

Lebanon Gateway Shops I & II  
1517 – 1519 W. South Street, Lebanon, IN 46052

RETAIL SPACE  
FOR LEASE



SHOPS I



SHOPS II

## PROPERTY DESCRIPTION:

- ▶ Four suites available ranging from 1,618 to 2,000 square feet within newly built retail center
- ▶ Located at I-65's heavily trafficked interchange between Indianapolis & Lafayette, 15 miles Northwest of Indianapolis
- ▶ The SR 32 interchange is Lebanon's "Gateway" connecting the community to prominent industrial employers
- ▶ The site features multiple access points, including an approved future signal
- ▶ Pick-up window and space size flexibility

## PROJECT DETAILS:

### Shops 1

- ▶ **Suite Availability:** 1,618 SF
- ▶ **Rental Rate:** \$25-\$28 NNN
- ▶ **Estimated NNN Charges:** \$11.78 psf
- ▶ **Tenant Improvement Allowance:** Negotiable
- ▶ **Delivery Condition:** Landlord Cold Dark Shell

### Shops 2

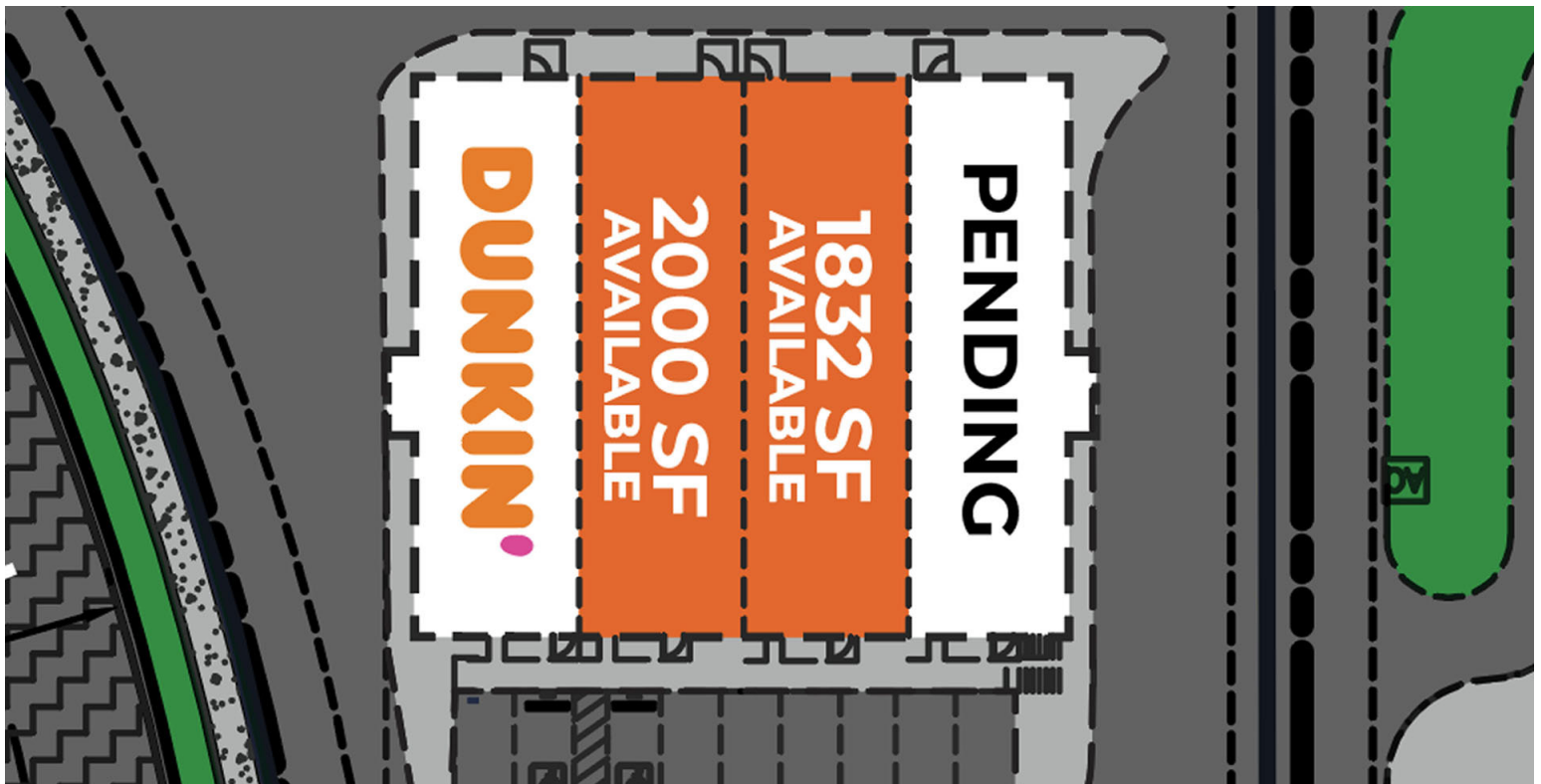
- ▶ **Suite Availability:** 1,800 SF -- 3,800 SF
- ▶ **Rental Rate:** \$25-\$35 NNN
- ▶ **Estimated NNN Charges:** \$6.17 psf
- ▶ **Tenant Improvement Allowance:** Negotiable
- ▶ **Delivery Condition:** Landlord Cold Dark Shell



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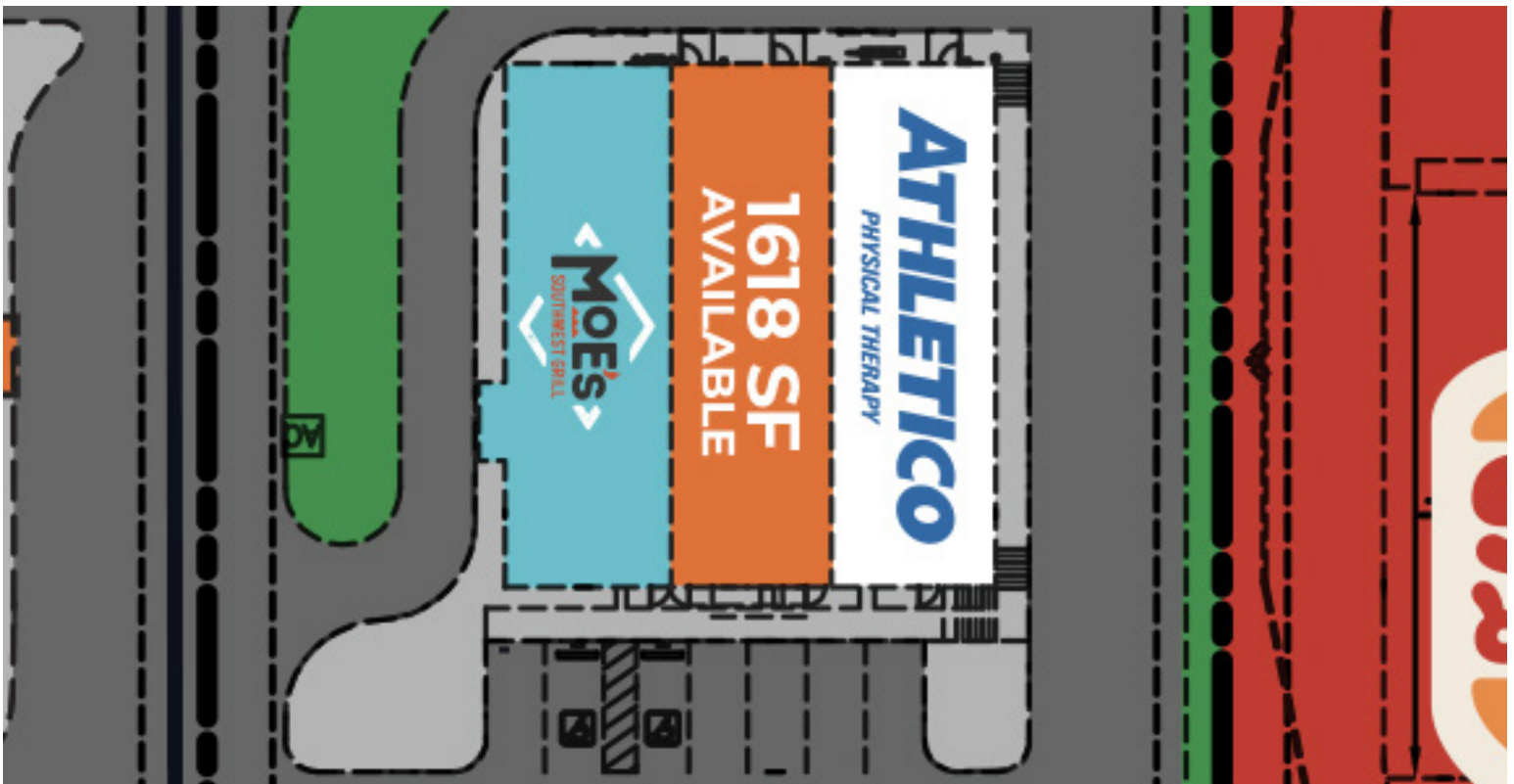
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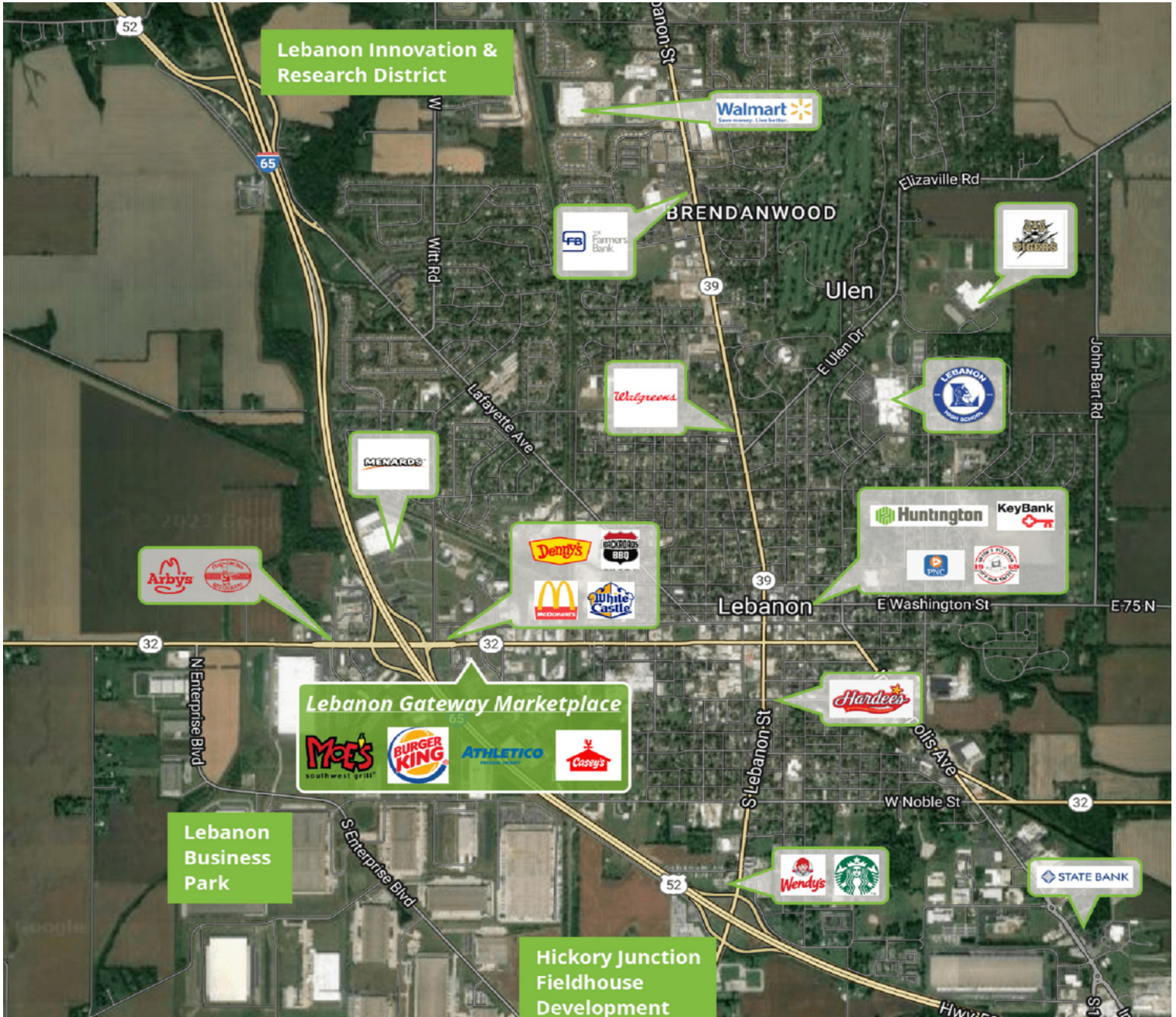


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DEMOGRAPHICS 2023 SNAPSHOTS	1 MILE	5 MILE	10 MILE
TOTAL POPULATION	4,578	18,350	36,033
HOUSEHOLDS	2,059	8,428	15,427
AVERAGE HOUSEHOLD INCOME	\$56,543	\$74,797	\$87,964



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