

# JASPER CROSSING

ENDCAP WITH DRIVE-THRU | 1,600 - 4,927 SF AVAILABLE

**FOR LEASE**

## JASPER CROSSING



PROPOSED BIG BOX ANCHOR



FULL BUILDING RENOVATIONS TO BE COMPLETED IN 2022

4276-4292 N. Newton Street, Jasper, IN

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**VERITAS REALTY**



# RETAIL SPACE AVAILABLE | FOR LEASE

## JASPER CROSSING

### PROPERTY OVERVIEW

#### RETAIL SPACE AVAILABLE:

1,600 SF - 4,927 SF | Divisible  
 2,675 SF Endcap with Drive-thru


#### CENTER OVERVIEW:


Full building renovations underway to be complete in 2022


#### PROPERTY HIGHLIGHTS:

- Highly visible outlot shops building in front of The Home Depot and Walmart Supercenter
- Full accessibility to center from Newton St. & additional shared access with Walmart at lighted intersection
- Large Pylon available along Newton St.
- Jasper is the county seat of Dubois County; a regional economic hub
- Fast growing market gaining more national retailers: Zaxby's, McAlister's & Culvers (all coming soon)
- Large area employers include: Memorial Hospital (1,700 employees), Kimball International & Electronics (combined 3,775 employees), Masterbrand Cabinets (2,045 employees) & many more.



 Jasper's a regional economic hub with 41% of workforce commuting in daily from 8 surrounding counties




 Over 18,550 Employees within 3 miles of site

 2.5% unemployment rate - among the lowest rates in the state

#### NEARBY RETAILERS:



#### DEMOGRAPHICS

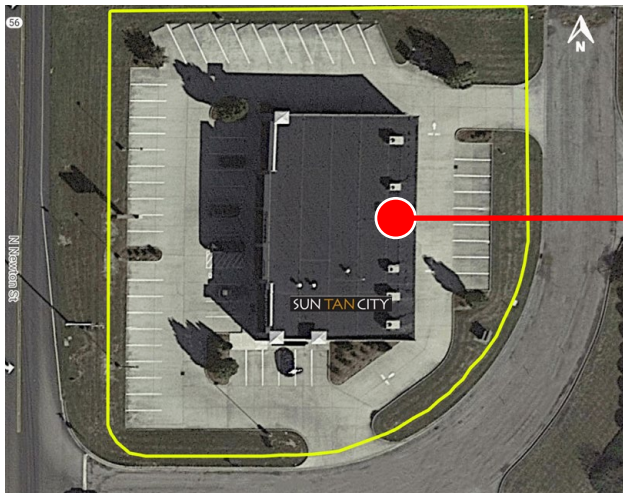
	 3 MILE	 5 MILE	 10 MILE
Population:	16,140	20,122	35,906
Total Employees:	18,555	19,036	26,956
Daytime Pop:	23,206	24,539	36,532
Avg. HH Income:	\$87,274	\$88,580	\$83,470

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### SITE PLAN

SUITE	TENANT	SF
4276	Sun Tan City	2,613 (32.7'x80')
<b>4278</b>	<b>AVAILABLE</b>	<b>1,600 - 4,927</b> <b>(60'x82')</b>
4292	Pending	2,675 (32.7'x80')
<b>Total GLA</b>		<b>10,215</b>



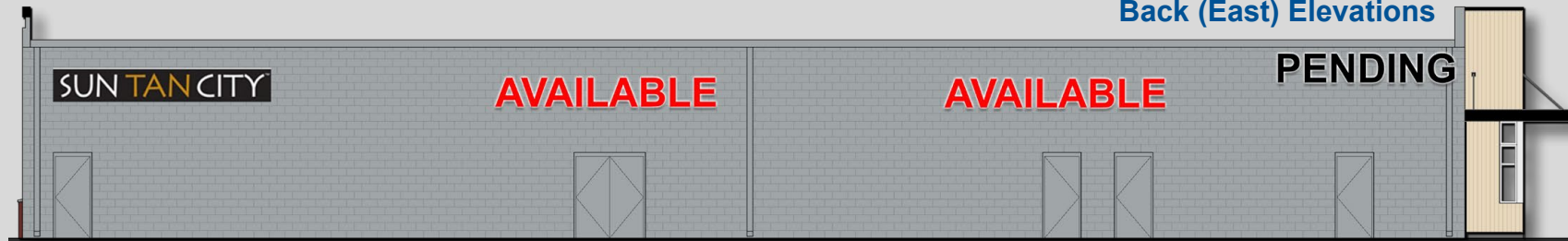
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**ELEVATIONS**

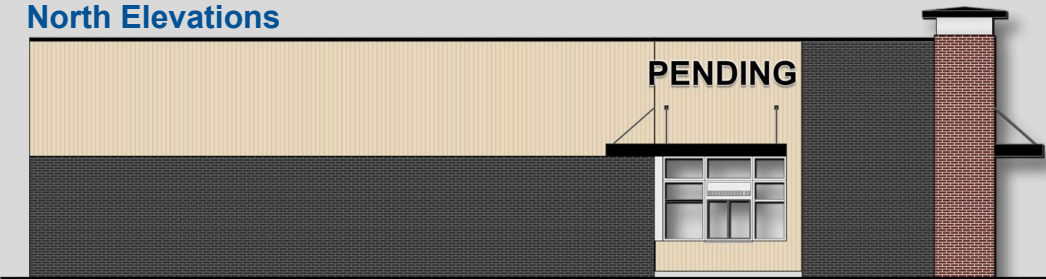
Front (West) Elevations



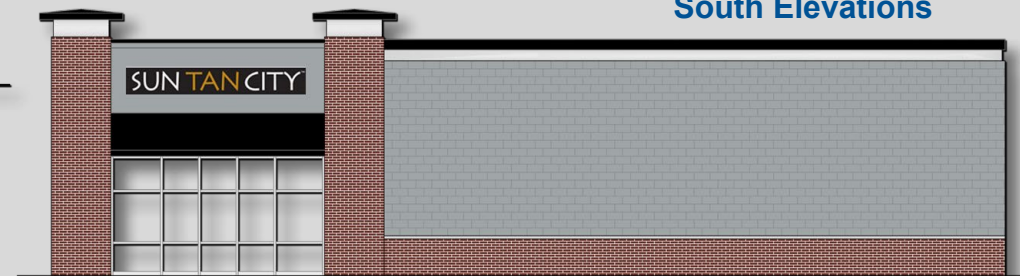
Back (East) Elevations



North Elevations



South Elevations





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MARKET  
AERIAL



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