

JASPER CROSSING

FOR
LEASE

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

JASPER CROSSING



PROPOSED
BIG BOX
ANCHOR



FULL BUILDING RENOVATIONS
TO BE COMPLETED IN 2022

4276-4292 N. Newton Street, Jasper, IN

CONTACT: Seth Biggerstaff

E: Seth@VeritasRealty.com

T: 317-472-1800

Jamison Downs

E: Jamison@VeritasRealty.com

T: 317-472-1800

VERITAS
REALTY

RETAIL SPACE AVAILABLE | FOR LEASE

JASPER CROSSING

PROPERTY OVERVIEW

RETAIL SPACE AVAILABLE:

- 1,600 SF - 4,927 SF | Divisible
- 2,652 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

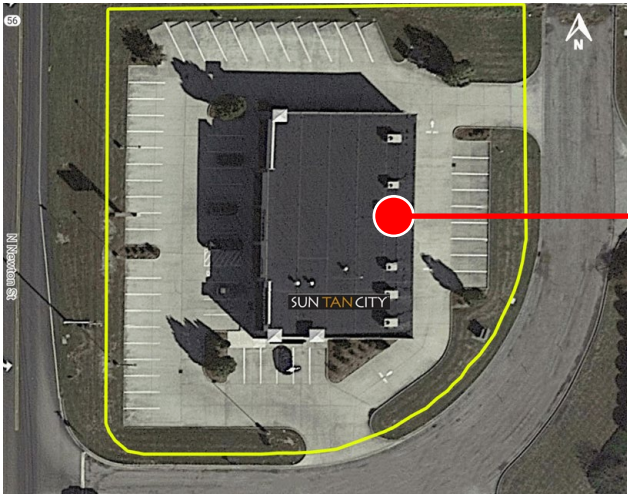
	3 MILE	5 MILE	10 MILE
Population:	16,140	20,122	35,906
Total Employees:	18,555	19,036	26,956
Daytime Pop:	23,206	24,539	36,532
Avg. HH Income:	\$87,274	\$88,580	\$83,470

RETAIL SPACE AVAILABLE | FOR LEASE

JASPER CROSSING

SITE PLAN

SUITE	TENANT	SF
4276	Sun Tan City	2,618 (32.7'x80')
4278	AVAILABLE	1,600 - 4,927 (60'x82')
4292	Pending	2,652 (31.8'x80')
Total GLA		10,197



RETAIL SPACE AVAILABLE | FOR LEASE

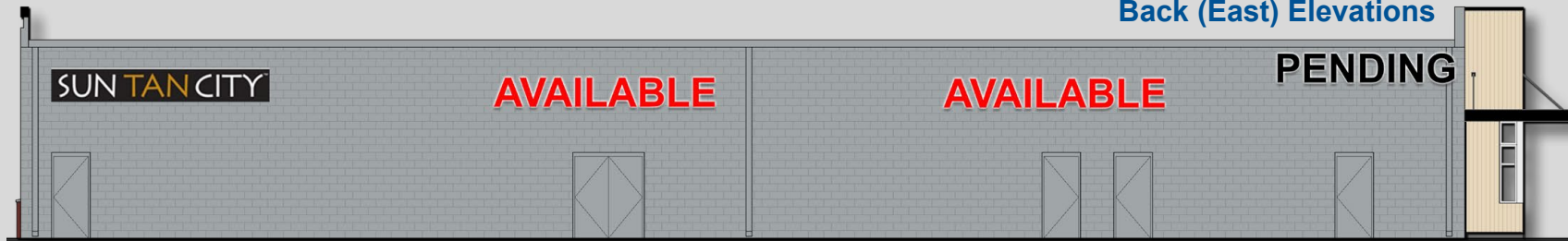
JASPER CROSSING

ELEVATIONS

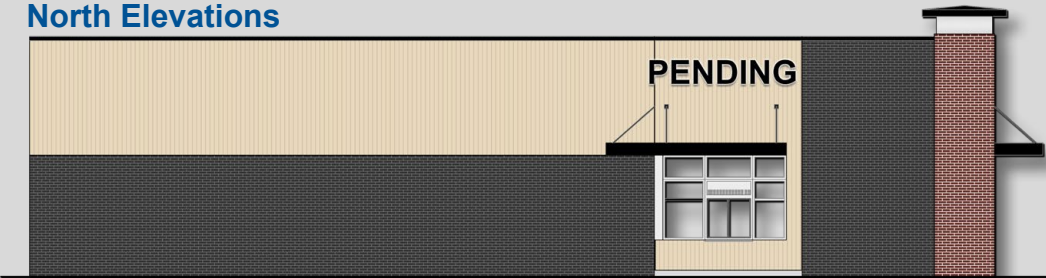
Front (West) Elevations



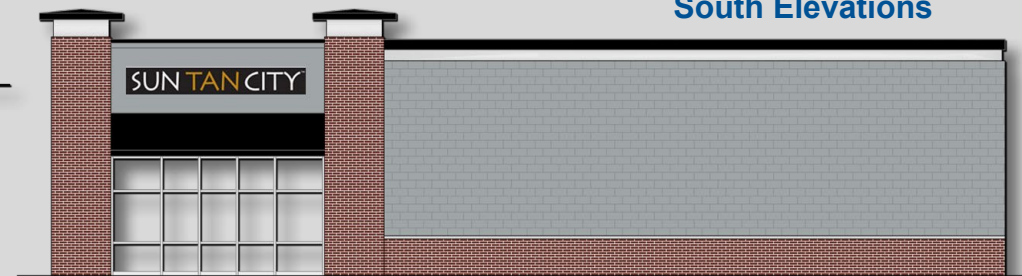
Back (East) Elevations



North Elevations



South Elevations



JASPER CROSSING

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

MARKET
AERIAL



FULL BUILDING RENOVATIONS
TO BE COMPLETED IN 2022

4276-4292 N. Newton Street, Jasper, IN

CONTACT: Seth Biggerstaff

E: Seth@VeritasRealty.com

T: 317-472-1800

Jamison Downs

E: Jamison@VeritasRealty.com

T: 317-472-1800

VERITAS
REALTY

Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.