

JASPER CROSSING

FULLY LEASED

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LEASED

JASPER CROSSING



PROPOSED
BIG BOX
ANCHOR



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

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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 & 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:



| | 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 |

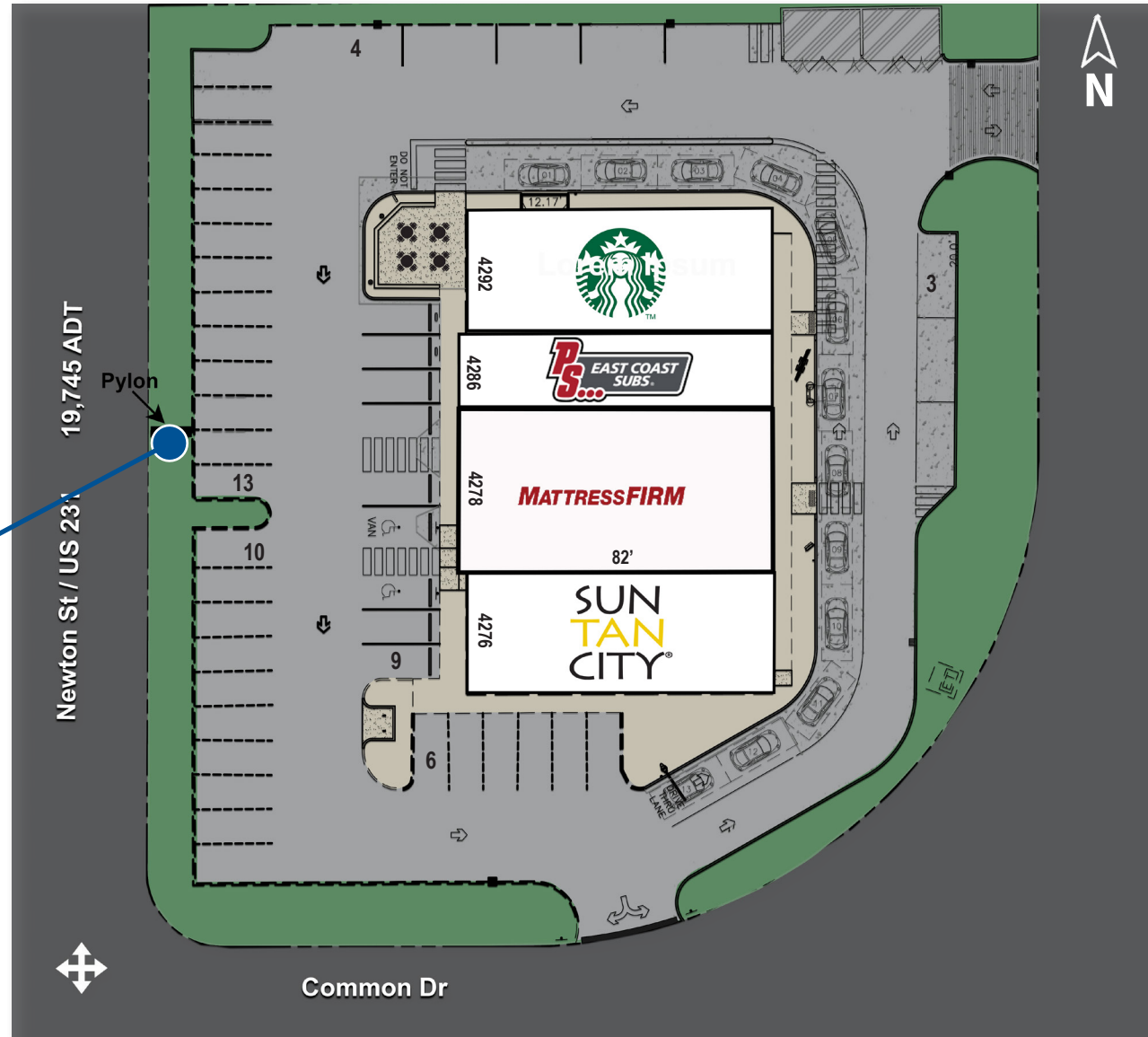
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SITE PLAN

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

PYLON



JASPER CROSSING

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CENTER
PHOTOS



JASPER CROSSING

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MARKET
AERIAL



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