

# JASPER CROSSING

FULLY LEASED

FULLY  
LEASED

## JASPER CROSSING



PROPOSED  
BIG BOX  
ANCHOR



Walmart  
Supercenter



N NEWTON ST 19,745 ADT



W 36th St

4,671 ADT



FULL BUILDING RENOVATIONS  
COMPLETED IN 2023

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

Camden Chadd

E: Camden@VeritasRealty.com

T: 317-472-1800

VERITAS  
REALTY

www.VeritasRealty.com



# JASPER CROSSING

FULLY LEASED

## PROPERTY OVERVIEW

### RETAIL SPACE AVAILABLE:

Fully leased

### CENTER OVERVIEW:

Starbucks & Penn Station opened in 2023

Full Building Renovations Completed in 2023

### PROPERTY HIGHLIGHTS:

- Starbucks, Penn Station, Mattress Firm & Sun Tan City in highly visible outlot shops 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, Starbucks, Ulta and Schnuck's
- 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

Jasper named 2022 strongest town in the U.S. - Strong Towns' 2022

### NEARBY RETAILERS:



Walmart Supercenter

ROSS DRESS FOR LESS

TJ-maxx

### 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

# JASPER CROSSING

FULLY LEASED

SITE PLAN

SUITE	TENANT	SF
4276	Sun Tan City	2,613
4278	Mattress Firm	3,295
4286	Penn Station	1,632
4292	Starbucks (drive-thru)	2,587
Total GLA		10,127

PYLON





# JASPER CROSSING

FULLY LEASED

CENTER  
PHOTOS

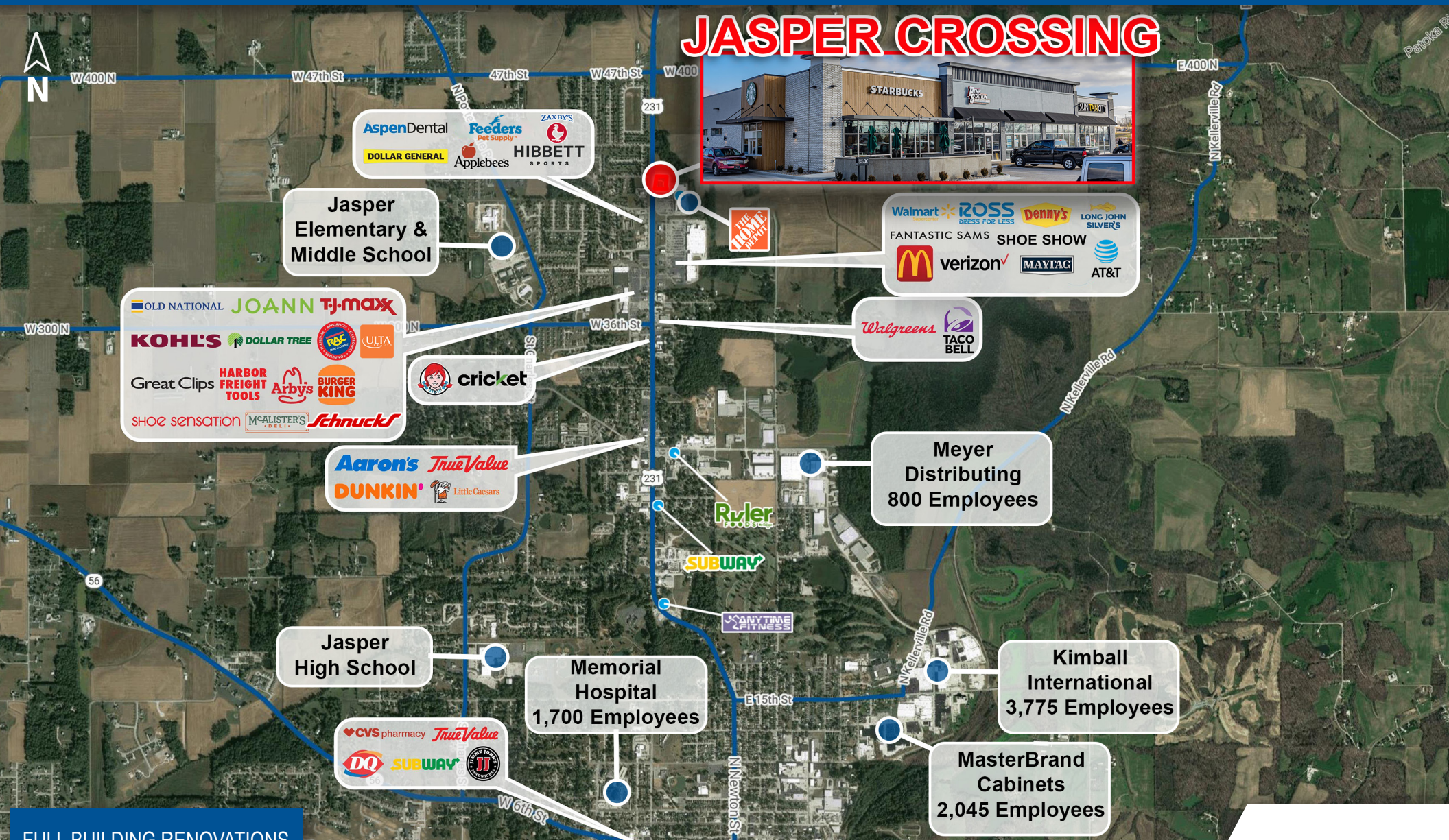




# JASPER CROSSING

FULLY LEASED

MARKET  
AERIAL



## JASPER CROSSING



AspenDental  
DOLLAR GENERAL  
Feeder's Pet Supply  
Applebees  
ZAXBY'S  
HIBBETT SPORTS

Jasper  
Elementary &  
Middle School

OLD NATIONAL  
JOANN  
TJ-maxx  
KOHLS  
DOLLAR TREE  
Great Clips  
HARBOR FREIGHT TOOLS  
Arbys  
BURGER KING  
shoe sensation  
McALISTER'S  
Schnucks

cricket

Aaron's  
TrueValue  
DUNKIN'  
Little Caesars

Jasper  
High School

CVS pharmacy  
TrueValue  
DQ  
SUBWAY

Memorial  
Hospital  
1,700 Employees

Ryler  
SUBWAY

Walgreens  
TACO BELL

Meyer  
Distributing  
800 Employees

Kimball  
International  
3,775 Employees

MasterBrand  
Cabinets  
2,045 Employees

FULL BUILDING RENOVATIONS  
COMPLETED IN 2023

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

Camden Chadd

E: Camden@VeritasRealty.com

T: 317-472-1800

VERITAS  
REALTY

www.VeritasRealty.com

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.