



1100-1102 W. 7th St.

Auburn, IN 46706

Property Overview

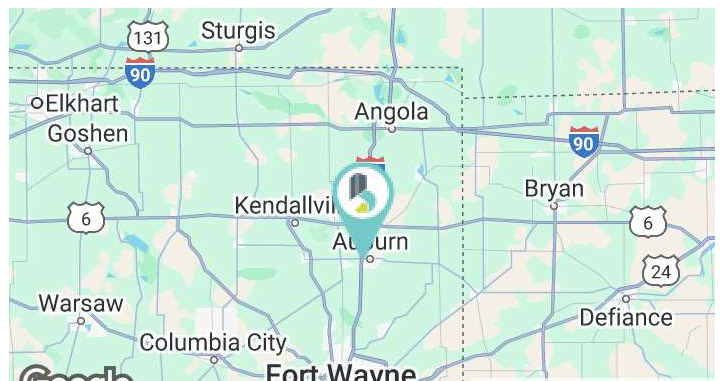
This 13,680 SF retail center is anchored by Auburn Fuel Mart, Five Lakes Coffee, and Jimmy John's, offering prime spaces for businesses seeking high visibility and accessibility. Located minutes off the I-69 interchange, the property benefits from excellent ingress and egress, supported by the new US 8 and 7th Street layout. Take advantage of this exceptional location to grow your business footprint or start your new retail storefront.

Property Highlights

- 795 SF Retail space located inline is perfect for small businesses looking for a compact and efficient footprint
- 1,260 SF Prime endcap space is a former pizza shop, build-out featuring drive-thru potential, ideal for food service, retail, or other high-traffic businesses
- 6,000 SF Flex space is positioned at the rear, this versatile space features: 1 dock door, and 2 drive-in doors. This space is perfect for a new concept restaurant, light industrial, distribution, or service businesses

LEASE RATE \$6.00 - 20.00 SF/YR (NNN)

Available SF:	795 - 6,000 SF
Lot Size:	1.616 Acres
Building Size:	13,680 SF



Chad Voglewede
 Broker

cvoglewede@bradleyco.com
 260.639.3377

Conner Call
 Broker | Market Research Analyst

ccall@bradleyco.com
 260.755.7823

Bill Drinkall, SIOR
 Senior Vice President

bdrinkall@bradleyco.com
 260.715.3408

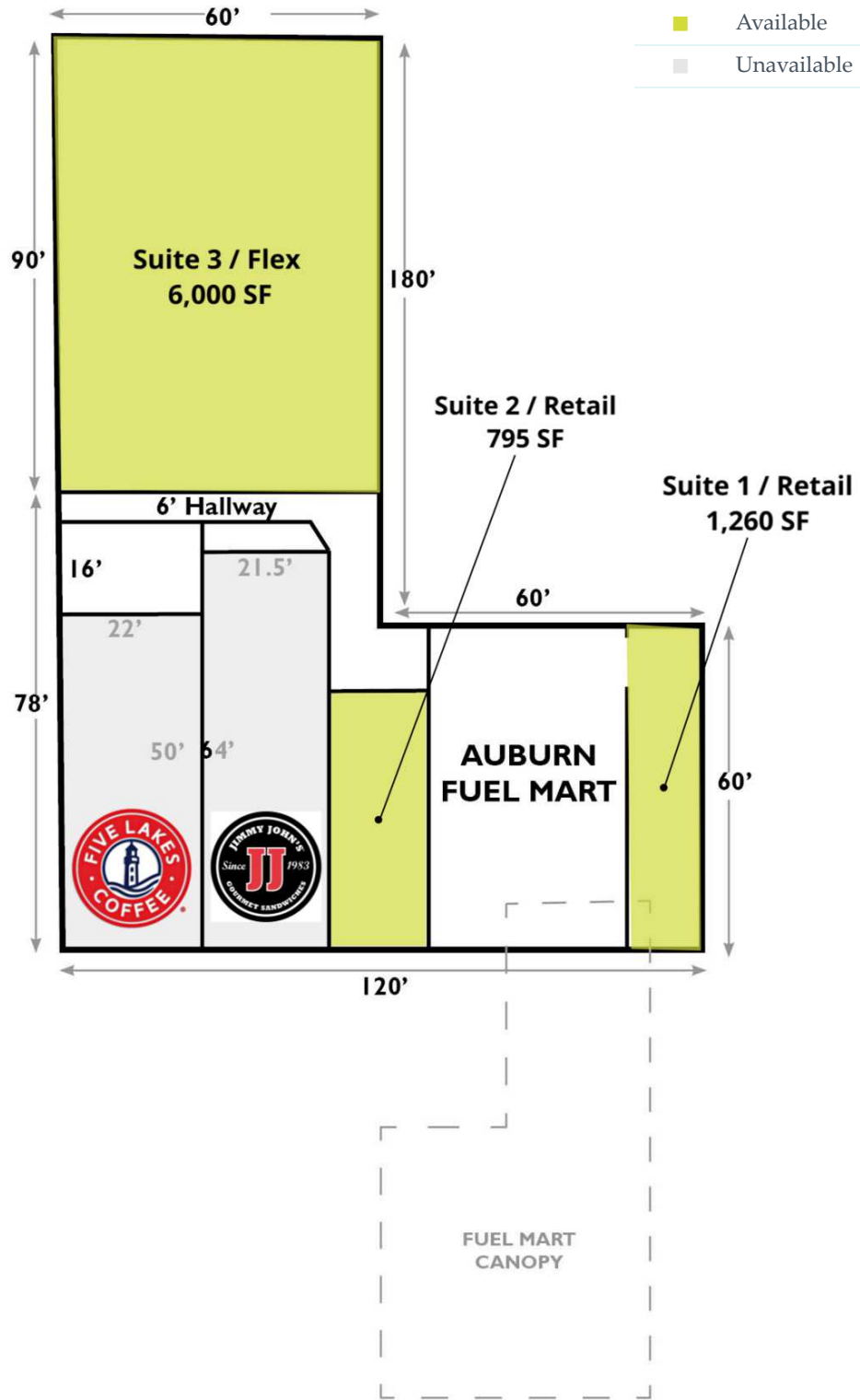


(Not to Scale)

Legend

■ Available

■ Unavailable

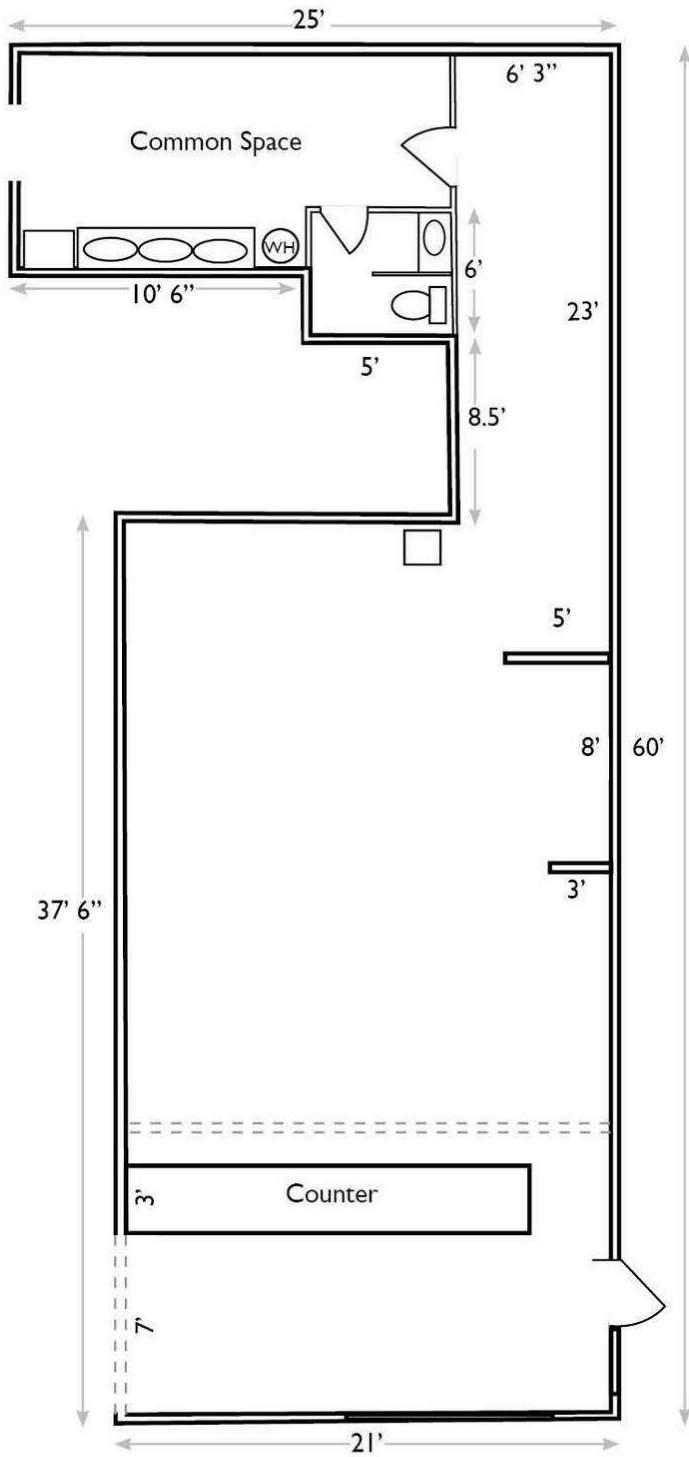


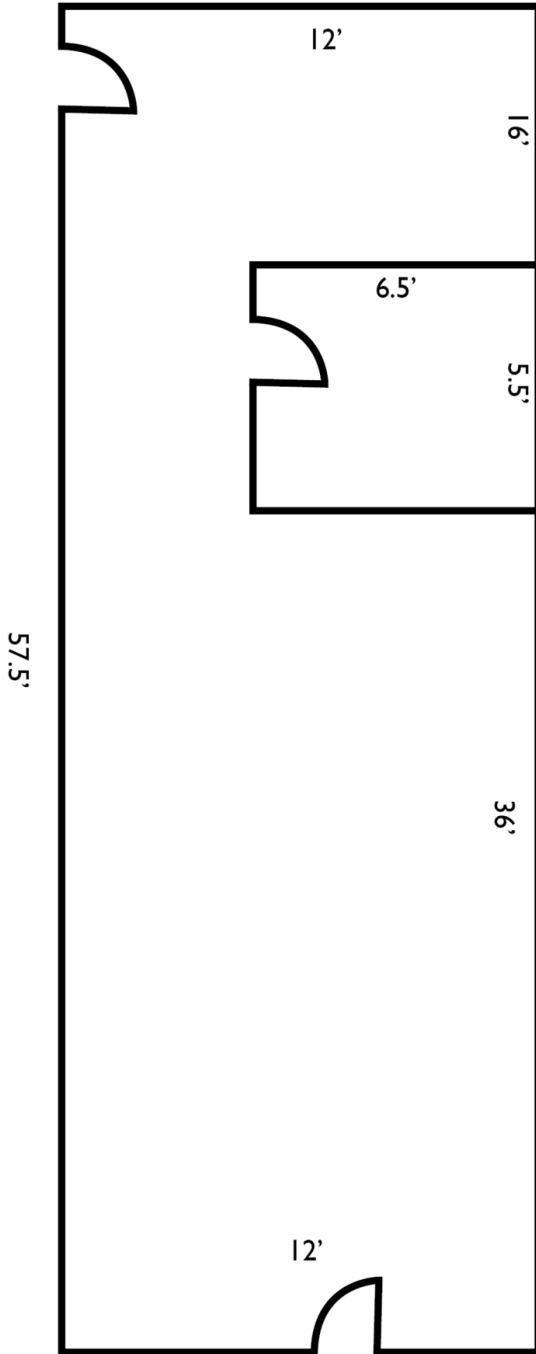
Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	795 - 6,000 SF	Lease Rate:	\$6.00 - \$20.00 SF/yr

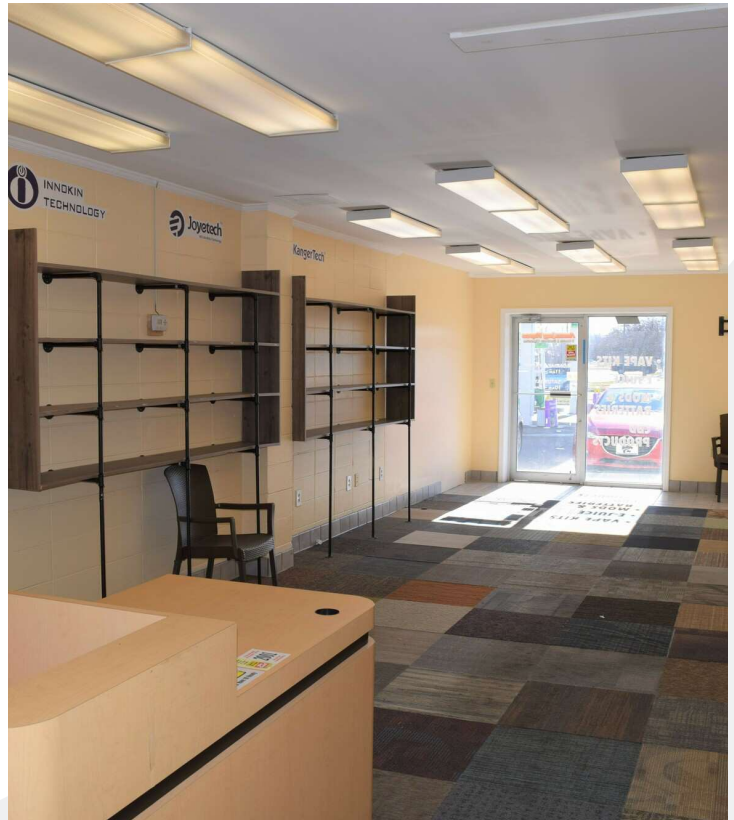
Available Spaces

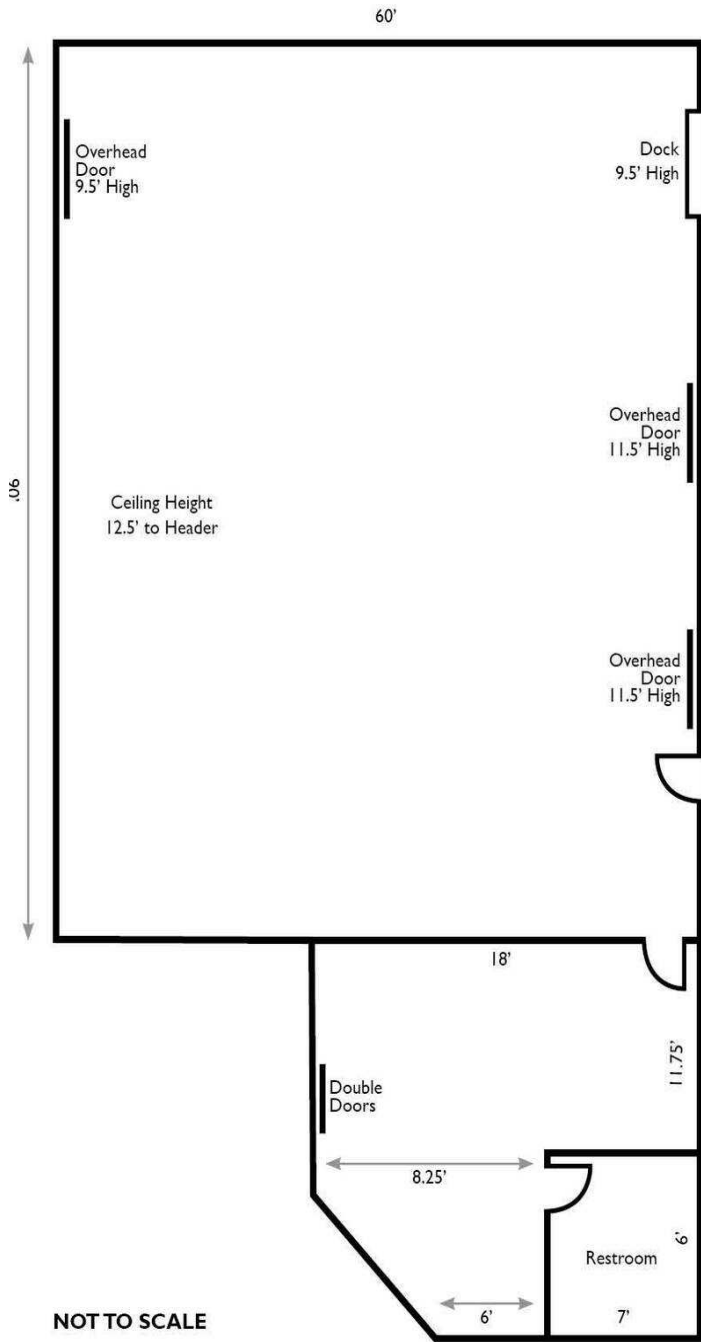
	Suite	Tenant	Size	Type	Rate
■	Space 1	Available	1,260 SF	NNN	\$20.00 SF/yr
■	Space 2	Available	795 SF	NNN	\$20.00 SF/yr
■	Space 3	Available	6,000 SF	NNN	\$6.00 SF/yr





NOT TO SCALE







Google

Map data ©2024 Google Imagery ©2024 CNES / Airbus, Maxar Technologies



Population	1 Mile	3 Miles	5 Miles
Total Population	3,344	15,584	23,759
Average Age	33.7	36.6	37.8
Average Age (Male)	33.8	35.4	36.6
Average Age (Female)	36.1	38.6	39.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,460	7,063	10,503
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$45,397	\$58,903	\$63,095
Average House Value	\$94,644	\$125,657	\$135,711

Traffic Counts

I-69 23,753/day

2020 American Community Survey (ACS) / INDOT 2024

