



812-639-6340 • FCTuckerCommercial.com

901 NEWTON STREET • JASPER, IN 47546

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, and withdrawal from the market or change in price.



SUITE D • Retail, Restaurant, or Other

- | | | | |
|--------------------------|--------------------|----------------|---------------|
| • Lease Price: | \$22.00 / SF / NNN | • Sub Type: | Mixed Use |
| • NNN Charges: | \$2.00 / SF | • Township: | Bainbridge |
| • Lease Term: | 3 Or More Years | • County/Area: | Dubois County |
| • Available SF: | 5,890 SF | | |
| • Year Built: | 2020 | | |
| • Basement / Foundation: | Slab | | |
| • Building Story: | 1st Floor | | |
| • Ceiling Height: | 10' | | |
| • Construction Type: | Steel | | |
| • Flooring: | Concrete | | |
| • Cooling: | Central Air | | |
| • Heating/Fuel: | Gas | | |
| • Sprinkler System: | Yes | | |
| • Parking: | Lot | | |
| • Parking Type: | Asphalt, Surface | | |



Here is your opportunity to have a prime, upscale location for your business, whether it be retail, restaurant, or other. This corner space is at the heart of the popular River Centre, a \$40 million state-of-the-art development <https://jasperrivercentre.com/>. This space is ready for any type of business, and has already been equipped with vent hood space and grease traps for a restaurant. It is fully customizable in layout with the HVAC systems being movable. There is also an abundance of available parking. This is a triple net lease, with annualized charges of \$2.00 / SF.



Steve Lukemeyer • Broker, Attorney
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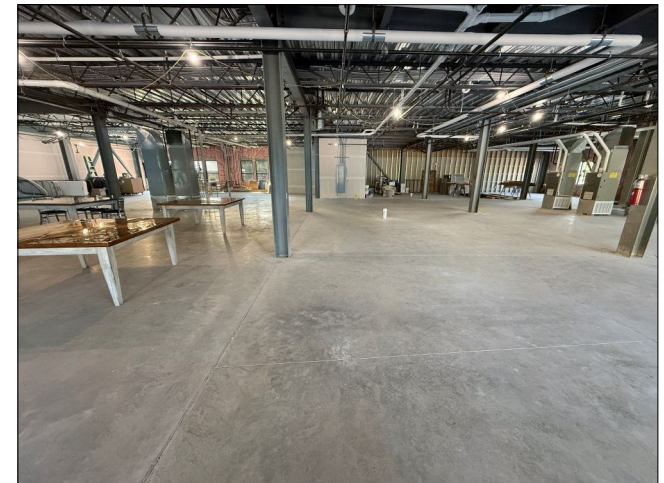
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225 River Centre Landing, Jasper, IN 47546 | Offering Memorandum

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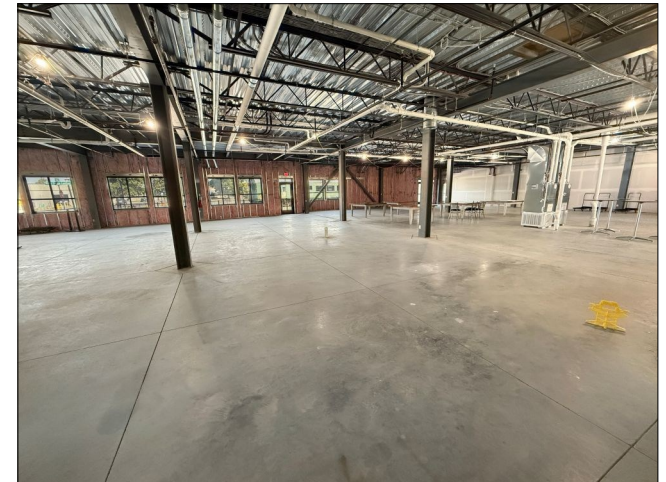
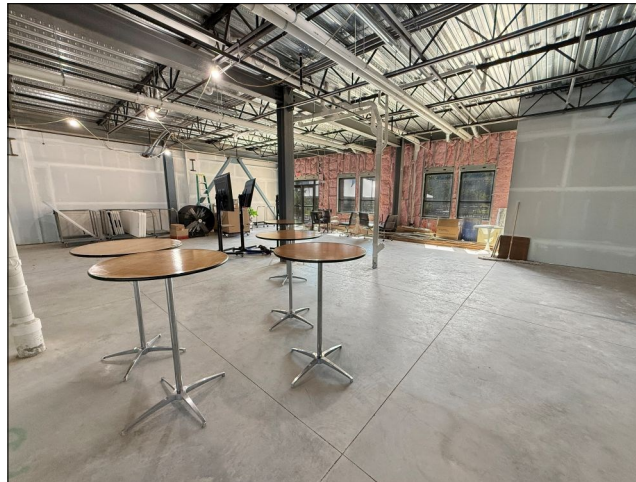
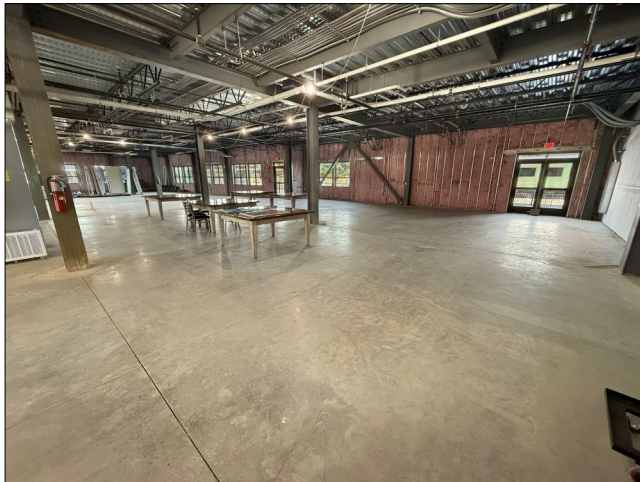
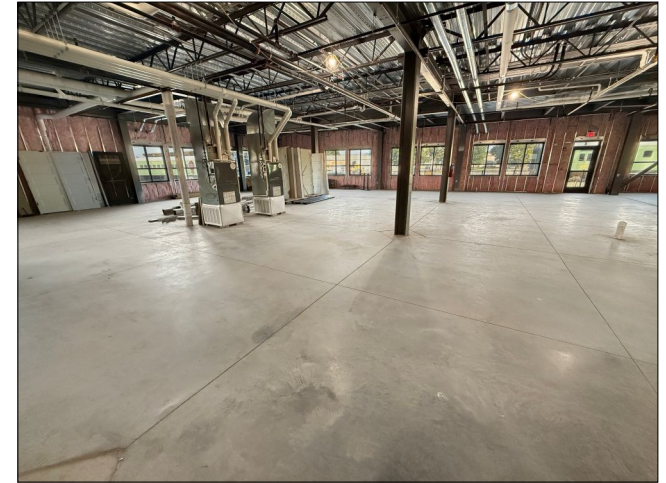
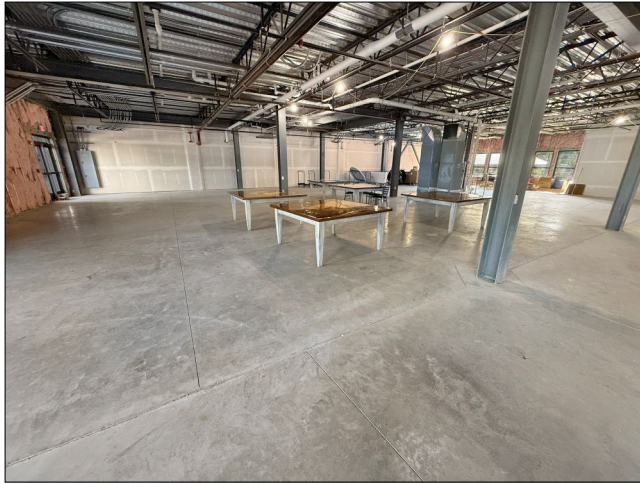
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SUITE E • Office or Business

- | | | | |
|--------------------------|--------------------|----------------|---------------|
| • Lease Price: | \$22.00 / SF / NNN | • Sub Type: | Mixed Use |
| • NNN Charges: | \$2.00 / SF | • Township: | Bainbridge |
| • Lease Term: | 3 Or More Years | • County/Area: | Dubois County |
| • Available SF: | 800 SF | | |
| • Year Built: | 2020 | | |
| • Basement / Foundation: | Slab | | |
| • Building Story: | 1st Floor | | |
| • Ceiling Height: | 10' | | |
| • Construction Type: | Steel | | |
| • Flooring: | Concrete | | |
| • Cooling: | Central Air | | |
| • Heating/Fuel: | Gas | | |
| • Sprinkler System: | Yes | | |
| • Parking: | Lot | | |
| • Parking Type: | Asphalt, Surface | | |



Here is your opportunity to have a prime, upscale location for your business or office. This space is located in the popular River Centre, a \$40 million state-of-the-art development <https://jasperrivercentre.com/>. This space is 800 square feet and overlooks the back courtyard and river front. There is also an abundance of available parking. This is a triple net lease, with annualized charges of \$2.00 / SF.



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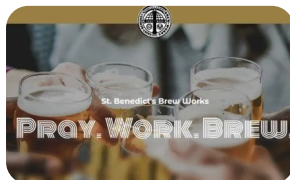
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<https://jasperrivercentre.com/commercial/>



Income Demographics

Radius	Median Household Income
1-Mile	\$50,568.83
3-Mile	\$55,548.08
5-Mile	\$58,402.75

Radius	Average Household Income
1-Mile	\$63,585.67
3-Mile	\$66,433.15
5-Mile	\$67,169.25

Radius	Aggregate Household Income
1-Mile	\$73,824,337.82
3-Mile	\$332,849,440.96
5-Mile	\$485,341,062.77



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