



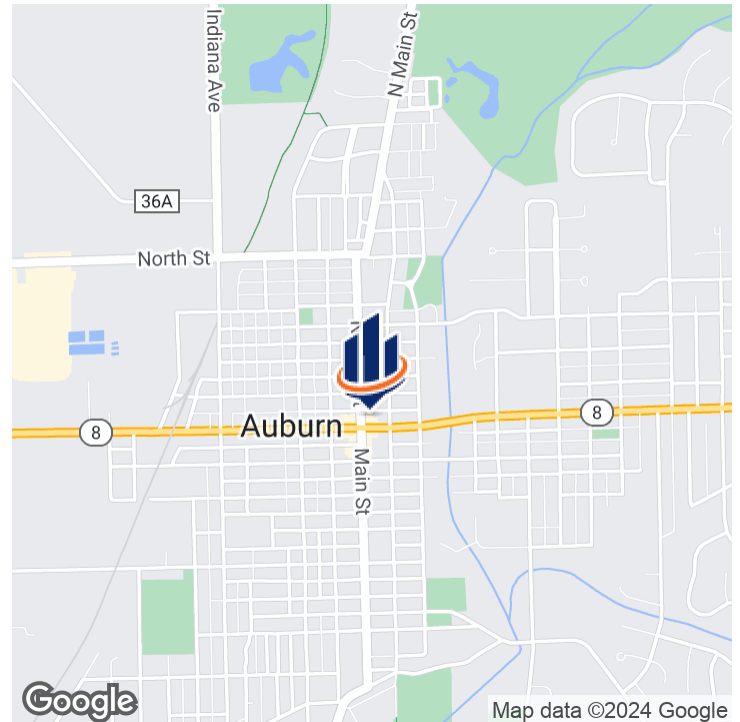
112 E 7TH ST

AUBURN, IN 46706

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	4,520 SF
Available SF:	1st Floor 2,320 SF 2nd Floor 2,200 SF

## PROPERTY OVERVIEW

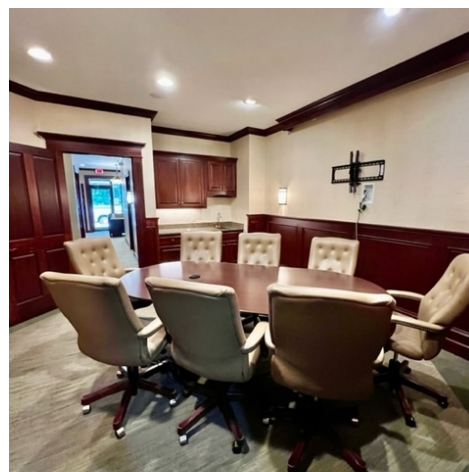
Directly across from the Dekalb County Courthouse, this location is in the heart of Auburn, exhibiting optimal convenience. Within walking distance to restaurants, retail, and professional services.

## PROPERTY HIGHLIGHTS

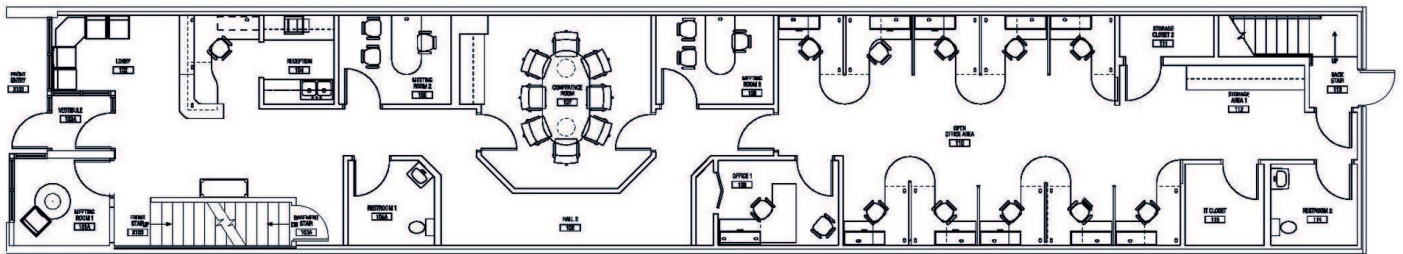
- Available Furnished or Unfurnished
- Full-Technical-Connected Conference Rooms
- Private Executive Offices
- Cubical & Collaborative Work Spaces
- Centrally Located in Auburn
- Highly Visible. Great Signage Opportunity.
- Storage Space Available On-Site



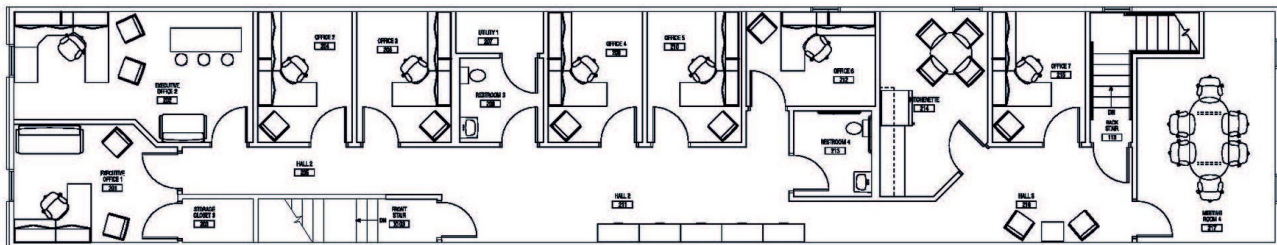
# Additional Photos



# Floor Plans



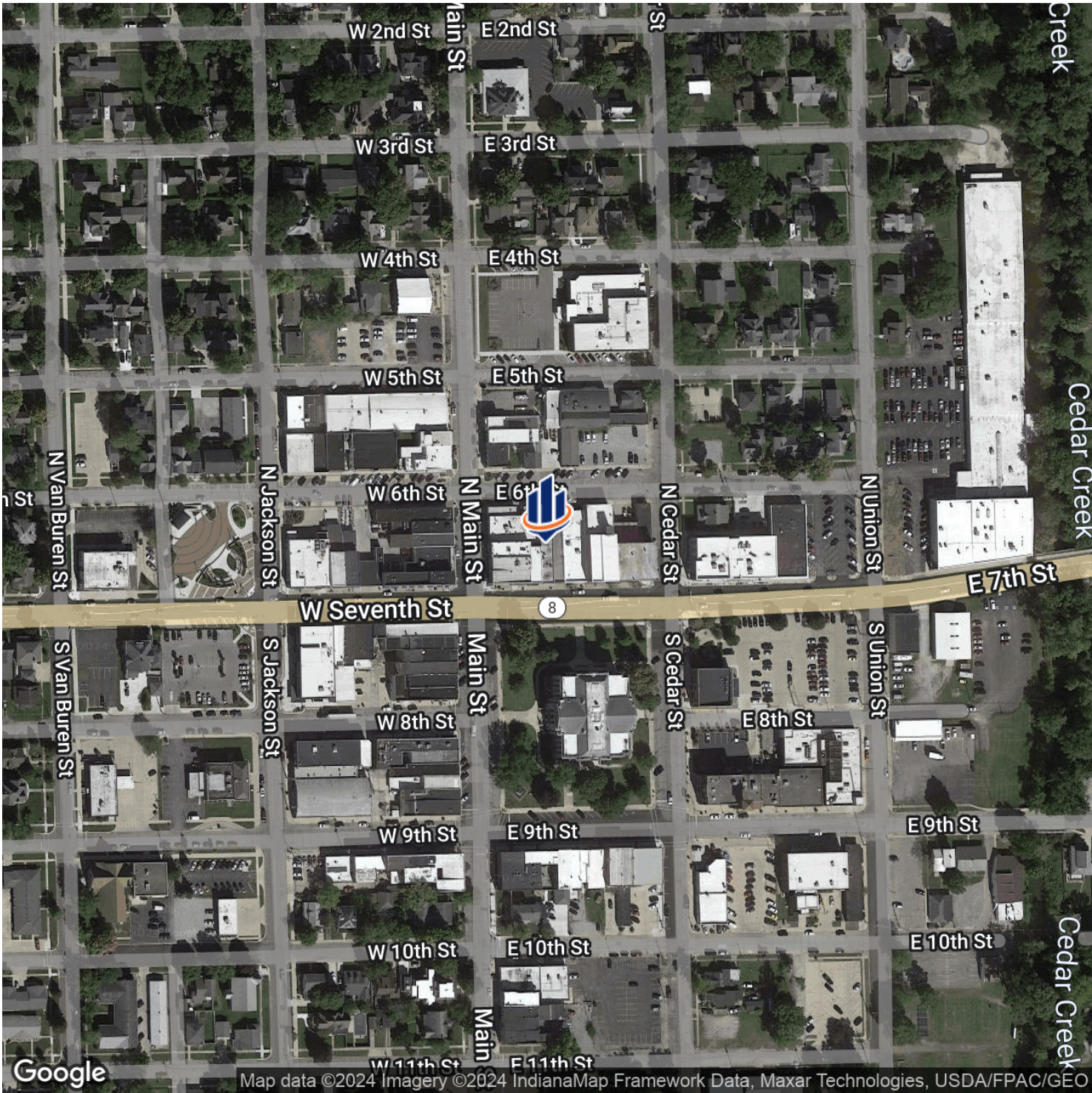
**FIRST FLOOR FF&E PLAN**  
1/4" = 1'-0"



**SECOND FLOOR FF&E PLAN**  
1/4" = 1'-0"

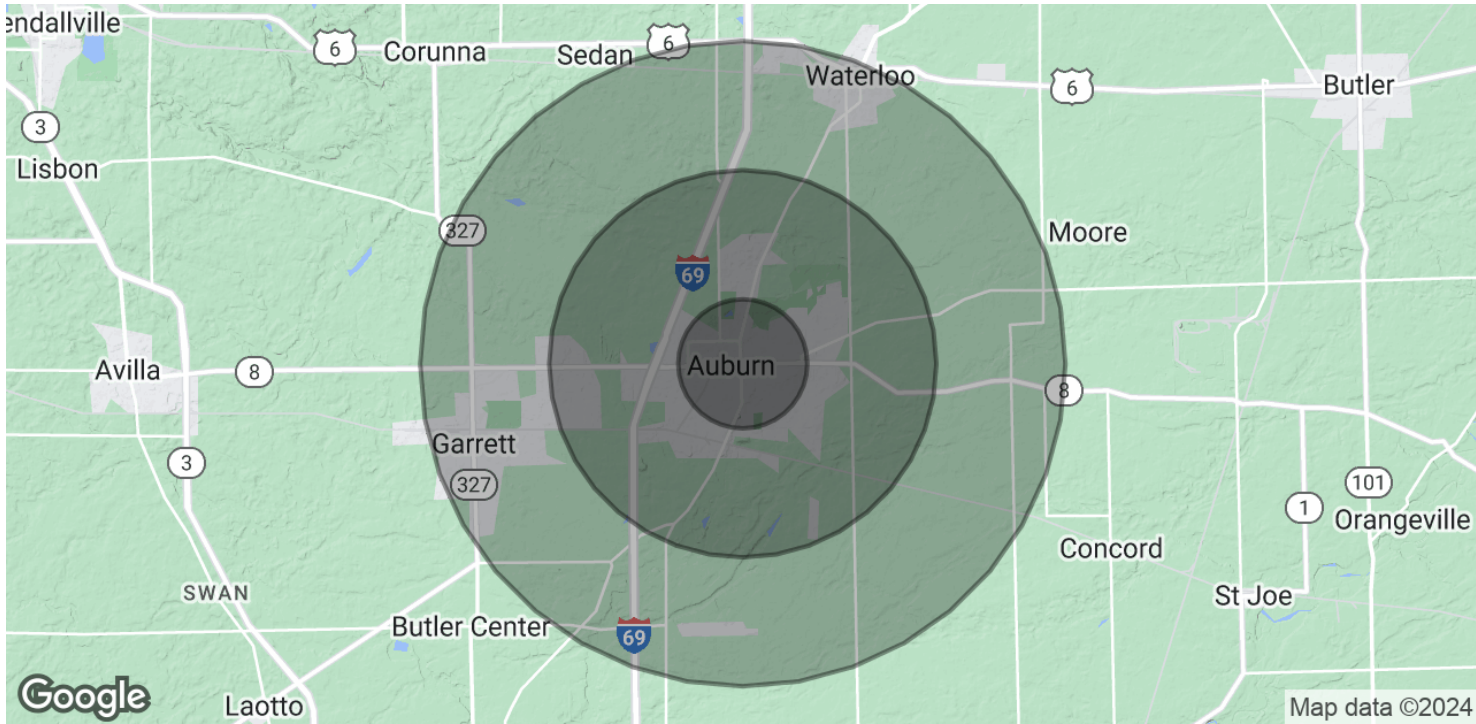


# Location Map





# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,532	15,018	24,805
Average Age	36.1	36.7	37.0
Average Age (Male)	35.5	36.5	37.2
Average Age (Female)	37.7	37.9	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,463	6,061	9,753
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$49,885	\$52,717	\$54,709
Average House Value	\$99,692	\$103,850	\$112,086

\* Demographic data derived from 2020 ACS - US Census