. Arby's                        | 16. Burger King        | 24. Papa John's       |

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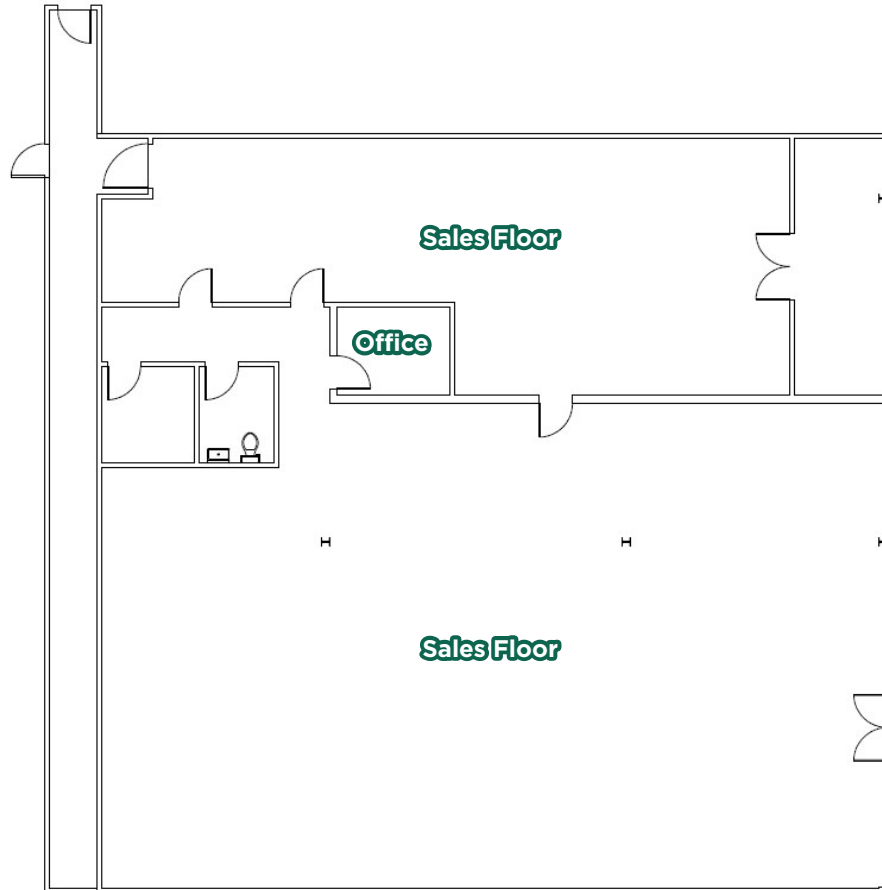


## Auburn Shopping Center

253 N Grandstaff Drive

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### Unit 253 - 4,816 SF



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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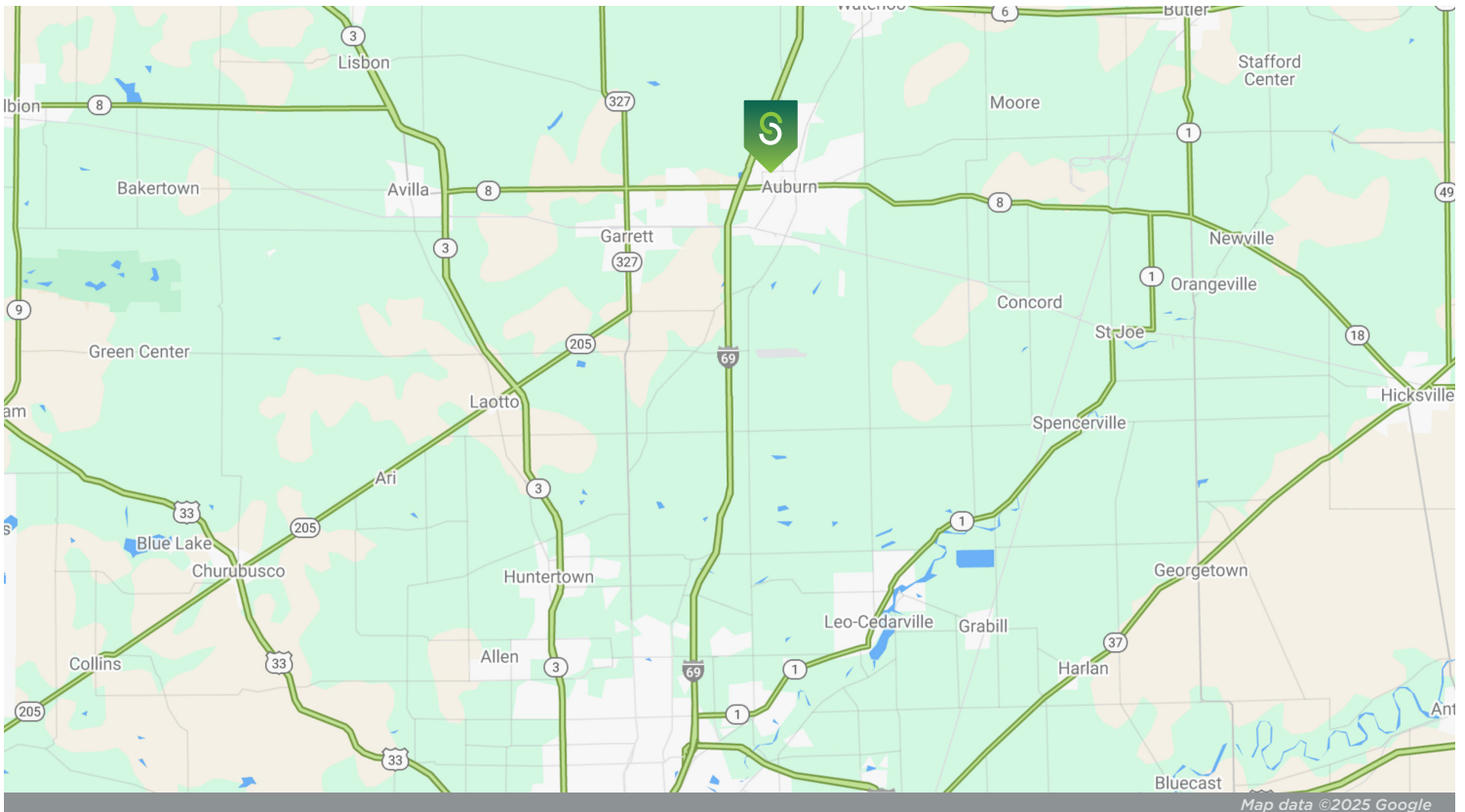




## Auburn Shopping Center

253 N Grandstaff Drive

Auburn, IN 46706



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## Auburn Shopping Center

253 N Grandstaff Drive  
Auburn, IN 46706

### PROPERTY INFORMATION

Address	253 N Grandstaff Drive
City, State, Zip	Auburn, IN 46706
County	Dekalb
Township	Union
Parcel Number	17-06-30-376-005.000-025
2024 Tax/Payable 2025	\$30,206.12



### LEASE INFORMATION

Lease Rate & Type	\$12.00/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

### AVAILABLE UNITS

Total Building Area	18,099 SF	
Total Available	4,816 RSF	
Max Contiguous	4,816 RSF	
Units Available	RSF	Monthly Rate
• Unit 253	4,816	\$4,816.00

### UTILITIES

Electric Provider	City of Auburn
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Auburn
High Speed Data	Frontier, Mediacom

### SITE DATA

Site Acreage	5.29 AC
Zoning	C2 - General Commercial
Parking	Paved lot

### RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	
Property Taxes	Tenant	\$1.00/PSF
Property Insurance	Tenant	\$0.36/PSF
Maintenance & Repairs	Tenant	
Common Area	Tenant	\$0.82/PSF
Roof & Structure	Landlord	
Janitorial	Tenant	

### BUILDING INFORMATION

Property Type	Retail
Year Built	1974, 2000
# of Stories	1
Construction Type	Steel & Block
Roof	Built Up
Heating	Natural Gas
A/C	Central Air
Sprinkler	No
ADA Compliant	Yes
Restroom	1
Signage	Pylon/façade

### ADDITIONAL INFORMATION

- Abundant parking - 267 spaces
- Excellent traffic counts
- Strong mix of existing tenants in shopping center and surrounding areas

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### About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



**#13**  
Top States for  
Doing Business  
(CNBC, 2023)



**7.5**  
Million  
Annual  
Visitors



**\$2B**  
in Capital  
Investment





**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager & Broker



**Shelby Wilson**  
Broker



**Ian Smith**  
Brokerage Associate

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Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**  
**SturgesProperty.com**



Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.

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### **Maintenance Management**

260 483 3123

[MaintainFortWayne.com](http://MaintainFortWayne.com)

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.

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### **Nexus Technology Partners**

260 425 2096

[NexusFW.com](http://NexusFW.com)

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.

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### **TI Source Project Management**

260 483 1608

[TI-Source.com](http://TI-Source.com)

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.

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### **Sturges Development**

260 426 9800

[SturgesDevelopment.com](http://SturgesDevelopment.com)

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.