

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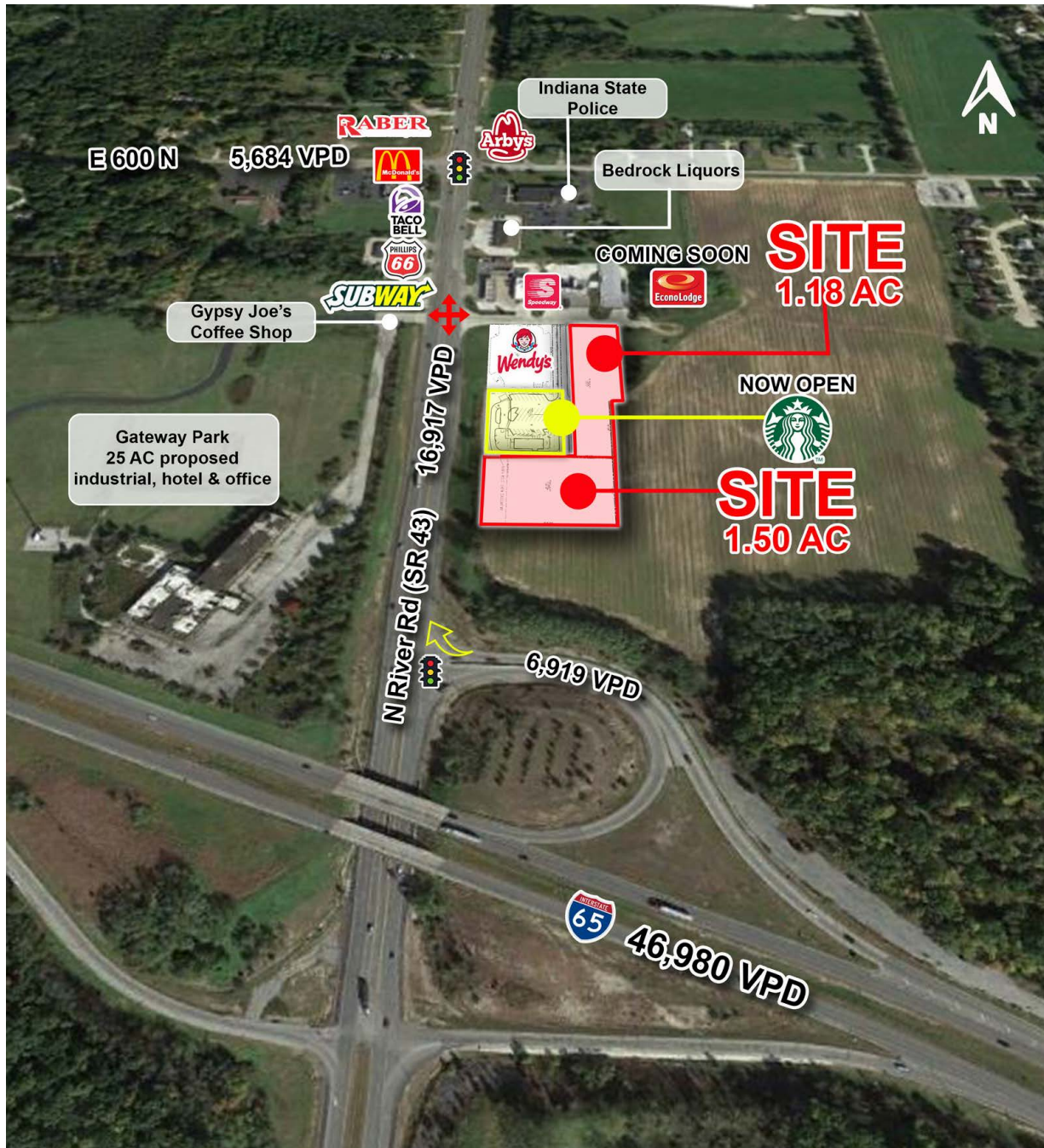
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# 1.18 & 1.50 ACRE LOTS | COMBINABLE TO 2.68 ACRES AVAILABLE PRIME INTERSTATE PAD SITE OPPORTUNITY

## 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

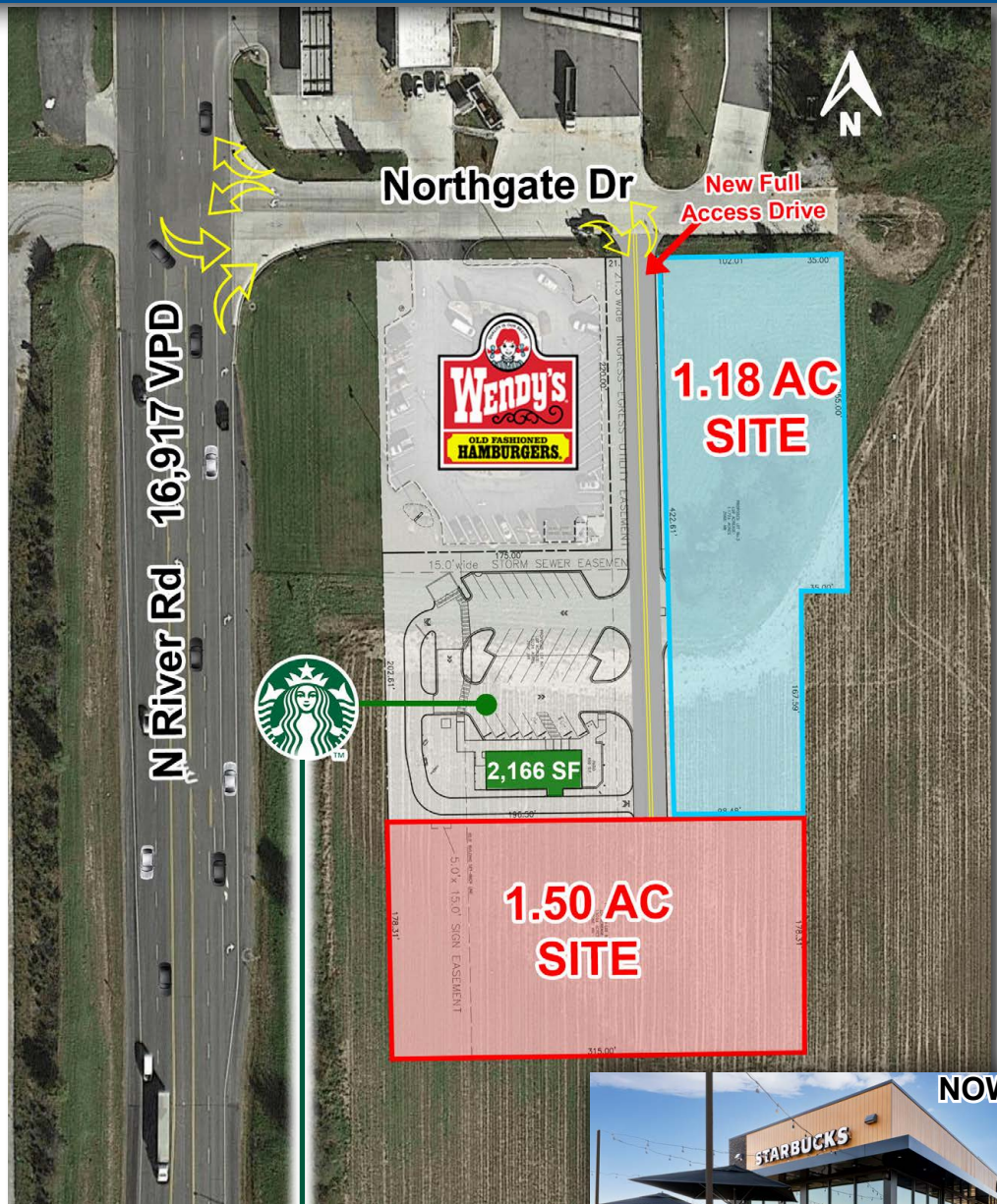


DEMOGRAPHICS	 3 MILE	 5 MILE	 7 MILE
Population:	10,935	45,625	122,731
Average HH Income:	\$120,948	\$91,610	\$73,497
Households:	4,097	18,770	46,897

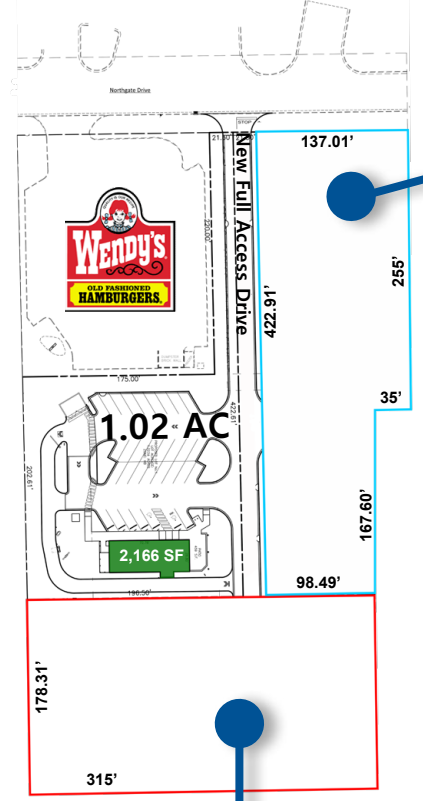
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## PRIME INTERSTATE PAD SITE OPPORTUNITY

### SITE PLAN



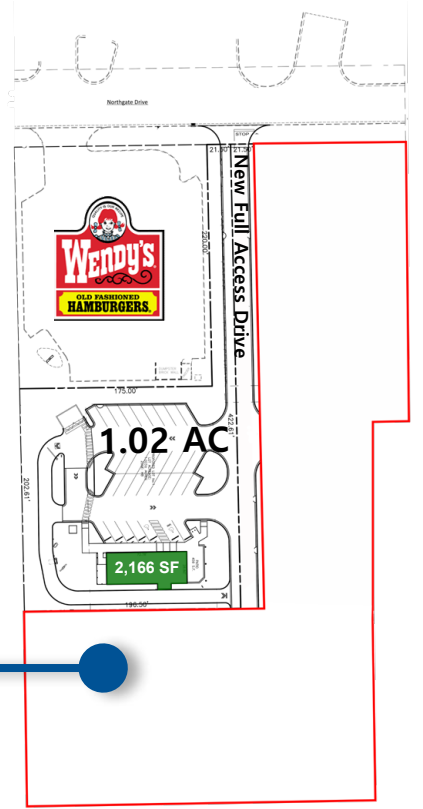
1.18 AC & 1.50 AC PARCEL



1.18 Acres Available

1.50 Acres Available

2.68 AC COMBINED PARCEL



2.68 Acres Combined



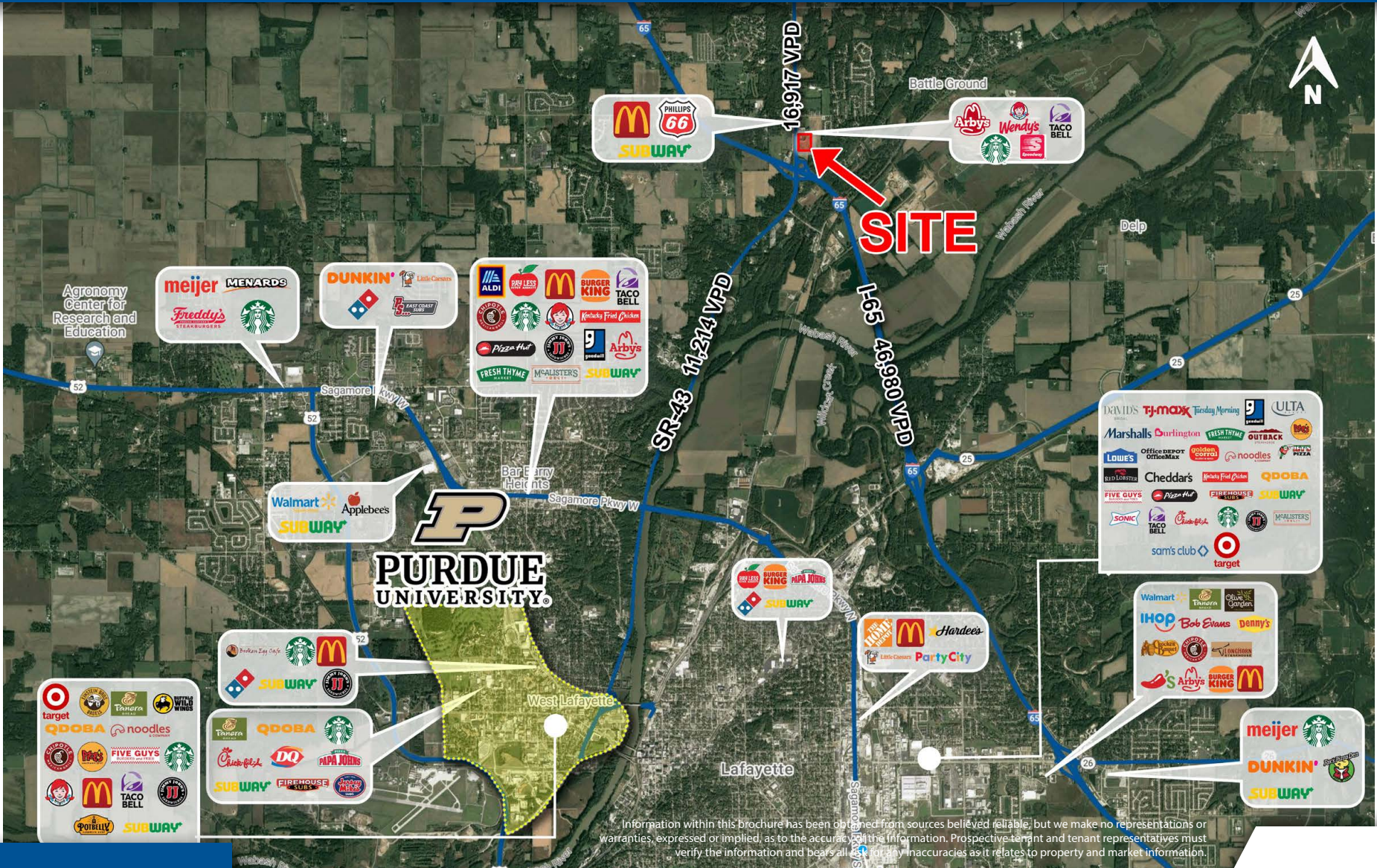
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AERIAL  
EAST



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MARKET  
AERIAL



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