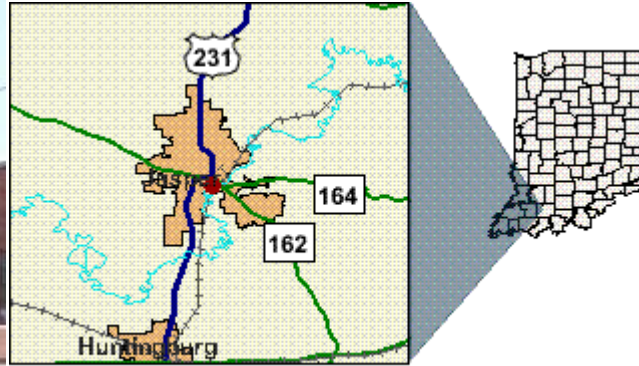


Riverside Plaza Complex

200 S. Clay Street Jasper, IN 47546



Location

Street Address	200 S. Clay Street
City	Jasper
County	Dubois
Township	Bainbridge
State	IN
Zip Code	47546
Type	Building

Site Details

Site

Within city/town limits	Yes
Located in Industrial Park	No
Platted Lot in Industrial Park	No
Certified Tech Park	No

Building

Total Building Square Feet	130,000
Maximum Square Feet Available	130,000
Number of Floors	1
Basement	No
Previous Tenants/Uses	Warehousing by area manufacturers
Building Type	Light Industrial
Dock Doors with Levelers	8
Sprinkler System	Yes

Sale/Leasing

Ownership	Private
For Sale	No
For Lease	Yes

Jurisdiction

Zoning/Planning Authority	City of Jasper
Current Land Use	warehousing
Economic Revitalization Area	No
Tax Increment Financing Area (TIF)	No
Enterprise Zone	No
Brownfield Redevelopment Site	No
Airport Development Zone	No
Foreign Trade Zone or Sub-Zone	No

Utility

Electric Power Provider	City of Jasper
Electric Service at Property	Yes
Typical Voltage Available	277
Maximum Voltage Available	480
Phases Available	3 phase
Dual Feed Service Available	No
Distance to Substation (Feet)	5,000
Size of Substation (KVA)	20,000
Dual Feed Substation	yes
Building Electric Service Phase	3 phase
Building Electric Service Amps	600
Natural Gas Service Provider	City of Jasper
Natural Gas Service at Property	Yes
Natural Gas Main Size (Inches)	2
Natural Gas Main Pressure (PSI)	35
Building Natural Gas Service Lateral Size	2
Water Provider	City of Jasper
Water Service at Property	Yes
Water Main Size (Inches)	8
Water Main Pressure (PSI)	78
Building Water Service Lateral Size	1
Sanitary Sewer Service Provider	City of Jasper
Sanitary Sewer Service at Site	Yes
Sewer Main Size (Inches)	8
Waste Water Treatment Plant Available Capacity	1,000,000
Pre-Treatment Requirements	Yes
Internet Service Provider	Verizon, Fullnet, PSCI
Type of Service Available	All

Within One of Indiana's Ports

No

Transportation

Interstate Route Number	64
Distance to Nearest Interstate (Miles)	10
Federal/State Highway Number	231
Distance to Nearest Federal or State Highway (Miles)	0.1
Is Public Transit Available	No
Name of Commercial/International Airport	Evansville Regional
Distance to Commercial Airport (Miles)	50
Name of General Aviation Airport	Huntingburg Airport
Distance to General Aviation Airport (Miles)	10
Largest General Aviation Airport Runway	5,000
Distance to Railroad (Miles)	0.05
Rail Access On Site	Yes
Rail Service Provider	Norfolk Southern & Dubois County RR
Rail Spur into the Building	No

Contact Information

Ken Sternberg

Company	Sternberg's
Address	601 Main Street
City	Jasper
State	IN
Zipcode	47546
Phone	812-482-1477

Robert Grewe

Company	Dubois County Area Development Corporation
Address	1103 Main Street
City	Jasper
State	IN
Zipcode	47546
Phone	812-482-9650
Fax	812-482-9421
Email	bgrewe@DCADC.org
Webpage	www.DCADC.org
Cell Phone	812-631-4767

Indiana Economic Development Corporation

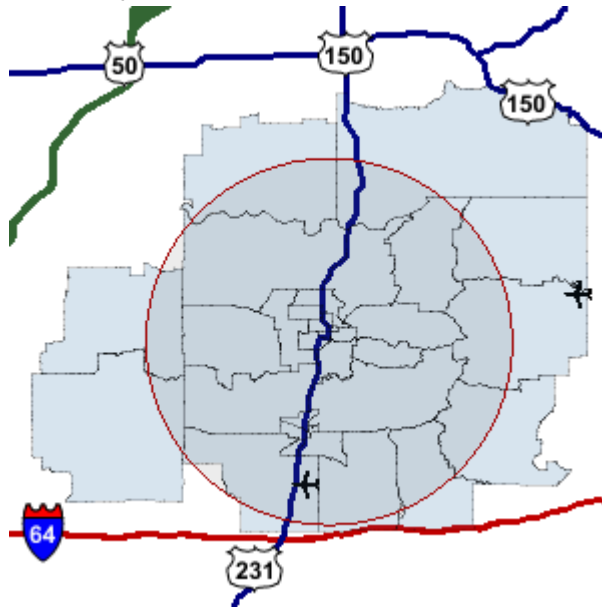
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Riverside Plaza Complex

200 S. Clay Street Jasper, IN 47546

10 Mile Demographic Radius Report

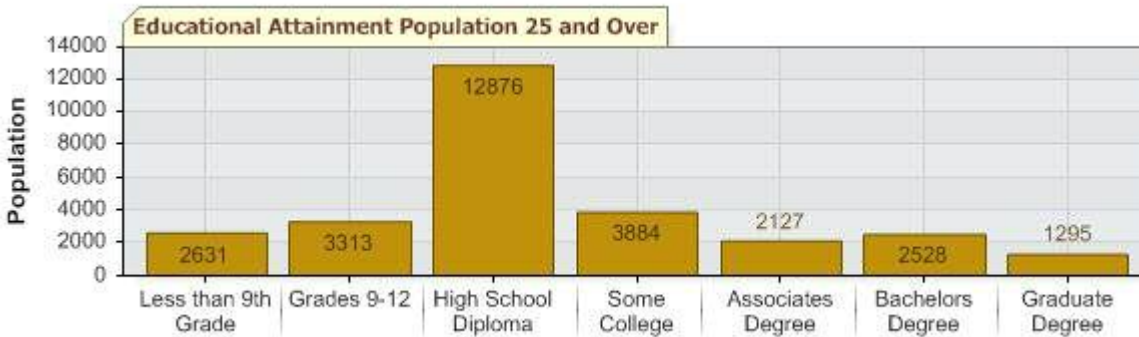


Population

	Number	%
Total Estimated Population	43,640	100%
Population in the Labor Force	24,273	55.6%
Population by working age 20-64	25,897	59.3%

Educational Attainment

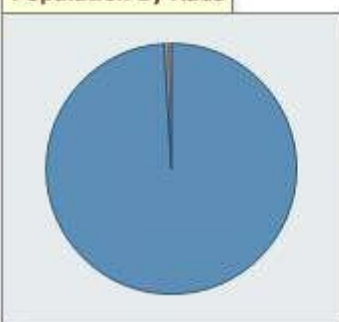
	Number	%
Total Adult Population (25 +)	28,654	100%
Less than Grade 9	2,631	9.2%
Grades 9-12, no diploma	3,313	11.6%
High School Graduate	12,876	44.9%
Some College, No Degree	3,884	13.6%
Associates Degree	2,127	7.4%
Bachelors Degree	2,528	8.8%
Graduate Degree	1,295	4.5%



Population by Race

	Number	%
Total Population (all ages)	43,640	100%
White	42,589	97.6%
Black	74	0.2%
American Indian	47	0.1%
Asian	77	0.2%
Multiple-Race	199	0.5%
Ethnicity:		
Hispanic	1,678	3.8%

Population by Race

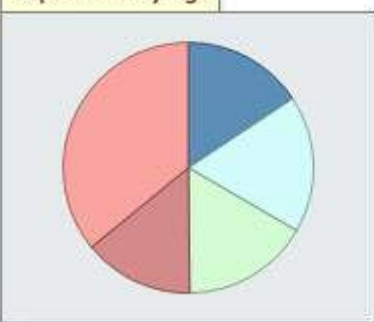


42589	White
74	Black
47	American Indian
77	Asian
199	Multiple-Race

Population by Age

	Number	%
Total Population	43,640	100%
0 to 9	5,571	12.8%
10 to 19	6,301	14.4%
20 to 29	5,859	13.4%
30 to 39	5,063	11.6%
40 to 59	12,785	29.3%
60+	8,061	18.5%

Population by Age



5571	0-9
6301	10-19
5859	20-39
5063	40-59
12785	60 and Over

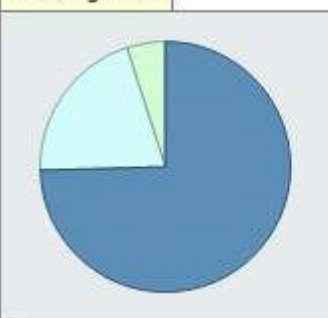
Household Income

	Number	%
Total Households	17,722	100%
Less than \$30,000	4,328	24.4%
\$30,000 to \$49,000	3,992	22.5%
\$50,000 to \$100,000	6,975	39.4%
\$100,000 or more	2,427	13.7%

Housing

	Number	%
Total Housing Units	18,654	100%
Occupied by Owner	13,910	74.6%
Renter Occupied	3,812	20.4%

Housing Units



13910	Owner Occupied
3812	Renter Occupied
932	Not Occupied

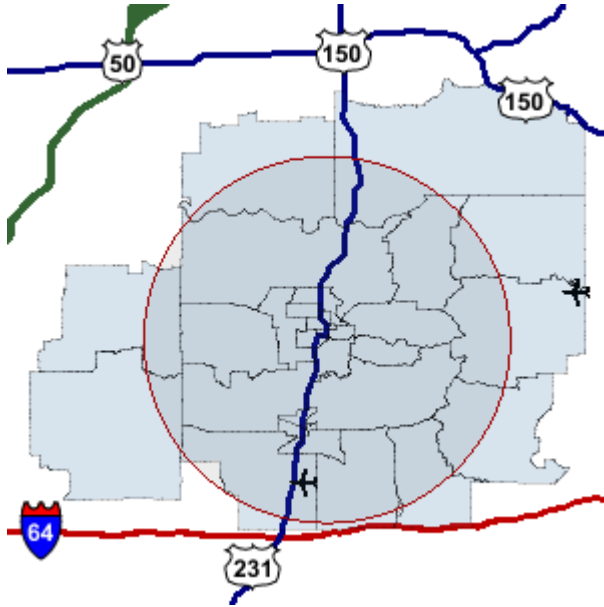
Source: Applied Geographic Solutions



Riverside Plaza Complex

200 S. Clay Street Jasper, IN 47546

10 Mile Workforce Radius Report



Business Establishments and Labor Supply

	Number
Business Establishments	1,872
Jobs	27,712

Establishments by Range of Employees

	Number	% Dist.
1 to 20	1,649	88.1%
20 to 50	113	6.0%
50 to 99	53	2.8%
100 to 249	39	2.1%
250 to 499	10	0.5%
500+	8	0.4%

Occupations

	Number	% Dist.
Executive, Managers, and Administrators	3,189	11.5%
Professional Specialty Occupations	3,459	12.5%
Sales Professionals	710	2.6%
Technologies and Technicians	942	3.4%
Sales Workers and Clerks	2,867	10.3%
Administrative Support Workers	5,134	18.5%
Technical, Sales, and Administrative: Field Occupations	52	0.2%
Private Household Service	6	0.0%
Protective Services	371	1.3%
Other Services: Site Based	3,381	12.2%
Other Services: Field Based	131	0.5%
Farming, Forestry, and Fishing	590	2.1%

Precision, Craft, and Repair: Site Based	3,026	10.9%
Construction, Repair, and Mining: Field Based	683	2.5%
Machine Operators, Assemblers, and Inspectors	1,194	4.3%
Transportation and Materials Moving Workers	888	3.2%
Handlers, Helpers and Laborers	974	3.5%

Establishments and Employment by Industry

	Establishments % Dist.		Jobs % Dist.	
Total	1,872	100%	27,712	100%
Agriculture, Forestry and Fishing	33	1.8%	68	0.2%
Agricultural Services	31	1.7%	131	0.5%
Coal and Ore Mining	6	0.3%	206	0.7%
Oil and Gas	0	0	0	0
General Construction	41	2.2%	290	1.0%
Heavy Construction	80	4.3%	472	1.7%
Food Manufacturing	9	0.5%	641	2.3%
Tobacco Manufacturing	0	0	0	0
Textile Mills	0	0	0	0
Apparel and Textile Manufacturing	0	0	0	0
Lumber and Wood Production	21	1.1%	1,395	5.0%
Furniture Manufacturing	45	2.4%	5,610	20.2%
Paper Manufacturing	1	0.1%	16	0.1%
Printing and Publishing	7	0.4%	81	0.3%

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Chemicals	5	0.3%	918	3.3%
Petroleum Refining	0	0	0	0
Rubber and Plastics	2	0.1%	48	0.2%
Leather Manufacturing	0	0	0	0
Stone, Glass, and Concrete	2	0.1%	27	0.1%
Metals Fabrication	6	0.3%	197	0.7%
Machinery and Equipment Manufacturing	14	0.7%	150	0.5%
Transportation	51	2.7%	664	2.4%
Travel Services	4	0.2%	12	0.0%
Transport Services	7	0.4%	38	0.1%
Communications	12	0.6%	85	0.3%
Utilities	11	0.6%	103	0.4%
Durables Wholesale	65	3.5%	646	2.3%
Non Durables Wholesale	40	2.1%	333	1.2%
Building Materials, Hardware and Garden	30	1.6%	453	1.6%
General Merchandise Stores	13	0.7%	836	3.0%
Food Markets	10	0.5%	386	1.4%
Convenience Stores	20	1.1%	108	0.4%
Other Food Stores	10	0.5%	254	0.9%
Auto Dealers and Gas Stations	44	2.4%	481	1.7%
Clothing Stores	20	1.1%	110	0.4%
Furniture Stores	16	0.9%	924	3.3%
Home Furnishings	13	0.7%	70	0.3%
Electronics and Computer Stores	6	0.3%	17	0.1%
Music Stores	4	0.2%	26	0.1%
Restaurants	70	3.7%	1,001	3.6%
Other Food Service	11	0.6%	292	1.1%
Bars	8	0.4%	37	0.1%
Drug Stores	7	0.4%	61	0.2%
Liquor Stores	6	0.3%	48	0.2%
Specialty Stores	89	4.8%	565	2.0%
Catalog and Direct Sales	5	0.3%	302	1.1%

Banks and Financial Institutions	53	2.8%	568	2.0%
Insurance Carriers	1	0.1%	2	0.0%
Insurance Agents and Brokers	52	2.8%	139	0.5%
Real Estate	47	2.5%	206	0.7%

Establishments and Employment by Industry

	Establishments	% Dist.	Jobs	% Dist.
Hotels and Lodging	8	0.4%	57	0.2%
Dry Cleaning and Laundry	11	0.6%	27	0.1%
Beauty and Barber Shops	49	2.6%	121	0.4%
Other Personal Service	37	2.0%	103	0.4%
Advertising	11	0.6%	75	0.3%
Computer Services	5	0.3%	20	0.1%
Other Business Services	38	2.0%	202	0.7%
Auto Repair/Services	51	2.7%	1,565	5.6%
Miscellaneous Repair Services	22	1.2%	61	0.2%
Motion Pictures	7	0.4%	25	0.1%
Entertainment and Recreation Services	33	1.8%	268	1.0%
Health and Medical Services	153	8.2%	785	2.8%
Hospitals	23	1.2%	1,880	6.8%
Legal Services	27	1.4%	98	0.4%
Primary and Secondary Education	28	1.5%	840	3.0%
Colleges and Universities	4	0.2%	78	0.3%
Social Services	50	2.7%	833	3.0%
Child Care Services	7	0.4%	41	0.1%
Museums and Zoos	1	0.1%	1	0.0%
Membership Organizations	92	4.9%	383	1.4%
Professional Services	48	2.6%	123	0.4%
Government	103	5.5%	968	3.5%

Source: Applied Geographic Solutions

Indiana Economic Development Corporation

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