

PRIME INTERSTATE PAD SITE OPPORTUNITY

1.18 AC & 1.50 AC | COMBINABLE TO 2.68 ACRES AVAILABLE

FOR LEASE
SALE OR BTS

JOIN



2045, 2067 & 2089 Northgate Dr, West Lafayette, IN 47906



INTERSTATE PAD SITES
FOR LEASE | SALE | BTS

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1.18 & 1.50 ACRE LOTS | COMBINABLE TO 2.68 ACRES AVAILABLE PRIME INTERSTATE PAD SITE OPPORTUNITY

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS:

- Join 
- 1.18 AC and 1.50 AC (combinable to 2.68 AC) parcels available off Interstate 65 with 46,980 VPD
- South bound exit for Purdue University (+/-46,000 students) - 5.4 MI SW of site
- Located in high growth northern portion of West Lafayette serving local & regional (I-65) traffic
- Strong household incomes and demographics surrounding
- Available for Lease, Sale or BTS next to national fast food users
- Easy access from exit both East & West bound



DEMOGRAPHICS



2 MILE



4 MILE



6 MILE

| | | | |
|--------------------|-----------|-----------|----------|
| Population: | 5,478 | 21,528 | 93,522 |
| Average HH Income: | \$107,458 | \$122,020 | \$81,037 |
| Households: | 2,072 | 8,043 | 35,672 |

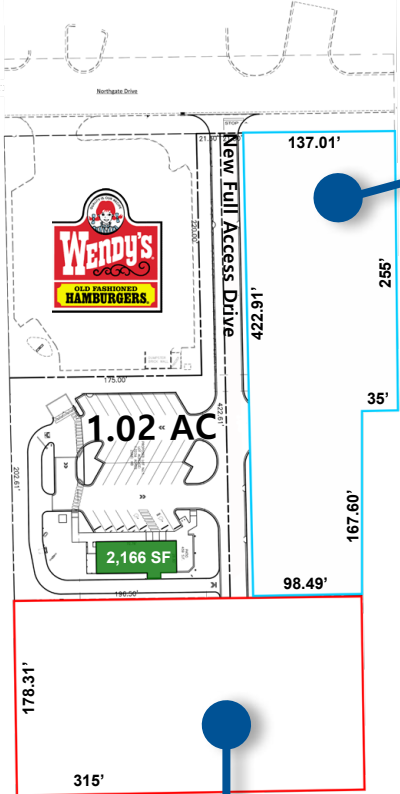
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SITE
PLAN



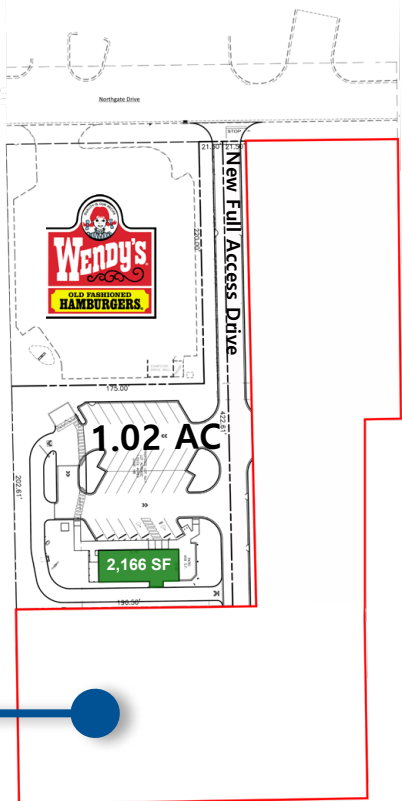
1.18 AC & 1.50 AC PARCEL



1.18 Acres
Available

1.50 Acres
Available

2.68 AC COMBINED PARCEL



2.68 Acres
Combined

