

Prime Retail Space

West Lafayette Shoppes - Completed Fall of 2017

One Space Remaining: 1,386 SF Available

2718 US Hwy 52 W, West Lafayette, IN 47906

Project Overview

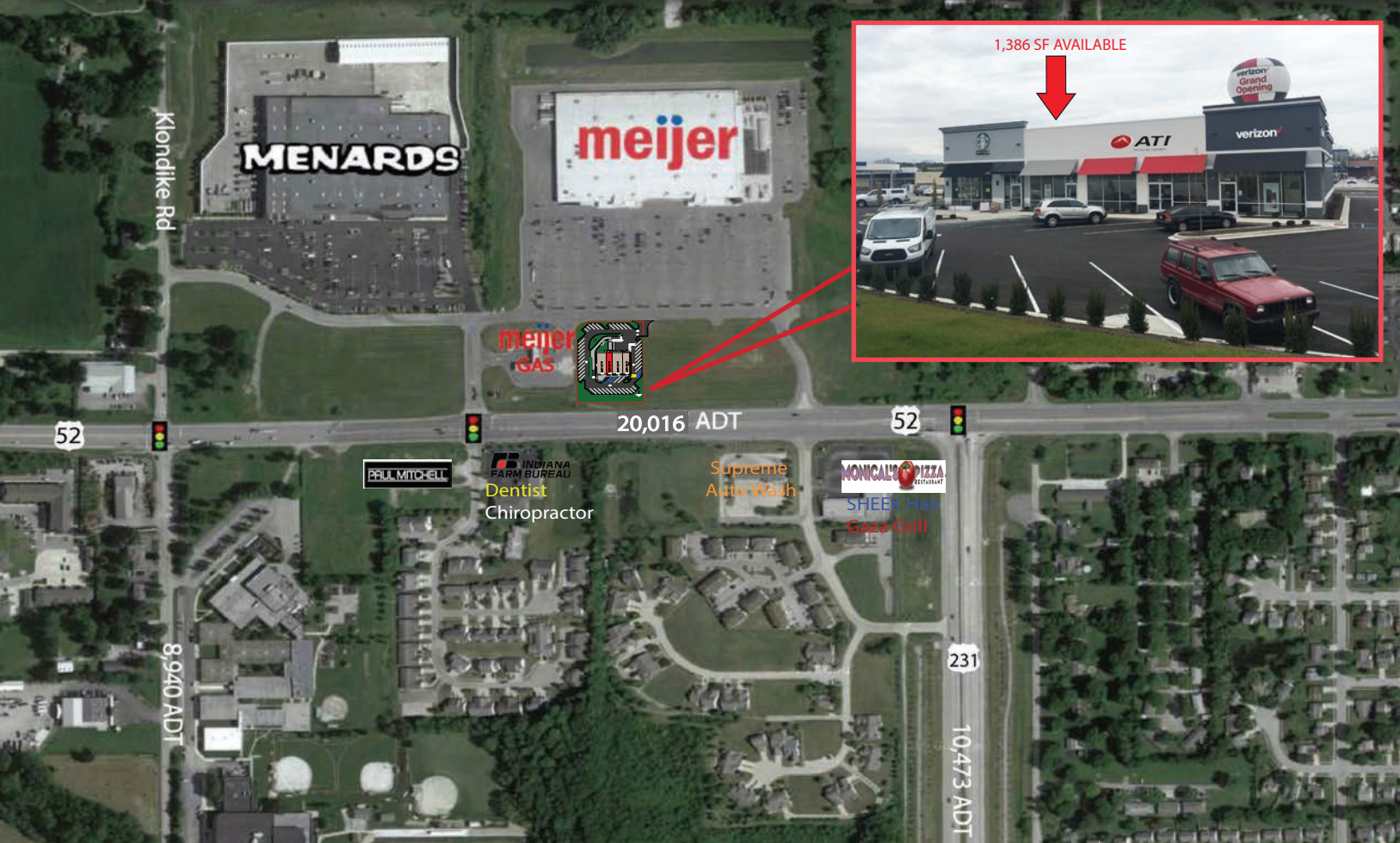
Site Plan

Aerial (Site)

Aerial (Market)

Demographics

Photos



Property Highlights:

- 7,690 SF of new outlot retail shops building
- 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 (38,788 students, and +/- 15,000 employees)
- Regional trade area encompassing over 250,000 people

DEMOGRAPHICS	1 miles	3 miles	5 miles	7 miles
Population	10,387	35,319	78,168	122,795
Growth 2010-2015	14.74%	10.61%	6.25%	5.22%
Households	4,030	13,752	27,661	46,683
Average HH Income	\$50,571	\$62,718	\$52,766	\$54,043

For more information contact:

Jamison Downs

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Suite	Tenant	Size	Frontage
A	Starbucks	2,264 SF	30'
B	Available	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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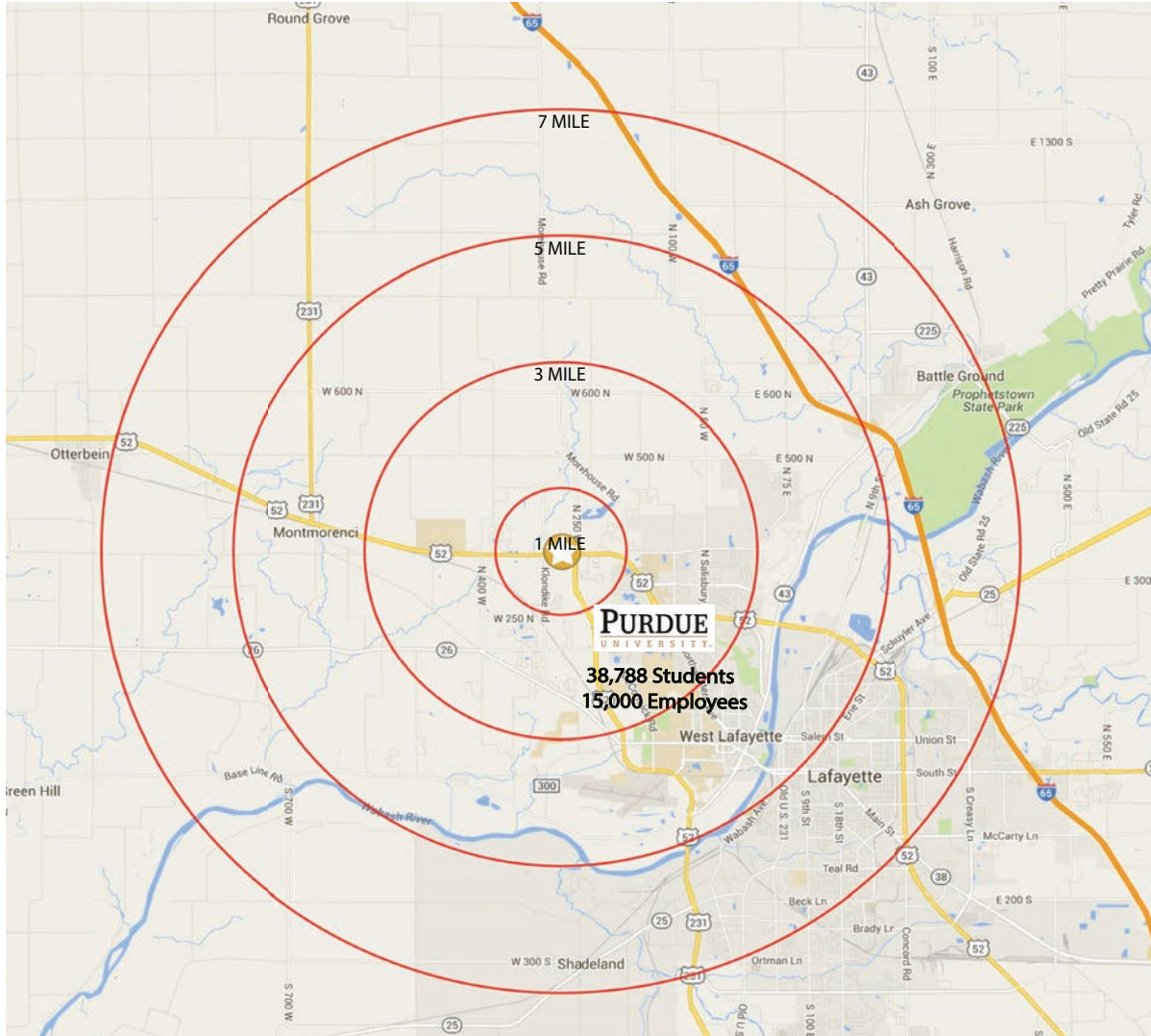
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