

West Lafayette Shoppes Fully Occupied

2718 US Hwy 52 W, West Lafayette, IN 47906

Project Overview

Site Plan

Aerial (Site)

Aerial (Market)

Exterior Photos



Property Highlights:

- Fully Occupied with Starbucks, Great Clips, ATI Physical Therapy, and Verizon Wireless
- 7,690 SF small shop building completed in late 2017
- Located in front of 193,000 SF **Meijer Supercenter** on US 52 and adjacent to 200,000 SF Menards Home Improvement Center
- Large trade area with regional drawing power
- Prime visibility and easy access to US 52 (20,016 VPD)
- Close proximity to Purdue University (43,411 students, and +/- 15,000 employees)
- Regional trade area encompassing over 250,000 people

DEMOGRAPHICS	1 miles	3 miles	5 miles	7 miles
Population	10,927	36,501	80,340	131,518
Growth 2010-2018	24.61%	17.29%	10.29%	8.97%
Households	4,255	14,500	28,499	50,565
Average HH Income	\$67,907	\$77,552	\$66,919	\$66,031

FOR MORE INFORMATION

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Suite	Tenant	Size	Frontage
A	Starbucks	2,264 SF	30'
B	Great Clips	1,386 SF	18.73'
C	ATI Physical Therapy	2,406 SF	32.52
D	Verizon (TCC)	1,634 SF	22.08'
Total GLA:		7,690 SF	
Parking:		51 spaces	
Parking Ratio:		6.63 spaces/ 1,000 SF	



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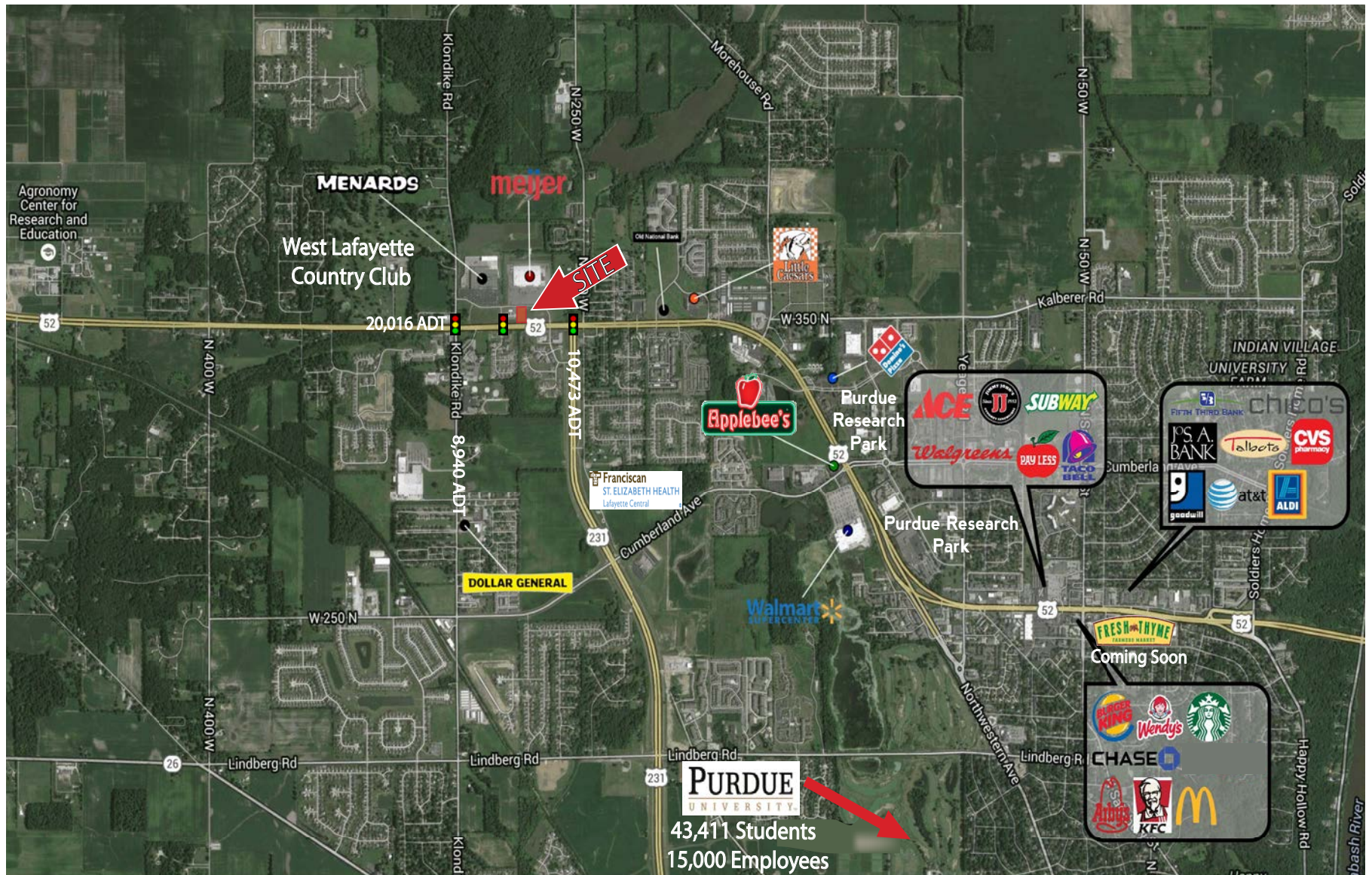
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