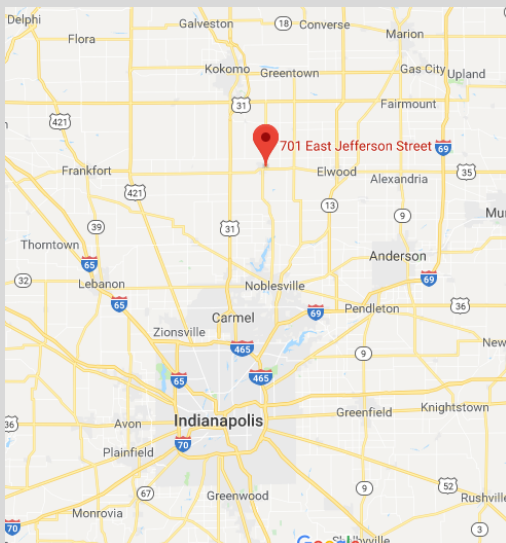


# RETAIL SPACE FOR LEASE

701 E Jefferson Street  
Tipton, Indiana 46072



## Tipton Commons Retail Space for Lease



- Only 2,600 SF remaining
- Highly visible Shopping Center on Jefferson & Ash intersection
- Great location adjacent to the intersection with CVS, McDonald's, Casey's General Store and Dairy Queen
- High visibility and ample parking
- 9,700 VPD
- Building and pylon signage available
- Landlord will provide space to "White Box" finish

PROPERTY CONTACT  
**CRAIG MATHISON**  
260.804.6221  
cmathison@mathisoninv.com  
mathisoninv.com



# RETAIL SPACE FOR LEASE

701 E Jefferson Street  
Tipton, Indiana 46072

<b>Property Name</b>	701 E Jefferson Street
<b>Street Address</b>	701 E Jefferson Street
<b>City, State</b>	Tipton, IN
<b>Zip</b>	46072
<b>City Limits</b>	Yes
<b>County</b>	Tipton
<b>Township</b>	Cicero

## LEASE INFORMATION

<b>Date Available</b>	Immediately
<b>Lease Rate</b>	Negotiable Contact Agent
<b>Term</b>	NNN

## BUILDING SIZE

<b>Building Size</b>	9,785SF
<b>Available Square Footage</b>	2,600 SF
<b>Available Space Dimensions</b>	+/-28 ft x 96 ft

## FINANCIAL RESPONSIBILITIES

<b>Utilities</b>	Tenant
<b>Janitorial</b>	Tenant
<b>Interior Maintenance &amp; Repairs</b>	Tenant
<b>Common Area Maintenance</b>	Tenant
<b>Insurance</b>	Tenant
<b>Property Taxes</b>	Tenant
<b>Roof &amp; Structure</b>	Landlord

## BUILDING INFORMATION

<b>Property Type</b>	Shopping Center
<b>Year Built</b>	2003
<b>No. of Stories</b>	1
<b>Construction Type</b>	Masonry Block/ Steel
<b>Floor</b>	Concrete
<b>Roof</b>	Flat
<b>Ceiling Height</b>	16 FT to Eaves
<b>Heating/AC</b>	HVAC



## UTILITIES

<b>Electric Supplier</b>	Tipton Utility Service Board
<b>Natural Gas Source</b>	Vectren
<b>Water &amp; Sewer</b>	Municipal

## SITE DATA

<b>Site Acreage</b>	0.94
<b>Frontage</b>	126 Feet
<b>Zoning</b>	B-2
<b>Zoning Description</b>	Business
<b>Parking</b>	31 Spaces
<b>Visibility</b>	Excellent
<b>Nearest Highway</b>	Hwy 28 & Hwy 19
<b>Nearest Interstate</b>	I-69
<b>Distance to Interstate</b>	25 mi to I-69, 5 mi to Hwy 31
<b>Distance to Commercial Airport</b>	Indianapolis International, 57miles

## DEMOGRAPHICS

<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>	6,369	8,477	15,330
<b>Median Age</b>	42.2	42.3	43.25
<b>Households</b>	2,717	3,561	6,157
<b>Household Income</b>	43,839	44,130	51,341

## TRAFFIC

<b>Collection</b>	<b>Cross Street</b>	<b>Traffic</b>	<b>Year</b>	<b>Distance</b>
E Jefferson St	Poplar St, W	12,790	2016	0.02 mi
N Ash St	E Washington St, N	6,440	2016	0.02 mi
E Jefferson St	S Ash St, W	13,170	2016	0.35 mi
E Jefferson St	Court St, W	12,90	2016	0.41 mi
N Ash St	Cleveland St, S	4,440	2016	0.66 mi

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Floor Plan



Suite	Size	Tenant
Suite 1	Leased	Indiana Department of Child Services
Suite 2	Leased	Tipton County Division of Family Resources
Suite 3	2,600 SF	Available
Suite 4	Leased	Pizza Hut

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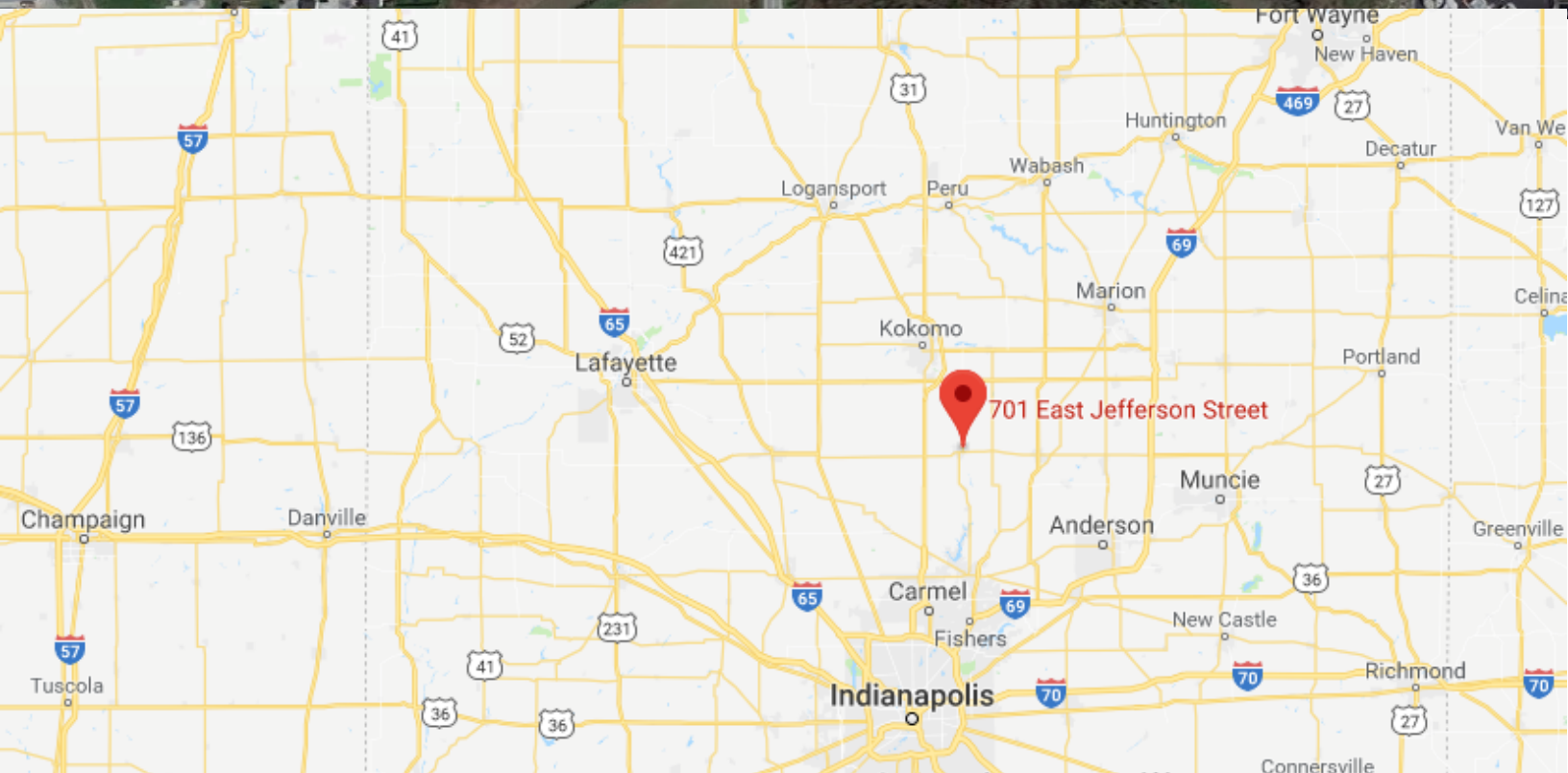
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