

**7th Street Shoppes**

523 West 7th Street

Auburn, IN 46706



New Construction Retail Space For Lease

One suite available in this new construction retail space in Auburn. The building is located on West 7th Street, which leads into downtown Auburn eastbound and I-69 westbound. Benefit from great visibility on a high traffic road that sees over 14,000 vehicles per day.

Property Highlights

- ▶ Suite 523 - 1,877 SF
- ▶ Excellent visibility
- ▶ Surrounded by national tenants including Papa John's, Hothead Burritos, and Jersey Mike's
- ▶ **FOR LEASE: \$25.00/SF/Yr NNN**

IAN SMITH

Brokerage Associate
260 424 8448
neal.bowman@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

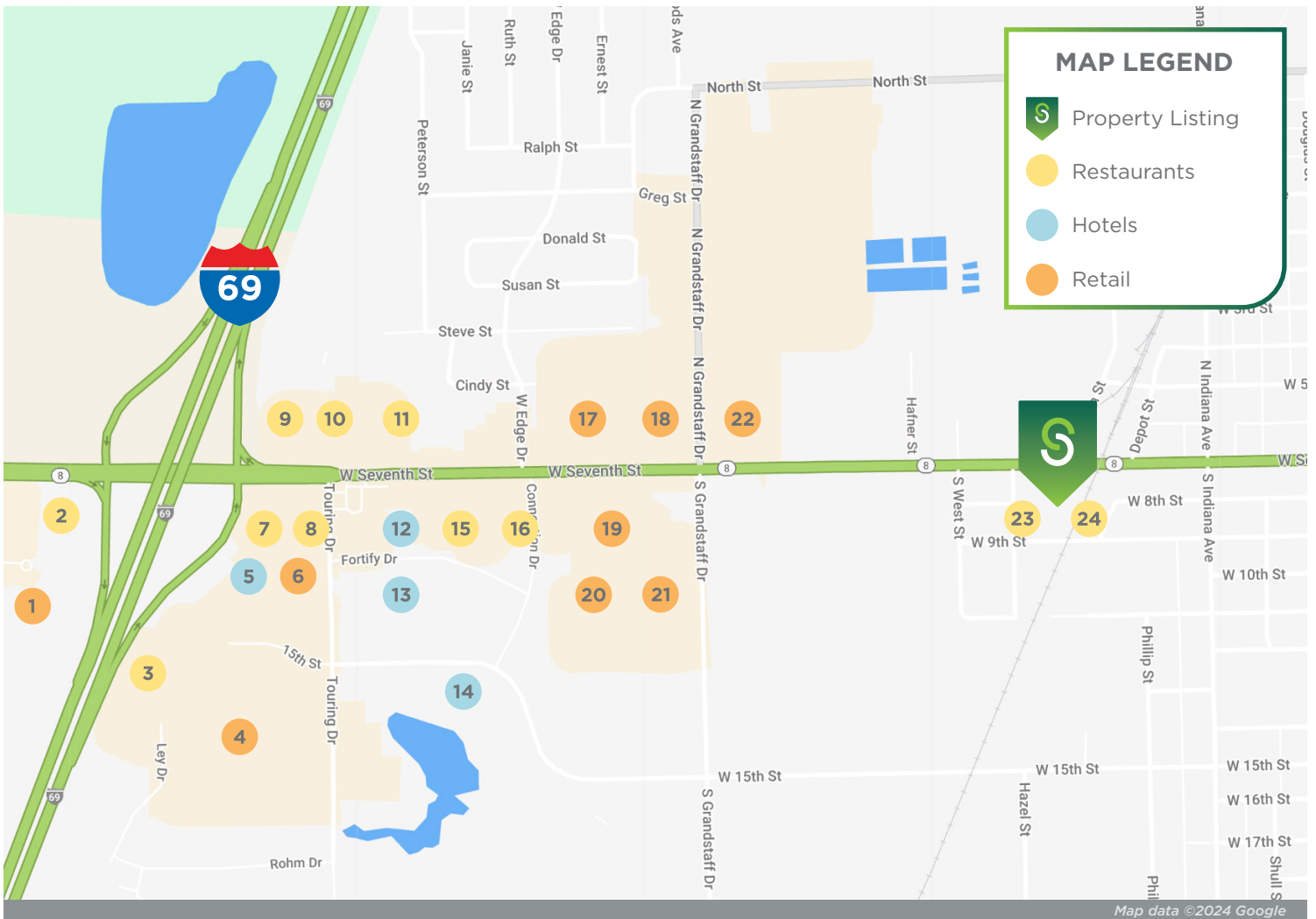
Listing Manager
260 424 8448
philip.hagee@sturgespg.com



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Excellent Location

7th Street Shoppes 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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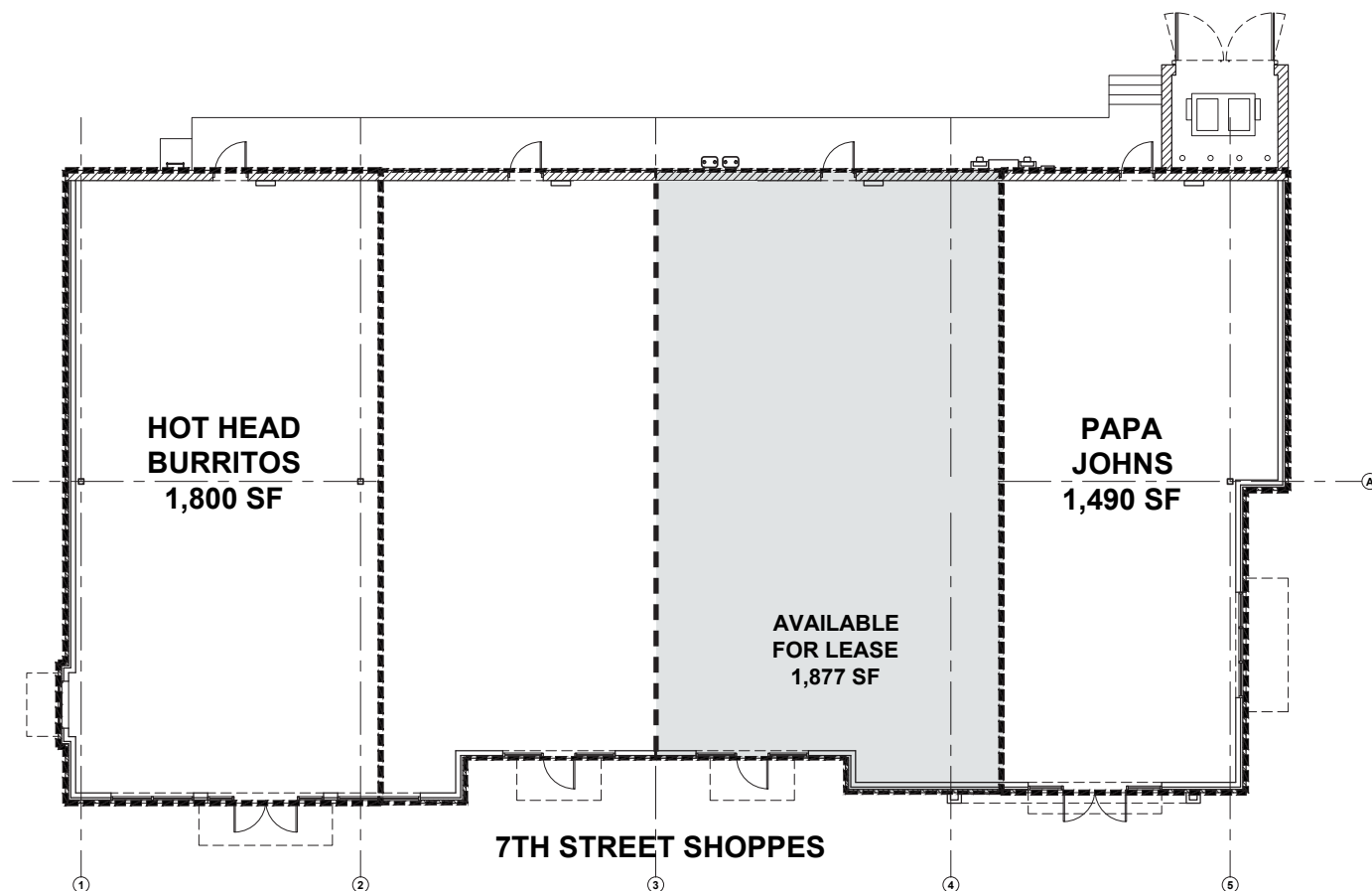


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Available Units - 3,365 SF



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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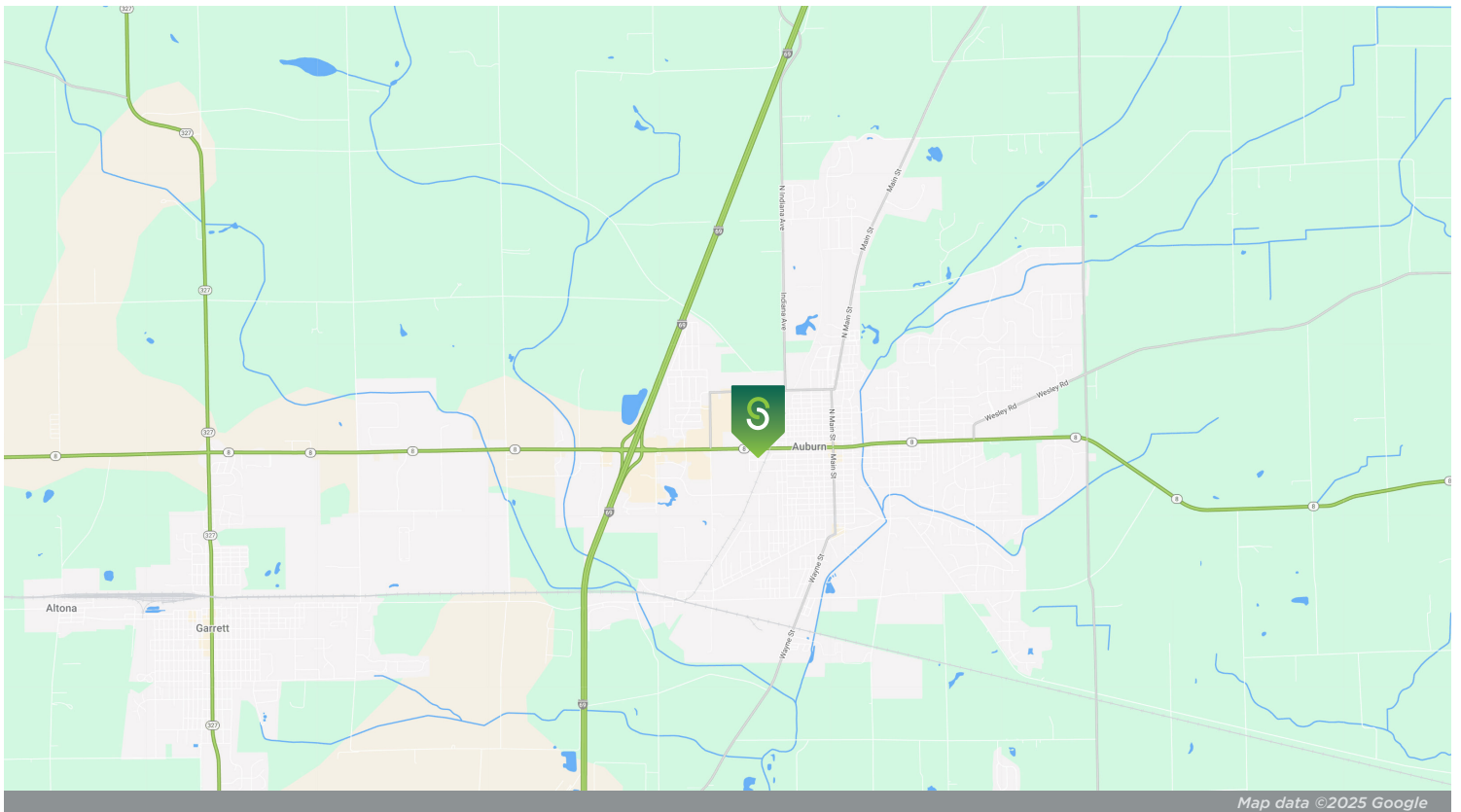
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PROPERTY INFORMATION

Address	523 W 7th St
City, State, Zip	Auburn, IN 46706
County	DeKalb
Township	Keyser
Parcel Number	18-06-31-227-001.002-003
2024 Tax/Payable 2025	\$1,197.68



LEASE INFORMATION

Lease Rate & Type	\$25.00/SF/Yr NNN
Terms	5+ years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	6,680 SF	
Total Available	1,877 RSF	
Max Contiguous	1,877 RSF	
Units Available	RSF	Monthly Rate
• Suite 523	1,877	\$3,910.42

UTILITIES

Electric Provider	City of Auburn
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Auburn

SITE DATA

Zoning & Description	C2 - General Commercial
Nearest Interstate	I-69, 0.8 miles
Traffic Count	15,000 VPD - 7th St

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Retail/Office
Year Built	2025
# of Stories	1
Construction Type	Concrete
Heating	RTU
A/C	RTU
Signage	Storefront

ADDITIONAL INFORMATION

- 1,877 SF new construction retail suite for lease
- Located within main retail corridor

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