

# RETAIL SPACE

3326 State Road 8. Auburn, IN

## FOR SALE



### FEATURES:

- 3.57 acres commercial land
- Land lease available
- Dense retail area location with high traffic counts
- Incredible visibility
- Lots of roof tops
- 0.25 miles to I-69
- Adjacent to Walmart
- Zoned with utilities
- **FOR SALE: \$600,000**
- **FOR LEASE: NEGOTIABLE**

### FOR MORE INFORMATION:

Jonathan Hough/Realtor  
704.202.4161  
[Jonathan@NorthEasternGroupRealty.com](mailto:Jonathan@NorthEasternGroupRealty.com)

North Eastern Group Commercial Realty  
10808 La Cabreah Lane  
Fort Wayne, IN 46845  
[NorthEasternGroupCR.com](http://NorthEasternGroupCR.com)

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# AUBURN RETAIL SPACE

Property Name	Auburn Retail Space
Street Address	104-116 S. Jackson St
City/State	Auburn, IN
Zip Code	46706
County	DeKalb
Township	Union

## SALE INFORMATION

Date Available	October 1 <sup>st</sup> 2019
Sale Rate	For Lease Only
Terms	TBD
Lease Rate	\$13-\$15/sq.ft annually

## SITE DATA

Land Size	3.57 acres
Frontage	Approximately 179'
Depth	Approximately 869'
Zoning	Retail
Former Use	Residential

## TRANSPORTATION

Nearest Highway/Interstate	I-69
Distance	TBD

## TRAFFIC COUNT

<u>Street Name</u>	<u>Number of Vehicles per Day</u>
Jackson St	TBD

## PROPERTY TAXES

Key Number	17-06-32-126-001.000-005
Assessments:	TBD
Land	
Improvements	
Total	

Annual Taxes	TBD
Tax Year	2018 payable 2019



## 2015 DEMOGRAPHICS

Population	
1 Mile	TBD
3 Miles	
5 Miles	
Households	
1 Mile	TBD
3 Miles	
5 Miles	
Average Household Income	
1 Mile	TBD
3 Miles	
5 Miles	

## ADDITIONAL INFORMATION

- High traffic counts
- Dense retail area
- Incredible visibility
- Lots of roof tops
- .25 miles to I-69
- Adjacent to Walmart
- Zoned with Utilities
- Land lease available

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260.489.7095 | [northeasterngroupcr.com](http://northeasterngroupcr.com)



## ADDITIONAL PICTURES





## ADDITIONAL PICTURES





## ADDITIONAL PICTURES

