

AUBURN PLAZA

1005 W Seventh St - Auburn, IN 46706



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Auburn Plaza is a Kroger and Dunham's Sports anchored center serving the Auburn community.

PROPERTY HIGHLIGHTS

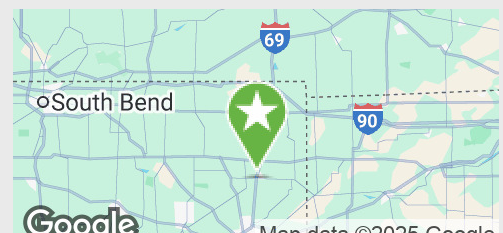
- 1,800 - 3,000 Square Feet Available
- 2,500 SF Turnkey Medical Space Available
- Kroger Anchored Community Center with Family Friendly Co-Tenancy
- Located at the Most Trafficked Intersection in Dekalb County with exposure to Over 33,539 Vehicles Per Day
- Less Than One Mile from I-69

DEMOGRAPHICS

	5 MILES	10 MILES
Total Population	26,628	51,860
Average HH Income	\$88,112	\$106,472
Businesses	1,109	1,840
Employees	13,842	21,953

TRAFFIC COUNTS

Seventh Street	24,734
Grandstaff Drive	8,805



MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

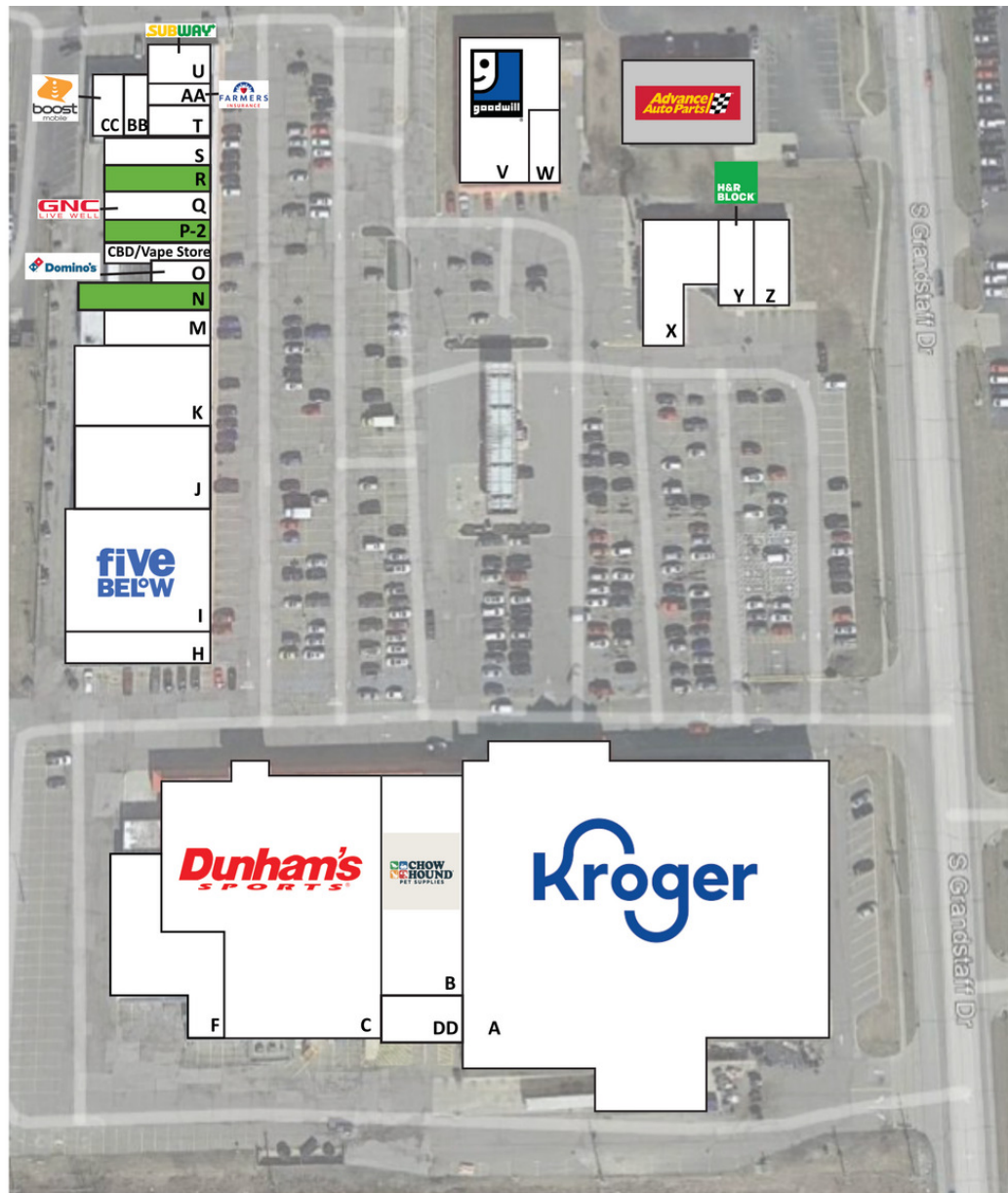
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Suite	Tenant	Sq. Ft.
A	Kroger Store/Fuel	57,220
B	Chow Hound	9,600
C	Dunham's Sports	25,312
F	Dekalb County School	5,900
H	Peking Buffet	4,500
I	Five Below	8,000
J	Lease Pending	5,000
K	Glik's	5,500
M	Classic City Tattoo	1,600
N	AVAILABLE	3,000

Suite	Tenant	Sq. Ft.
O	Domino's Pizza	1,000
P-1	CBD/Vape Shop	2,500
P-2	AVAILABLE	2,500
Q	GNC	2,000
R	AVAILABLE	1,800
S	La Nails Salon	1,200
T	Precision Garage Door	1,000
U	Subway	2,200
V	Goodwill	8,400

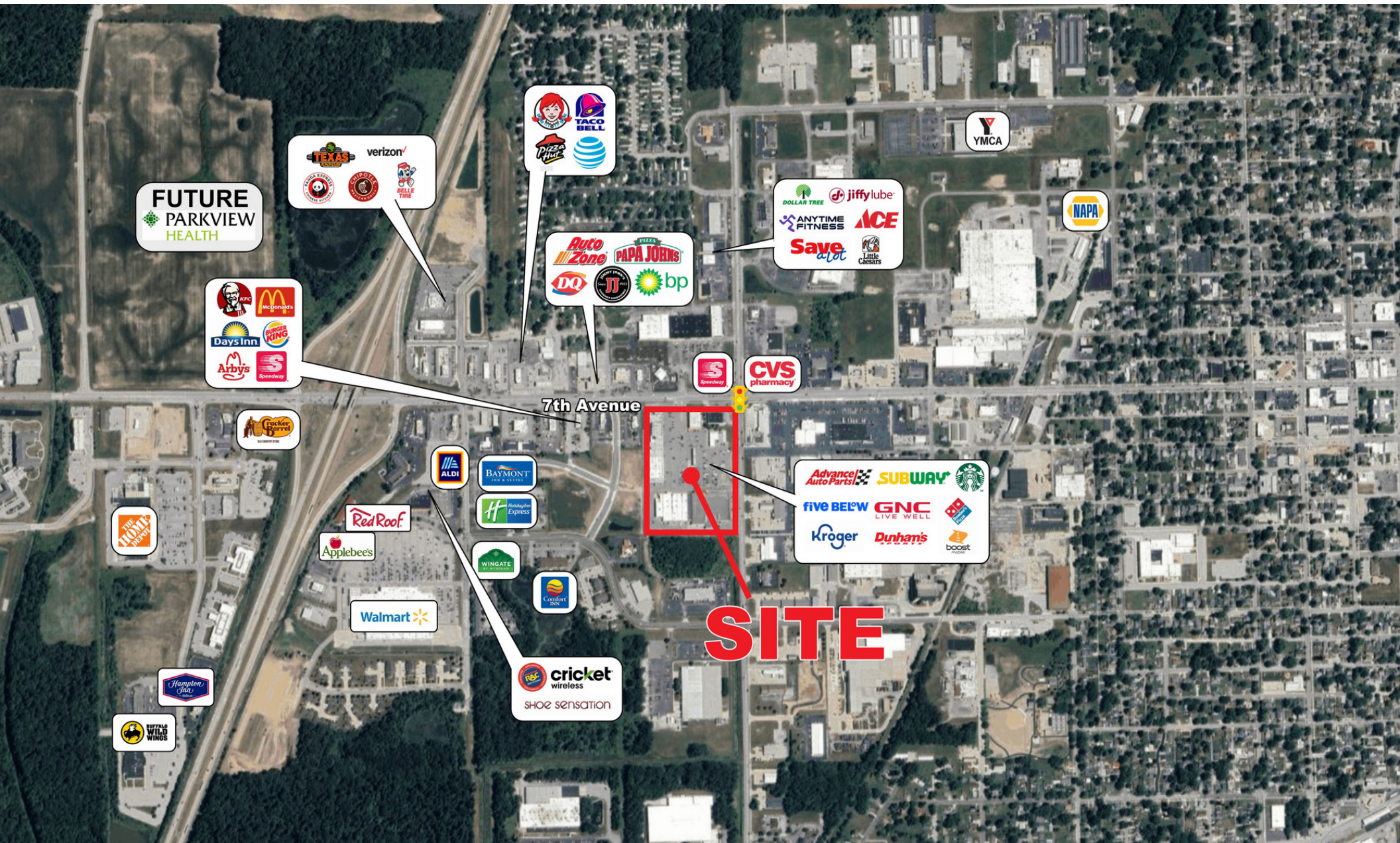
Suite	Tenant	Sq. Ft.
W	Low Bob's Tobacco	1,600
X	Campbell & Fetter	3,267
Y	H&R Block	2,400
Z	King Nails	1,300
AA	Farmer's Insurance	1,000
BB	Audiology Always	1,350
CC	Boost Mobile	1,400
DD	CrossFit	2,100
	TOTAL	162,649

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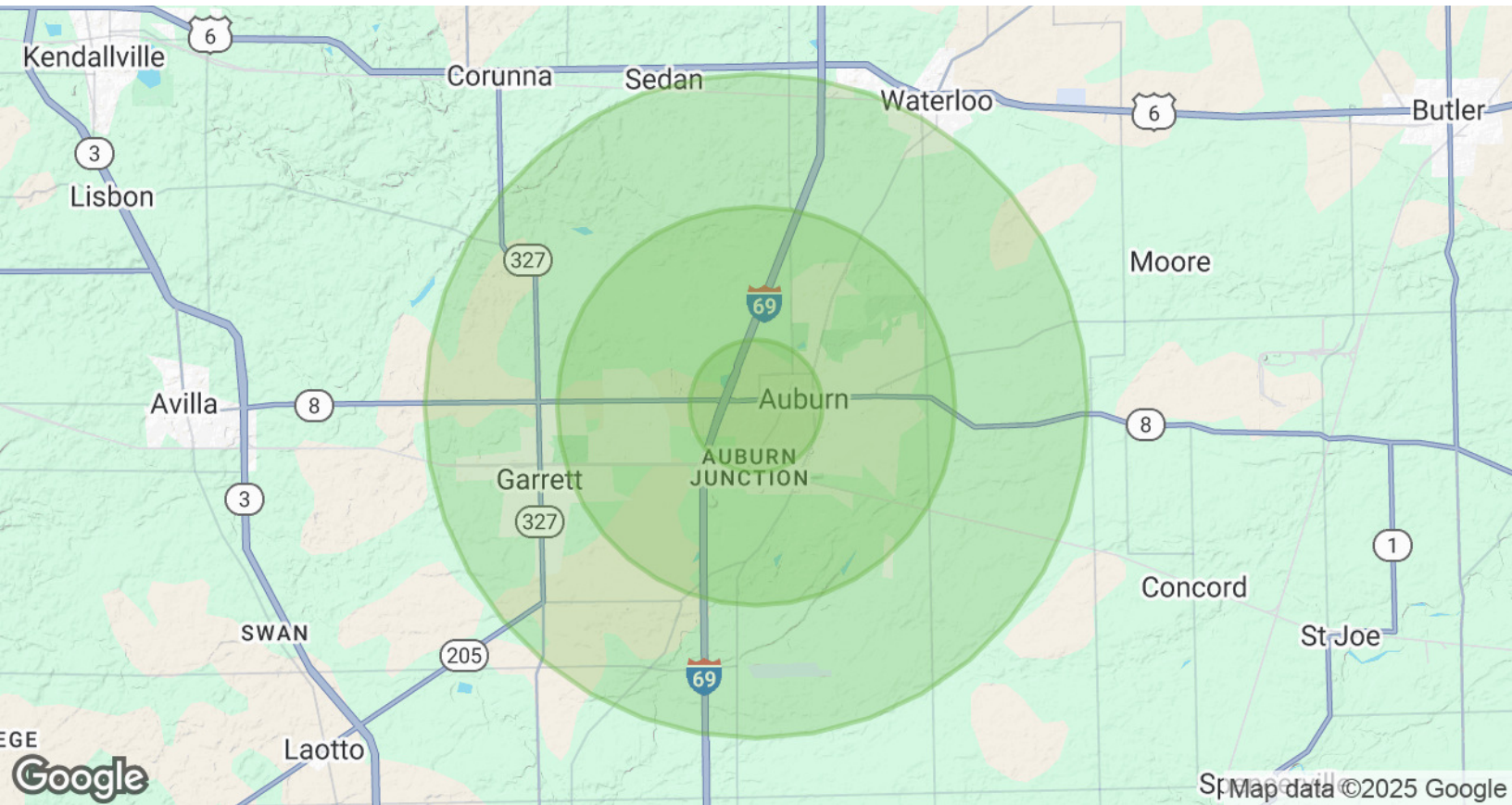


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POPULATION & HOUSING

	3 MILES	5 MILES	10 MILES
Total Population	16,451	26,628	51,860
Projected Annual Growth (2024-2029)	1.1%	1.0%	0.9%
Total Households	6,938	10,873	20,293
Median Home Value	\$166,036	\$170,149	\$201,488

INCOME & BUSINESS

	3 MILES	5 MILES	10 MILES
Average HH income	\$84,093	\$88,112	\$106,472
Daytime Population (16+ years)	15,825	21,211	35,986
Total Businesses	859	1,109	1,840
Total Employees	11,378	13,842	21,953

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