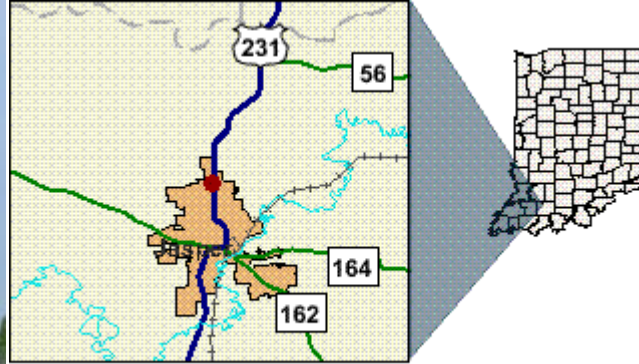




# Available Big Box Retail

3877 Newton Street Jasper, IN 47546



## Location

|                       |                    |
|-----------------------|--------------------|
| <b>Street Address</b> | 3877 Newton Street |
| <b>City</b>           | Jasper             |
| <b>County</b>         | Dubois             |
| <b>Township</b>       | Bainbridge         |
| <b>State</b>          | IN                 |
| <b>Zip Code</b>       | 47546              |
| <b>Type</b>           | Building           |

## Site Details

| Site                                 |                        | Utility   |                |
|--------------------------------------|------------------------|---|----------------|
| <b>Within city/town limits</b>       | Yes                    | <b>Electric Power Provider</b>                        | City of Jasper |
| <b>Located in Industrial Park</b>    | No                     | <b>Electric Service at Property</b>                   | Yes            |
| <b>Building</b>                      |                        | <b>Typical Voltage Available</b>                      | 277            |
| <b>Total Building Square Feet</b>    | 40,500                 | <b>Maximum Voltage Available</b>                      | 480            |
| <b>Minimum Square Feet Available</b> | 40,500                 | <b>Phases Available</b>                               | 3 phase        |
| <b>Maximum Square Feet Available</b> | 40,500                 | <b>Dual Feed Service Available</b>                    | No             |
| <b>Basement</b>                      | No                     | <b>Distance to Substation (Feet)</b>                  | 5,000          |
| <b>Previous Tenants/Uses</b>         | Central Tractor Supply | <b>Size of Substation (KVA)</b>                       | 2,000          |
| <b>Sale/Leasing</b>                  |                        | <b>Dual Feed Substation</b>                           | yes            |
| <b>Ownership</b>                     | Private                | <b>Building Electric Service Volts</b>                | 480            |
| <b>For Lease</b>                     | Yes                    | <b>Building Electric Service Phase</b>                | 3 phase        |
|                                      |                        | <b>Building Electric Service Amps</b>                 | 400            |
|                                      |                        | <b>Natural Gas Service Provider</b>                   | City of Jasper |
|                                      |                        | <b>Natural Gas Service at Property</b>                | No             |
|                                      |                        | <b>Distance to extend main (Feet)</b>                 | 1,000          |
|                                      |                        | <b>Natural Gas Main Size (Inches)</b>                 | 2              |
|                                      |                        | <b>Natural Gas Main Pressure (PSI)</b>                | 35             |
|                                      |                        | <b>Water Provider</b>                                 | City of Jasper |
|                                      |                        | <b>Water Service at Property</b>                      | Yes            |
|                                      |                        | <b>Water Main Size (Inches)</b>                       | 12             |
|                                      |                        | <b>Water Main Pressure (PSI)</b>                      | 50             |
|                                      |                        | <b>Building Water Service Lateral Size</b>            | 1.5 in         |
|                                      |                        | <b>Sanitary Sewer Service Provider</b>                | City of Jasper |
|                                      |                        | <b>Sanitary Sewer Service at Site</b>                 | Yes            |
|                                      |                        | <b>Sewer Main Size (Inches)</b>                       | 8              |
|                                      |                        | <b>Waste Water Treatment Plant Available Capacity</b> | 3              |
|                                      |                        | <b>Pre-Treatment Requirements</b>                     | Yes            |
|                                      |                        | <b>Telecommunications Service Provider</b>            | Verizon        |
|                                      |                        | <b>Telecommunications at Property</b>                 | Yes            |

## Contact Information

### Scott Gray

|                |  |
|----------------|--|
| <b>Company</b> | Sitehawk Retail Real Estate  |
| <b>Address</b> | 235 Pointe Parkway, Suite 250  |
| <b>City</b>    | Carmel   |
| <b>State</b>   | IN   |
| <b>Zipcode</b> | 46032  |
| <b>Phone</b>   | 317-844-5313   |
| <b>Fax</b>     | 317-574-3135   |
| <b>Email</b>   | <a href="mailto:sgray@sitehawkretail.com">sgray@sitehawkretail.com</a> |
| <b>Webpage</b> | <a href="http://www.sitehawkretail.com">www.sitehawkretail.com</a>     |

### Robert Grewe

|                   |  |
|-------------------|--|
| <b>Company</b>    | Dubois County Area Development Corporation             |
| <b>Address</b>    | 1103 Main Street                                       |
| <b>City</b>       | Jasper   |
| <b>State</b>      | IN   |
| <b>Zipcode</b>    | 47546  |
| <b>Phone</b>      | 812-482-9650   |
| <b>Fax</b>        | 812-482-9421   |
| <b>Email</b>      | <a href="mailto:bgrewe@DCADC.org">bgrewe@DCADC.org</a> |
| <b>Webpage</b>    | <a href="http://www.DCADC.org">www.DCADC.org</a>       |
| <b>Cell Phone</b> | 812-631-4767   |

Indiana Economic Development Corporation

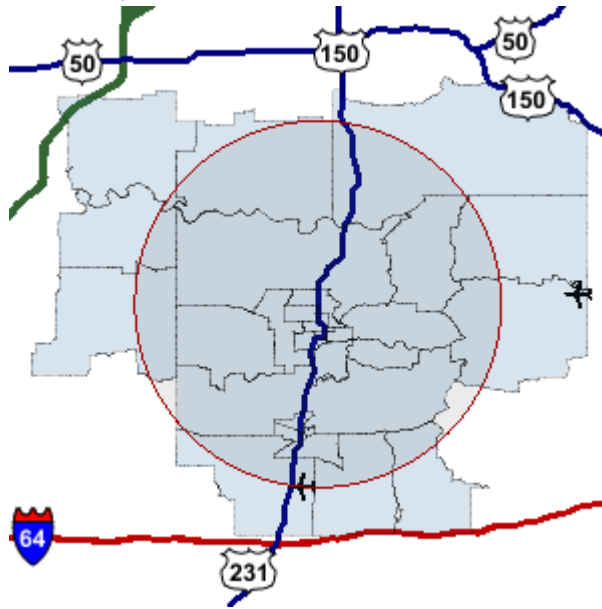
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# Available Big Box Retail

3877 Newton Street Jasper, IN 47546

## 10 Mile Demographic Radius Report

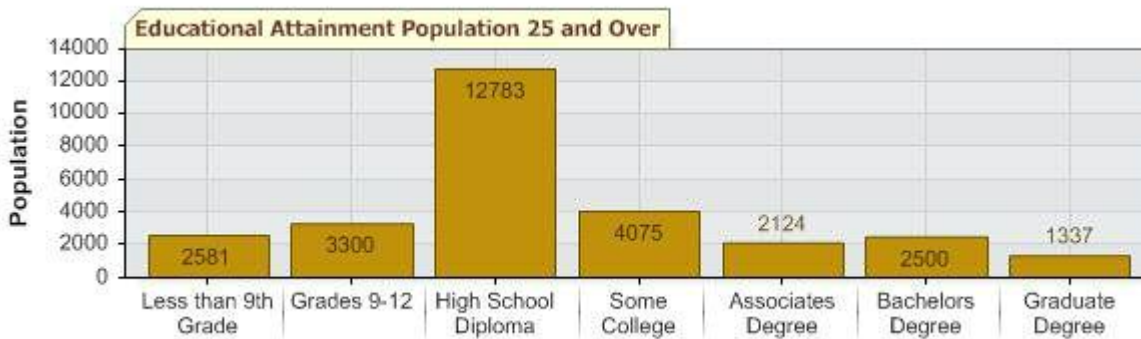


### Population

|  | Number | %     |
|--|--------|-------|
| <b>Total Estimated Population</b>      | 43,593 | 100%  |
| <b>Population in the Labor Force</b>   | 24,177 | 55.5% |
| <b>Population by working age 20-64</b> | 25,849 | 59.3% |

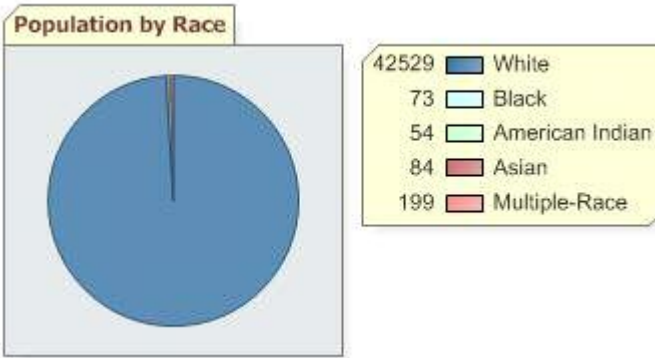
### Educational Attainment

|                                      | Number | %     |
|--------------------------------------|--------|-------|
| <b>Total Adult Population (25 +)</b> | 28,700 | 100%  |
| <b>Less than Grade 9</b>             | 2,581  | 9.0%  |
| <b>Grades 9-12, no diploma</b>       | 3,300  | 11.5% |
| <b>High School Graduate</b>          | 12,783 | 44.5% |
| <b>Some College, No Degree</b>       | 4,075  | 14.2% |
| <b>Associates Degree</b>             | 2,124  | 7.4%  |
| <b>Bachelors Degree</b>              | 2,500  | 8.7%  |
| <b>Graduate Degree</b>               | 1,337  | 4.7%  |



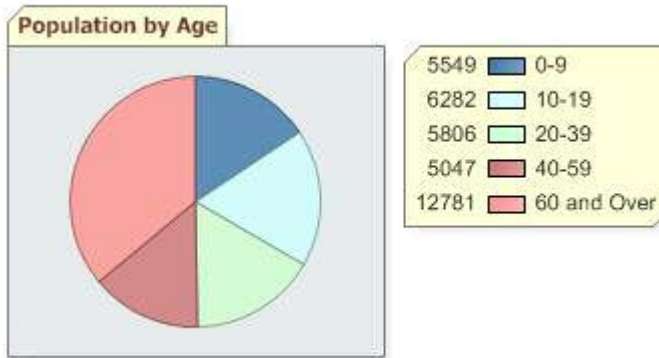
## Population by Race

|                                    | Number | %     |
|------------------------------------|--------|-------|
| <b>Total Population (all ages)</b> | 43,593 | 100%  |
| <b>White</b>                       | 42,529 | 97.6% |
| <b>Black</b>                       | 73     | 0.2%  |
| <b>American Indian</b>             | 54     | 0.1%  |
| <b>Asian</b>                       | 84     | 0.2%  |
| <b>Multiple-Race</b>               | 199    | 0.5%  |
| <b>Ethnicity:</b>                  |        |       |
| <b>Hispanic</b>                    | 1,682  | 3.9%  |



## Population by Age

|                         | Number | %     |
|-------------------------|--------|-------|
| <b>Total Population</b> | 43,593 | 100%  |
| <b>0 to 9</b>           | 5,549  | 12.7% |
| <b>10 to 19</b>         | 6,282  | 14.4% |
| <b>20 to 29</b>         | 5,806  | 13.3% |
| <b>30 to 39</b>         | 5,047  | 11.6% |
| <b>40 to 59</b>         | 12,781 | 29.3% |
| <b>60+</b>              | 8,128  | 18.6% |

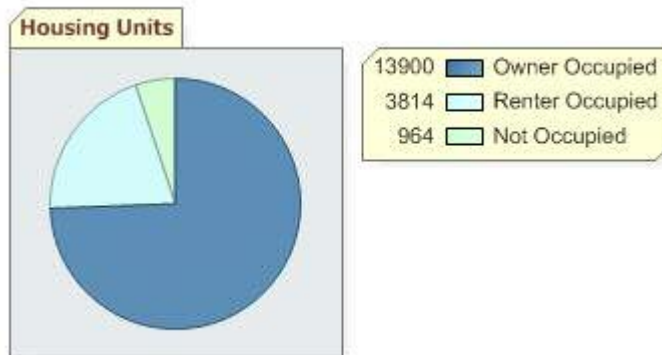


## Household Income

|                              | Number | %     |
|------------------------------|--------|-------|
| <b>Total Households</b>      | 17,714 | 100%  |
| <b>Less than \$30,000</b>    | 4,305  | 24.3% |
| <b>\$30,000 to \$49,000</b>  | 3,981  | 22.5% |
| <b>\$50,000 to \$100,000</b> | 7,044  | 39.8% |
| <b>\$100,000 or more</b>     | 2,384  | 13.5% |

## Housing

|                            | Number | %     |
|----------------------------|--------|-------|
| <b>Total Housing Units</b> | 18,678 | 100%  |
| <b>Occupied by Owner</b>   | 13,900 | 74.4% |
| <b>Renter Occupied</b>     | 3,814  | 20.4% |



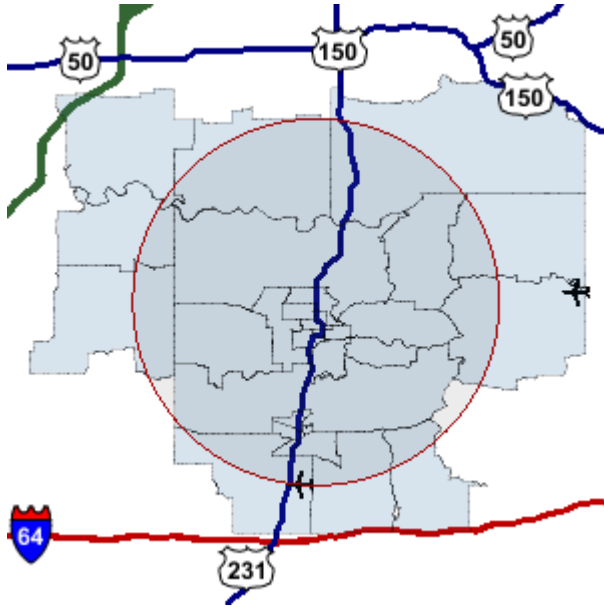
Source: Applied Geographic Solutions



# Available Big Box Retail

3877 Newton Street Jasper, IN 47546

## 10 Mile Workforce Radius Report



### Business Establishments and Labor Supply

|                                | Number |
|--------------------------------|--------|
| <b>Business Establishments</b> | 1,836  |
| <b>Jobs</b>                    | 27,337 |

### Establishments by Range of Employees

|                   | Number | % Dist. |
|-------------------|--------|---------|
| <b>1 to 20</b>    | 1,617  | 88.1%   |
| <b>20 to 50</b>   | 111    | 6.0%    |
| <b>50 to 99</b>   | 52     | 2.8%    |
| <b>100 to 249</b> | 38     | 2.1%    |
| <b>250 to 499</b> | 10     | 0.5%    |
| <b>500+</b>       | 8      | 0.4%    |

### Occupations

|  | Number | % Dist. |
|--|--------|---------|
| <b>Executive, Managers, and Administrators</b>                 | 3,152  | 11.5%   |
| <b>Professional Specialty Occupations</b>                      | 3,407  | 12.5%   |
| <b>Sales Professionals</b>                                     | 709    | 2.6%    |
| <b>Technologies and Technicians</b>                            | 935    | 3.4%    |
| <b>Sales Workers and Clerks</b>                                | 2,860  | 10.5%   |
| <b>Administrative Support Workers</b>                          | 5,083  | 18.6%   |
| <b>Technical, Sales, and Administrative: Field Occupations</b> | 50     | 0.2%    |
| <b>Private Household Service</b>                               | 6      | 0.0%    |
| <b>Protective Services</b>                                     | 362    | 1.3%    |
| <b>Other Services: Site Based</b>                              | 3,323  | 12.2%   |
| <b>Other Services: Field Based</b>                             | 131    | 0.5%    |
| <b>Farming, Forestry, and Fishing</b>                          | 571    | 2.1%    |

|   |       |       |
|---|-------|-------|
| Precision, Craft, and Repair: Site Based      | 2,962 | 10.8% |
| Construction, Repair, and Mining: Field Based | 673   | 2.5%  |
| Machine Operators, Assemblers, and Inspectors | 1,168 | 4.3%  |
| Transportation and Materials Moving Workers   | 874   | 3.2%  |
| Handlers, Helpers and Laborers                | 956   | 3.5%  |

### Establishments and Employment by Industry

|  | Establishments % Dist. |      | Jobs % Dist. |       |
|--|------------------------|------|--------------|-------|
| <b>Total</b>                             | 1,836                  | 100% | 27,337       | 100%  |
| <b>Agriculture, Forestry and Fishing</b> | 28                     | 1.5% | 53           | 0.2%  |
| <b>Agricultural Services</b>             | 31                     | 1.7% | 132          | 0.5%  |
| <b>Coal and Ore Mining</b>               | 5                      | 0.3% | 169          | 0.6%  |
| <b>Oil and Gas</b>                       | 0                      | 0    | 0            | 0     |
| <b>General Construction</b>              | 41                     | 2.2% | 290          | 1.1%  |
| <b>Heavy Construction</b>                | 80                     | 4.4% | 469          | 1.7%  |
| <b>Food Manufacturing</b>                | 9                      | 0.5% | 641          | 2.3%  |
| <b>Tobacco Manufacturing</b>             | 0                      | 0    | 0            | 0     |
| <b>Textile Mills</b>                     | 0                      | 0    | 0            | 0     |
| <b>Apparel and Textile Manufacturing</b> | 0                      | 0    | 0            | 0     |
| <b>Lumber and Wood Production</b>        | 20                     | 1.1% | 1,394        | 5.1%  |
| <b>Furniture Manufacturing</b>           | 43                     | 2.3% | 5,420        | 19.8% |
| <b>Paper Manufacturing</b>               | 1                      | 0.1% | 16           | 0.1%  |
| <b>Printing and Publishing</b>           | 7                      | 0.4% | 81           | 0.3%  |

### Establishments and Employment by Industry

|  | Establishments | % Dist. | Jobs  | % Dist. |
|--|----------------|---------|-------|---------|
| <b>Chemicals</b>                               | 4              | 0.2%    | 914   | 3.3%    |
| <b>Petroleum Refining</b>                      | 0              | 0       | 0     | 0       |
| <b>Rubber and Plastics</b>                     | 2              | 0.1%    | 48    | 0.2%    |
| <b>Leather Manufacturing</b>                   | 0              | 0       | 0     | 0       |
| <b>Stone, Glass, and Concrete</b>              | 2              | 0.1%    | 27    | 0.1%    |
| <b>Metals Fabrication</b>                      | 6              | 0.3%    | 197   | 0.7%    |
| <b>Machinery and Equipment Manufacturing</b>   | 14             | 0.8%    | 150   | 0.5%    |
| <b>Transportation</b>                          | 50             | 2.7%    | 662   | 2.4%    |
| <b>Travel Services</b>                         | 4              | 0.2%    | 12    | 0.0%    |
| <b>Transport Services</b>                      | 7              | 0.4%    | 38    | 0.1%    |
| <b>Communications</b>                          | 12             | 0.7%    | 85    | 0.3%    |
| <b>Utilities</b>                               | 10             | 0.5%    | 102   | 0.4%    |
| <b>Durables Wholesale</b>                      | 66             | 3.6%    | 668   | 2.4%    |
| <b>Non Durables Wholesale</b>                  | 38             | 2.1%    | 325   | 1.2%    |
| <b>Building Materials, Hardware and Garden</b> | 30             | 1.6%    | 453   | 1.7%    |
| <b>General Merchandise Stores</b>              | 13             | 0.7%    | 836   | 3.1%    |
| <b>Food Markets</b>                            | 10             | 0.5%    | 386   | 1.4%    |
| <b>Convenience Stores</b>                      | 19             | 1.0%    | 107   | 0.4%    |
| <b>Other Food Stores</b>                       | 10             | 0.5%    | 254   | 0.9%    |
| <b>Auto Dealers and Gas Stations</b>           | 44             | 2.4%    | 481   | 1.8%    |
| <b>Clothing Stores</b>                         | 20             | 1.1%    | 110   | 0.4%    |
| <b>Furniture Stores</b>                        | 16             | 0.9%    | 924   | 3.4%    |
| <b>Home Furnishings</b>                        | 13             | 0.7%    | 70    | 0.3%    |
| <b>Electronics and Computer Stores</b>         | 6              | 0.3%    | 17    | 0.1%    |
| <b>Music Stores</b>                            | 4              | 0.2%    | 26    | 0.1%    |
| <b>Restaurants</b>                             | 70             | 3.8%    | 1,001 | 3.7%    |
| <b>Other Food Service</b>                      | 11             | 0.6%    | 292   | 1.1%    |
| <b>Bars</b>                                    | 7              | 0.4%    | 31    | 0.1%    |
| <b>Drug Stores</b>                             | 7              | 0.4%    | 61    | 0.2%    |
| <b>Liquor Stores</b>                           | 6              | 0.3%    | 48    | 0.2%    |
| <b>Specialty Stores</b>                        | 87             | 4.7%    | 562   | 2.1%    |
| <b>Catalog and Direct Sales</b>                | 5              | 0.3%    | 302   | 1.1%    |

|   |    |      |     |      |
|---|----|------|-----|------|
| <b>Banks and Financial Institutions</b> | 52 | 2.8% | 565 | 2.1% |
| <b>Insurance Carriers</b>               | 1  | 0.1% | 2   | 0.0% |
| <b>Insurance Agents and Brokers</b>     | 51 | 2.8% | 137 | 0.5% |
| <b>Real Estate</b>                      | 48 | 2.6% | 207 | 0.8% |

### Establishments and Employment by Industry

|  | Establishments | % Dist. | Jobs  | % Dist. |
|--|----------------|---------|-------|---------|
| <b>Hotels and Lodging</b>                    | 8              | 0.4%    | 57    | 0.2%    |
| <b>Dry Cleaning and Laundry</b>              | 11             | 0.6%    | 27    | 0.1%    |
| <b>Beauty and Barber Shops</b>               | 49             | 2.7%    | 121   | 0.4%    |
| <b>Other Personal Service</b>                | 37             | 2.0%    | 103   | 0.4%    |
| <b>Advertising</b>                           | 11             | 0.6%    | 75    | 0.3%    |
| <b>Computer Services</b>                     | 5              | 0.3%    | 20    | 0.1%    |
| <b>Other Business Services</b>               | 35             | 1.9%    | 184   | 0.7%    |
| <b>Auto Repair/Services</b>                  | 52             | 2.8%    | 1,566 | 5.7%    |
| <b>Miscellaneous Repair Services</b>         | 22             | 1.2%    | 61    | 0.2%    |
| <b>Motion Pictures</b>                       | 7              | 0.4%    | 25    | 0.1%    |
| <b>Entertainment and Recreation Services</b> | 33             | 1.8%    | 268   | 1.0%    |
| <b>Health and Medical Services</b>           | 153            | 8.3%    | 785   | 2.9%    |
| <b>Hospitals</b>                             | 23             | 1.3%    | 1,880 | 6.9%    |
| <b>Legal Services</b>                        | 27             | 1.5%    | 98    | 0.4%    |
| <b>Primary and Secondary Education</b>       | 26             | 1.4%    | 786   | 2.9%    |
| <b>Colleges and Universities</b>             | 4              | 0.2%    | 78    | 0.3%    |
| <b>Social Services</b>                       | 50             | 2.7%    | 833   | 3.0%    |
| <b>Child Care Services</b>                   | 6              | 0.3%    | 39    | 0.1%    |
| <b>Museums and Zoos</b>                      | 1              | 0.1%    | 1     | 0.0%    |
| <b>Membership Organizations</b>              | 81             | 4.4%    | 362   | 1.3%    |
| <b>Professional Services</b>                 | 46             | 2.5%    | 118   | 0.4%    |
| <b>Government</b>                            | 102            | 5.6%    | 943   | 3.4%    |

Source: Applied Geographic Solutions

Indiana Economic Development Corporation

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