

# Excellent Site SR 8 & I69

Parcel # 17-05-36-200-002.000-012

Site Size: 3.48 Acres

Dimensions: +/-419'x365'

Frontage: 419' on State Road 8  
351' on Smaltz Way  
444' on Shook Drive

Traffic Count: 19,385 (VPD)  
vehicles per day on State Road 8

34,356 VPD on Interstate 69

Utilities:

Water, Sewer, & Electricity:  
City of Auburn

Gas: NipSCO

Highly Visible Location

Neighboring Properties: Home  
Depot, Holiday Inn Express,  
Marathon Gas, Cracker Barrel



2224 State Road 8 West  
Auburn, Indiana 46706

**Features Include:** Level and open topography with frontage on heavily traveled State Road 8. All public utilities are to the site. Curb cut on State Road 8 and Shook Drive. 2 leased billboard signs.

