

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 (21,869 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 **Amy Tharp**

PLEASE CONTACT: T: 317-472-1800

E: Amy@VeritasRealty.com

Jamison Downs

T: 317-472-1800

E: Jamison@VeritasRealty.com

John Holloway

T: 317-472-1800

E: John@VeritasRealty.com



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	



Project Overview

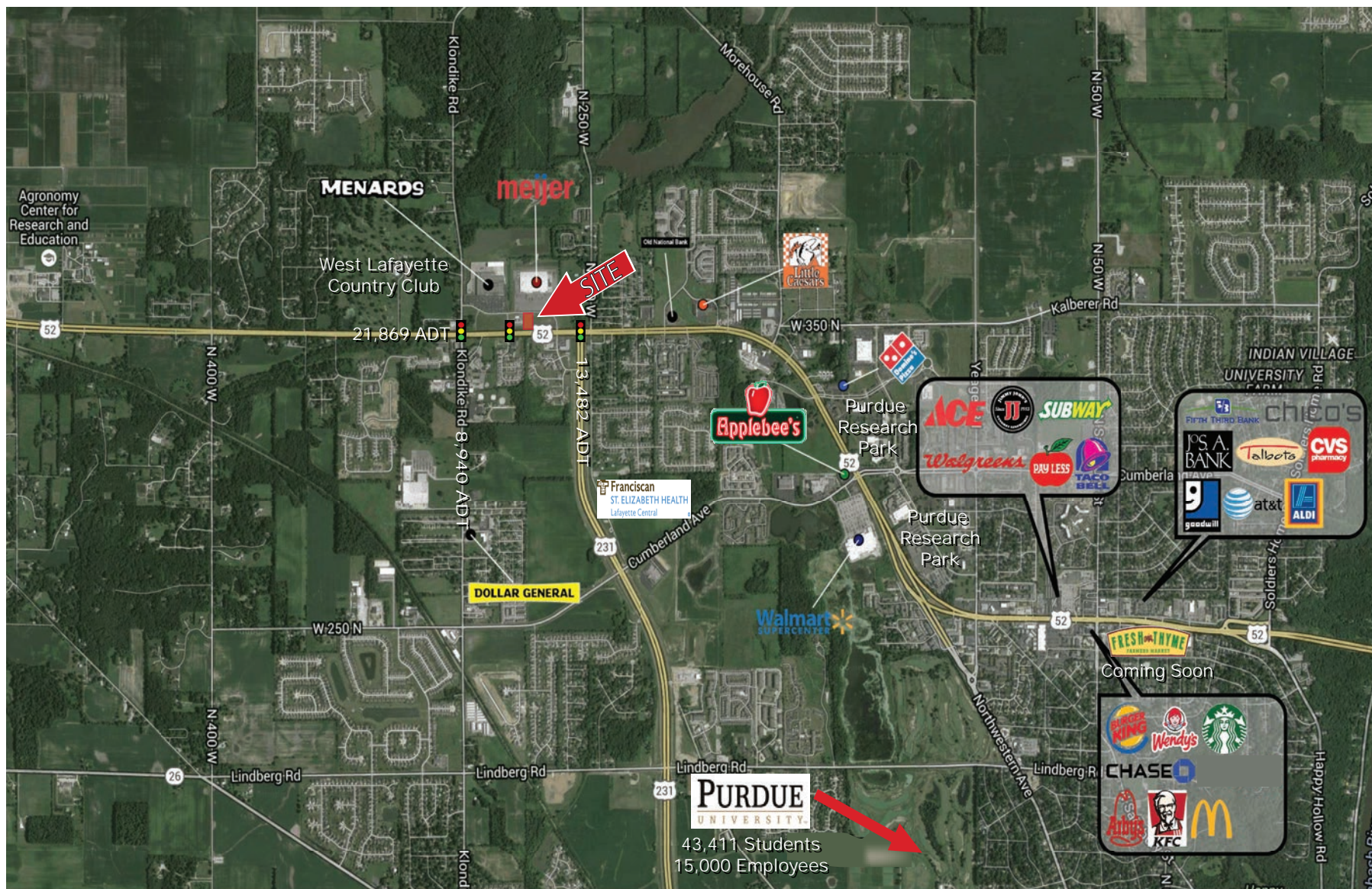
Site Plan

Aerial (Site)

Aerial (Market)

Exterior Photos





West Lafayette Shoppes Fully Occupied

2718 US Hwy 52 W, West Lafayette, IN 47906

Project Overview

Site Plan

Aerial (Site)

Aerial (Market)

Exterior Photos



Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.

**FOR MORE INFORMATION
PLEASE CONTACT:**

Amy Tharp
T: 317-472-1800
E: Amy@VeritasRealty.com

Jamison Downs
T: 317-472-1800
E: Jamison@VeritasRealty.com

John Holloway
T: 317-472-1800
E: John@VeritasRealty.com

