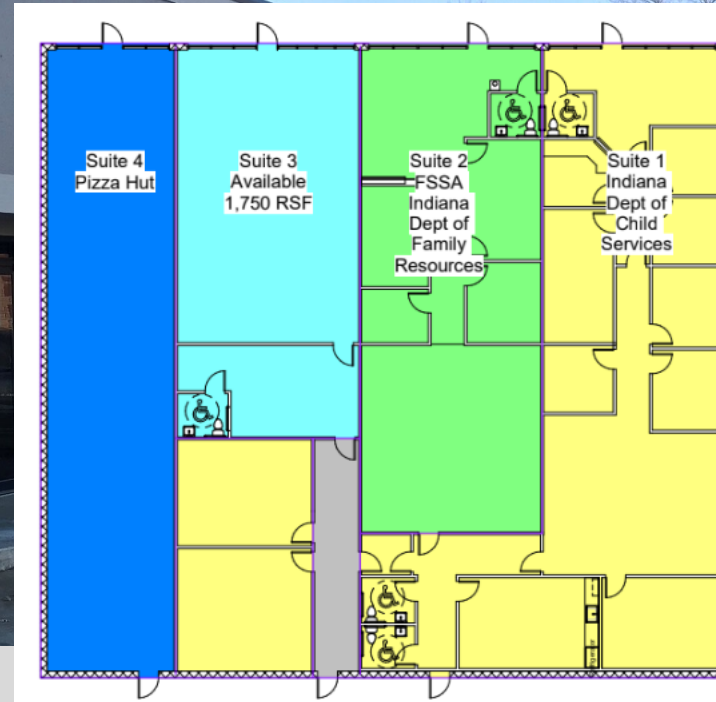
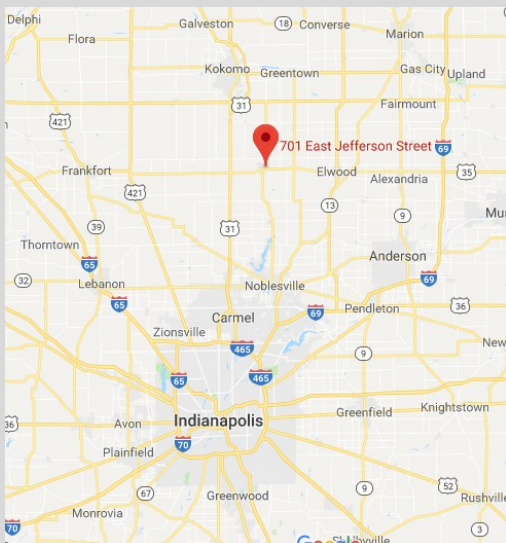


# RETAIL SPACE FOR LEASE

701 E Jefferson Street  
Tipton, Indiana 46072



## Tipton Commons Retail Space for Lease



- Only 1,750 SF remaining
- Highly visible Shopping Center on Jefferson & Ash Intersection
- Great location adjacent to the intersection with CVS, McDonald's, Casey's General Store and Dairy Queen
- High visibility and ample parking
- 7,500 VPD
- Building and pylon signage available

PROPERTY CONTACT  
**CRAIG MATHISON**  
260.804.6221  
cmathison@mathisoninv.com



# RETAIL SPACE FOR LEASE

701 E Jefferson Street  
Tipton, Indiana 46072

<b>Property Name</b>	701 E Jefferson Street
Street Address	701 E Jefferson Street
City, State	Tipton, IN
Zip	46072
City Limits	Yes
County	Tipton
Township	Cicero



## LEASE INFORMATION

Date Available	07/01/2026
Lease Rate	Negotiable Contact Agent
Term	NNN

## BUILDING SIZE

Building Size	9,785SF
Available Square Footage	1,750SF
Available Space Dimensions	+/-28 ft x 59 ft

## FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Janitorial	Tenant
Interior Maintenance & Repairs	Tenant
Common Area Maintenance	Tenant(NNN)
Insurance	Tenant
Property Taxes	Tenant
Roof & Structure	Landlord

## BUILDING INFORMATION

Property Type	Shopping Center
Year Built	2003
No. of Stories	1
Construction Type	Masonry Block/ Steel
Floor	Concrete
Roof	Flat
Ceiling Height	16 FT to Eaves
Heating/AC	HVAC

## UTILITIES

Electric Supplier	Tipton Utility Service Board
Natural Gas Source	Vectren
Water & Sewer	Municipal

## SITE DATA

Site Acreage	0.94
Frontage	126 Feet
Zoning	B-2
Zoning Description	Business
Parking	31 Spaces
Visibility	Excellent
Nearest Highway	Hwy 28 & Hwy 19
Nearest Interstate	I-69
Distance to Interstate	25 mi to I-69, 5 mi to Hwy 31
Distance to Commercial Airport	Indianapolis International, 57miles

## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	6,369	8,477	15,330
Median Age	42.2	42.3	43.25
Households	2,717	3,561	6,157
Household Income	43,839	44,130	51,341

## TRAFFIC

Collection	Cross Street	Traffic	Year	Distance
E Jefferson St	Poplar St, W	12,790	2016	0.02 mi
N Ash St	E Washington St, N	6,440	2016	0.02 mi
E Jefferson St	S Ash St, W	13,170	2016	0.35 mi
E Jefferson St	Court St, W	12,90	2016	0.41 mi
N Ash St	Cleveland St, S	4,440	2016	0.66 mi

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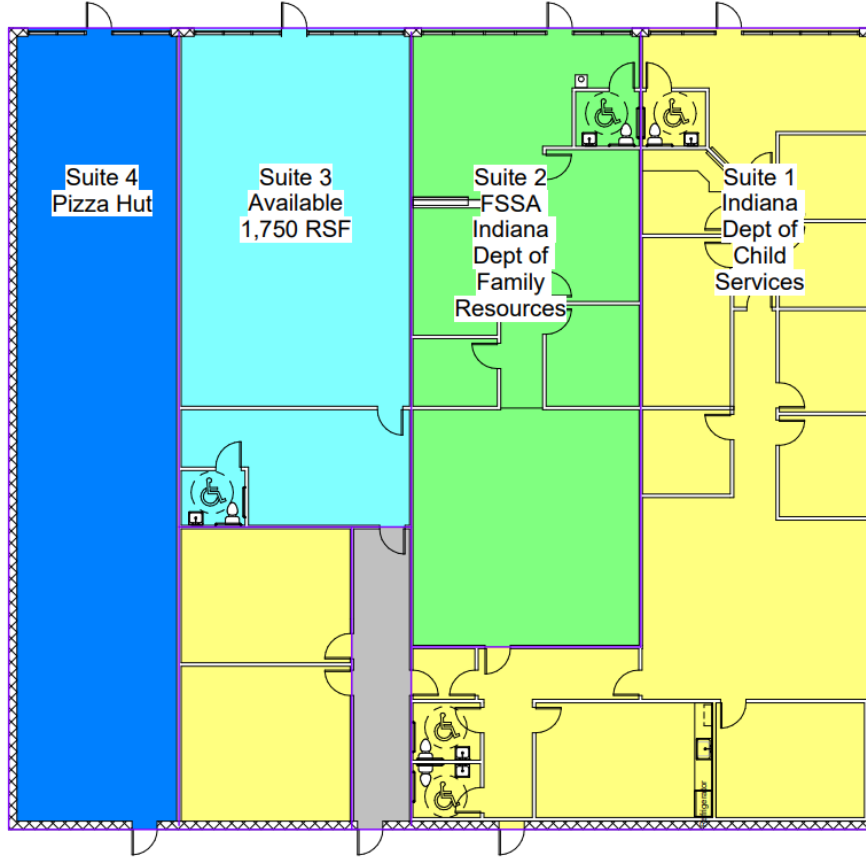
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# RETAIL SPACE FOR LEASE

701 E Jefferson Street  
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## Floor Plan



Suite	Size	Tenant
Suite 1	Leased	Indiana Department of Child Services
Suite 2	Leased	Tipton County Division of Family Resources
Suite 3	1,750 SF	<b>Available</b>
Suite 4	Leased	Pizza Hut

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