

# 1.5 ACRE COMMERCIAL SITE WITH I-69 FRONTAGE



W. 7th St., Auburn, IN 46706

- I-69 frontage
- Zoned C2/Limited Commercial
- 32,118 vpd on I-69
- Ideal retail or office site
- Near Walmart and other major retailers

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802

**the Zacher company**  
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Industrial, Office, Retail, Land, Brokerage Services, Tenant/Landlord Representation, Site Search and Selection, Valuation and Appraisal, Property Management

# PROPERTY INFORMATION

## ACREAGE/LOCATION/ZONING

Total Land Area	1.5 Acres
Street Address	W. 7th St.
City, State, Zip	Auburn, IN 46706
County/Township	DeKalb/Keyser
City Limits	Inside
Zoning	C2/Limited Commercial

## POPULATION DEMOGRAPHICS

1 Mile	5,455
3 Miles	15,060
5 Miles	25,069

## AVAILABLE UTILITIES

Water/Sewer	City of Auburn
Gas	NIPSCO
Electricity	AEP

## PRICE/AVAILABILITY

Sale Price	\$199,000 (\$3.05 psf)
Sale Price/Acre	\$132,667
Availability	Immediately

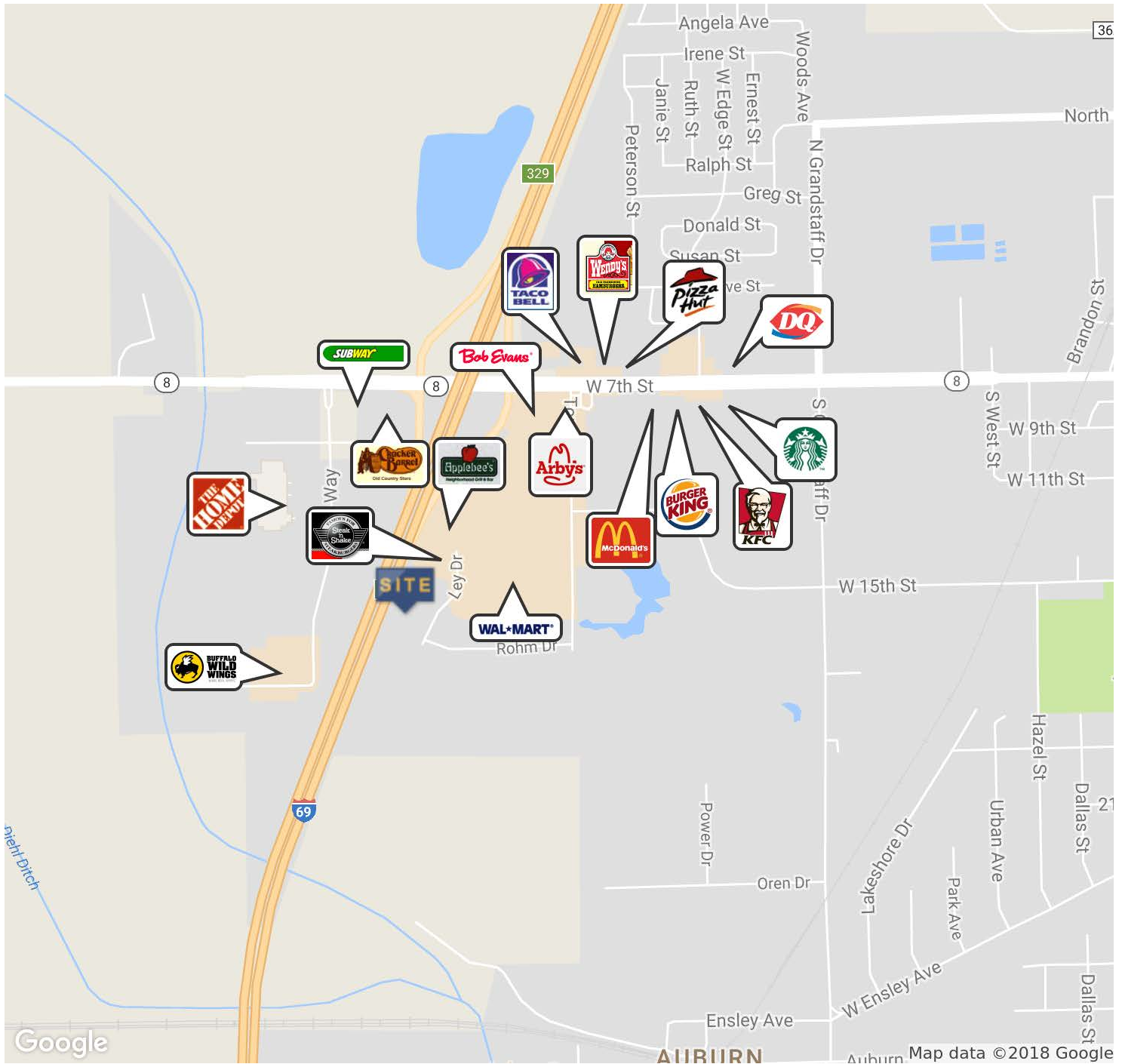
## PROPERTY TAXES

Parcel Number	22-05-36-200-047
Assessment: Land	\$22,600
Annual Taxes	\$664.52 (\$0.01 psf)
Tax Year	2017 payable 2018

## TRANSPORTATION

Major Road Nearest Site	I-69
Distance to Interstate	1/2 Mile - I-69
Traffic Counts:	
I-69	32,118 vpd
S.R. 8	23,737 vpd

# RETAILER MAP



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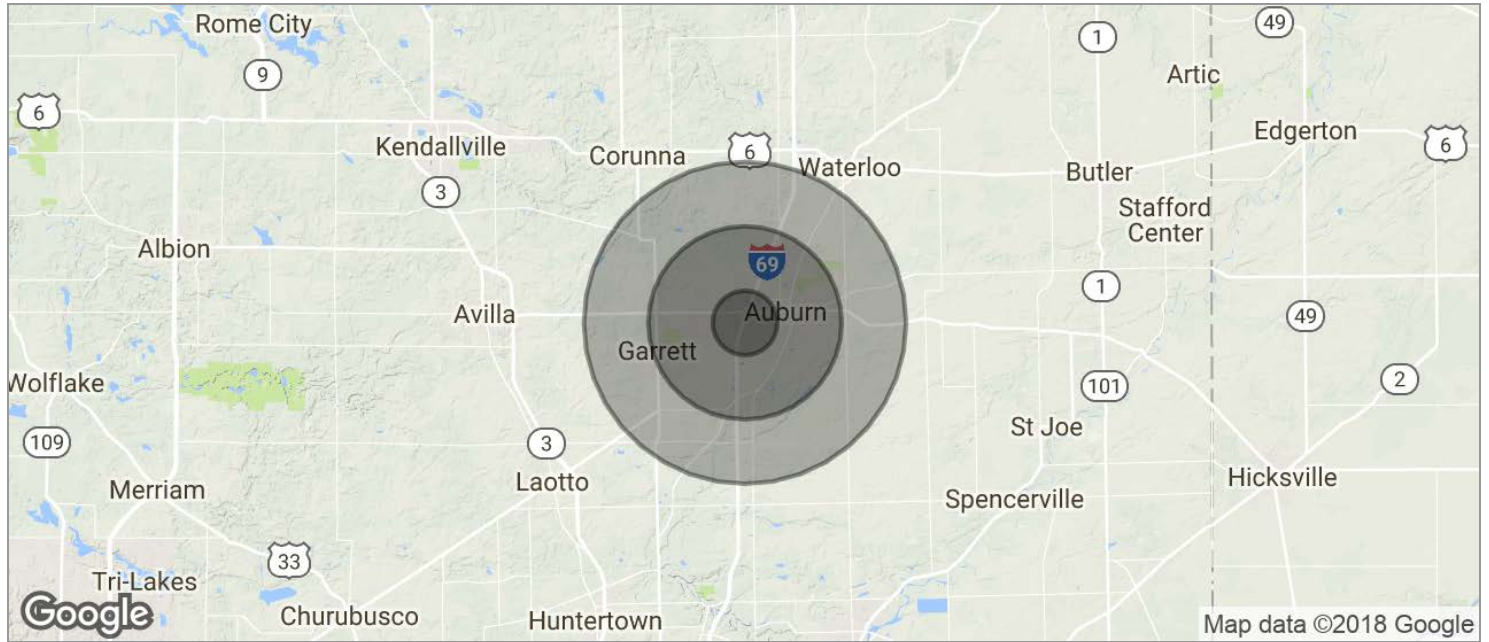
# LOCATION MAPS



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# DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	5,455	15,060	25,069
MEDIAN AGE	35.2	35.7	36.6
MEDIAN AGE (MALE)	35.9	36.6	37.2
MEDIAN AGE (FEMALE)	35.2	35.4	36.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,196	6,082	9,724
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$48,574	\$50,734	\$53,696
AVERAGE HOUSE VALUE	\$99,620	\$102,660	\$113,384

\* Demographic data derived from 2010 US Census

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