

# 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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## 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

	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

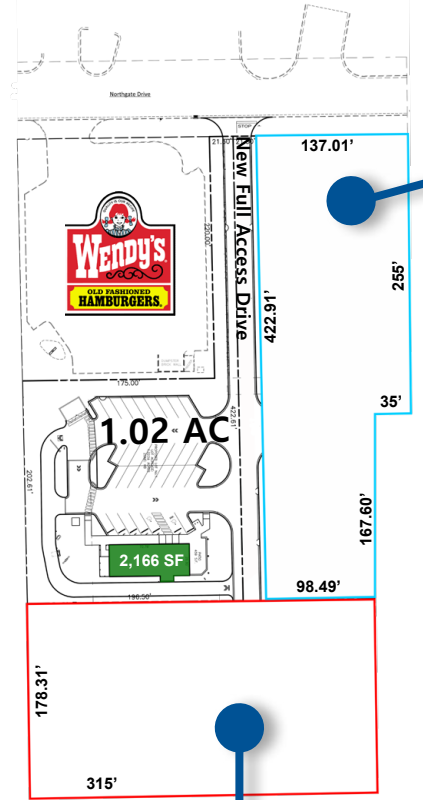
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**SITE  
PLAN**



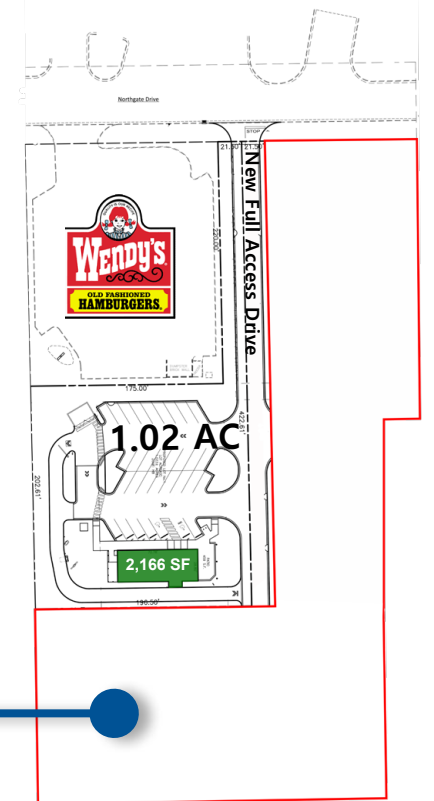
1.18 AC & 1.50 AC PARCEL



1.18 Acres Available

1.50 Acres Available

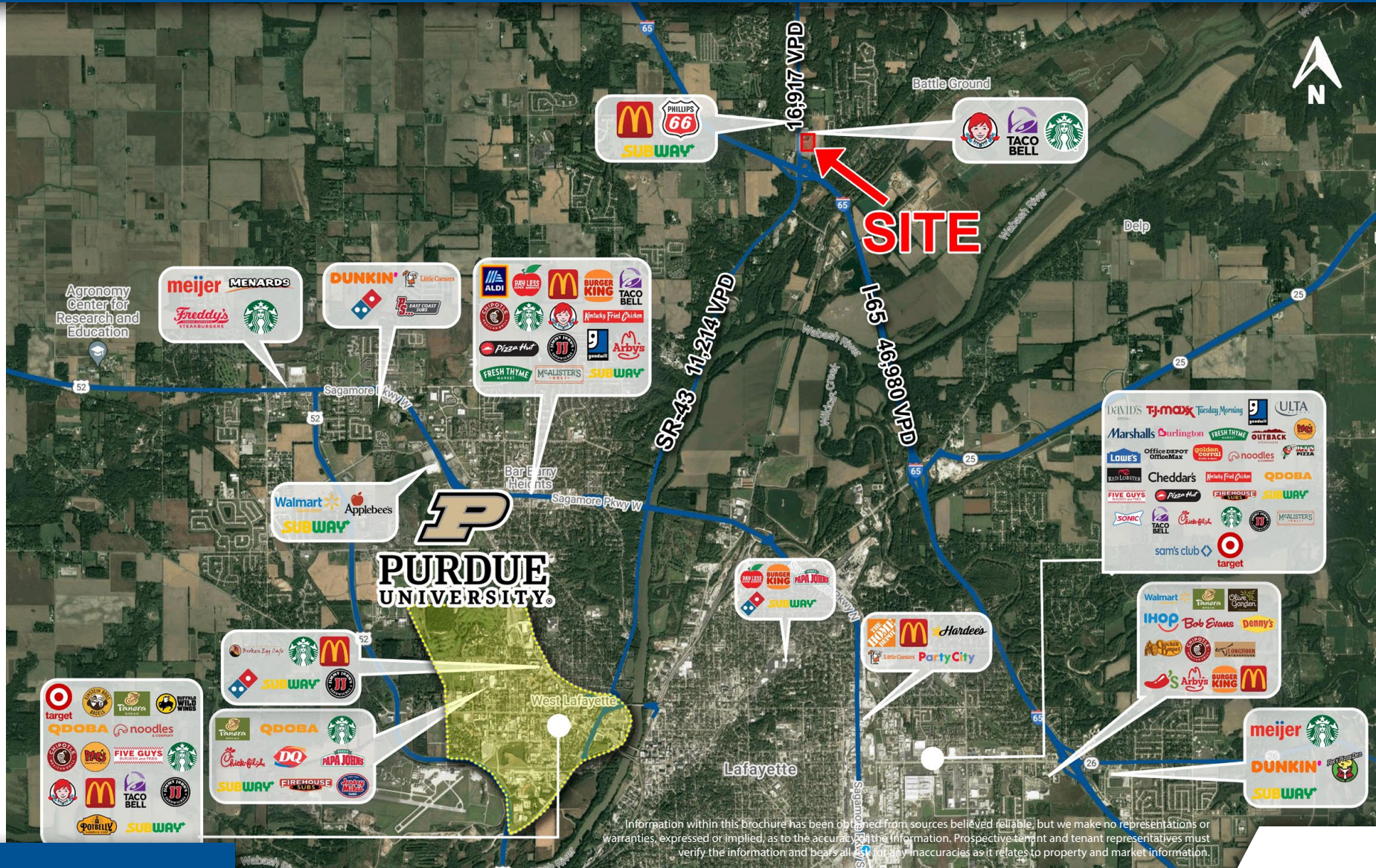
2.68 AC COMBINED PARCEL



2.68 Acres Combined

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MARKET  
AERIAL



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