

JASPER CROSSING

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

FOR LEASE

JASPER CROSSING



PROPOSED BIG BOX ANCHOR

PENDING BANK



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
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	2,618 (32.7'x80')
4278	AVAILABLE	1,600 - 4,927 (60'x82')
4292	Pending	2,652 (31.8'x80')
Total GLA		10,197

PYLON



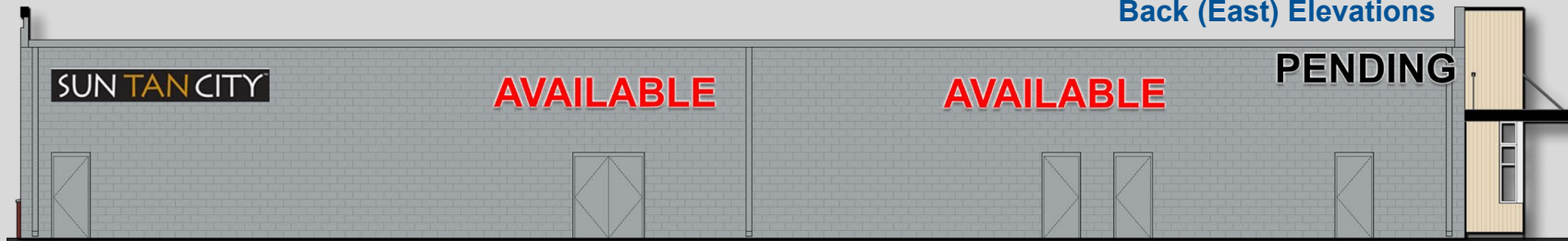
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JASPER CROSSING

ELEVATIONS

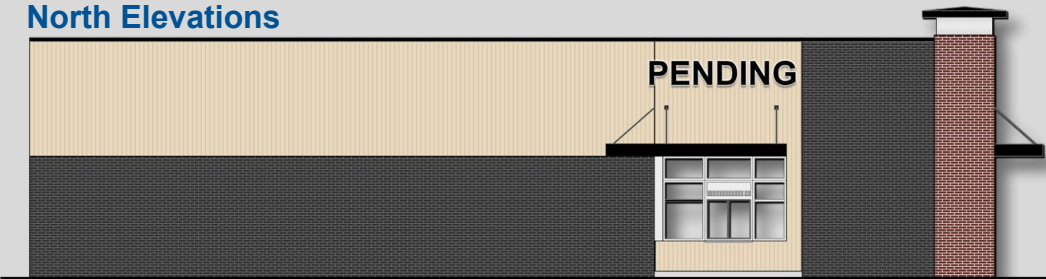
Front (West) Elevations



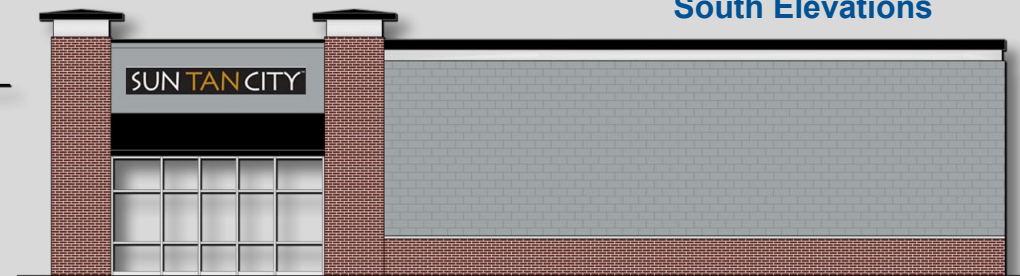
Back (East) Elevations



North Elevations



South Elevations



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MARKET
AERIAL



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