

PRIME OUTLOT OPPORTUNITY

0.94 ACRE LOT AVAILABLE | GROUND LEASE OR BTS




VERITAS
REALTY

2725 S Creasy Lane, Lafayette, IN 47905



PROPERTY HIGHLIGHTS:

- Ground Lease or BTS opportunity on 0.94 AC, zoned general commercial
- Shared access with Chick-fil-A (under construction), YMCA, & Buffalo Wild Wings
- Site serves the fast-growing Southeastern portion of Lafayette
- Strong demographics surrounding with large employers and Ivy Tech Community College
- Signalized intersection of Creasy Ln & SR-38 (42,172 VPD) combined

| DEMOGRAPHICS |  |  |  |
|-----------------|---|---|---|
| | 1 MILE | 3 MILE | 5 MILE |
| Population: | 4,723 | 53,515 | 114,411 |
| Households: | 2,099 | 22,699 | 47,762 |
| Daytime Pop: | 7,463 | 44,777 | 93,196 |
| Avg. HH Income: | \$35,059 | \$70,691 | \$64,462 |

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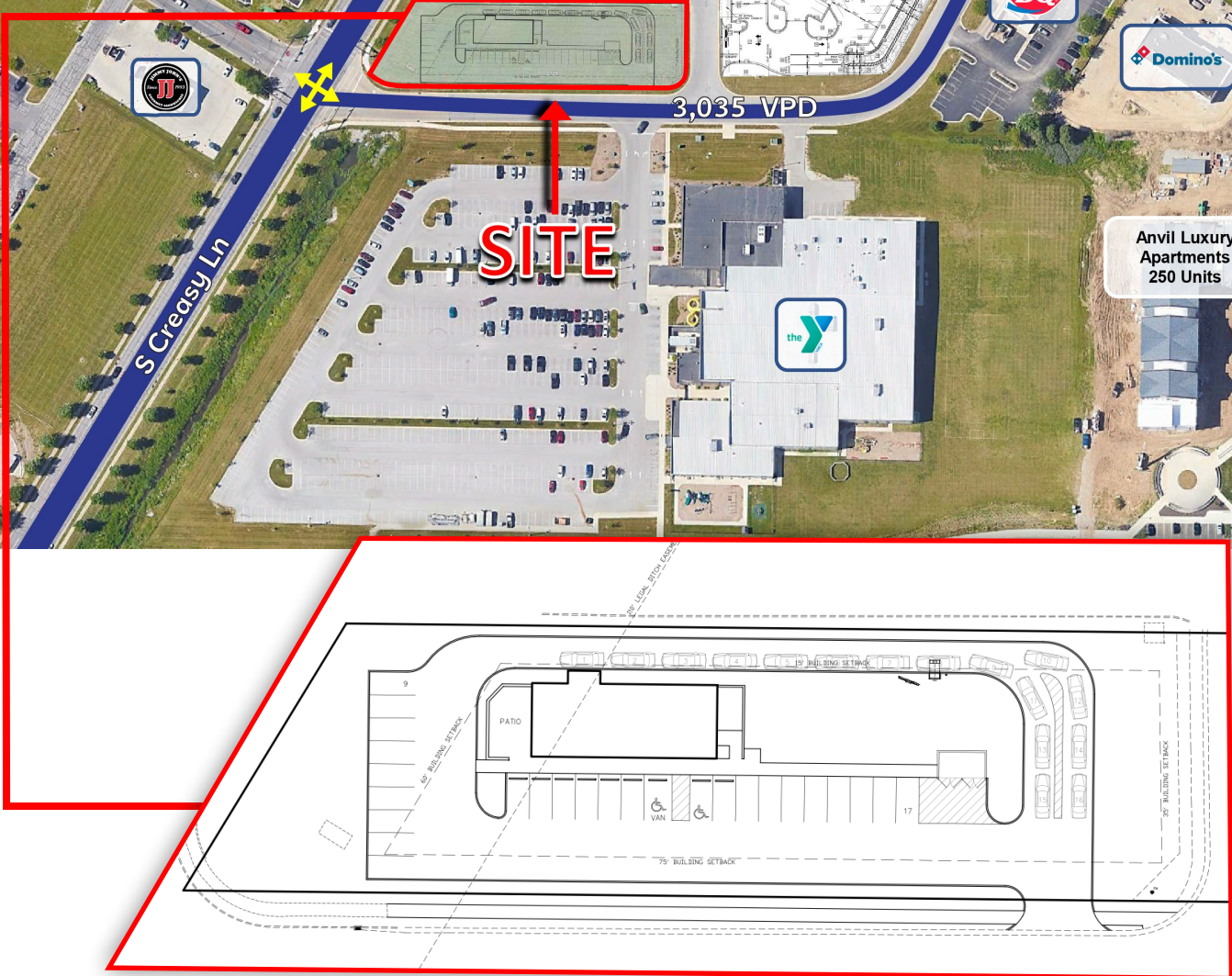
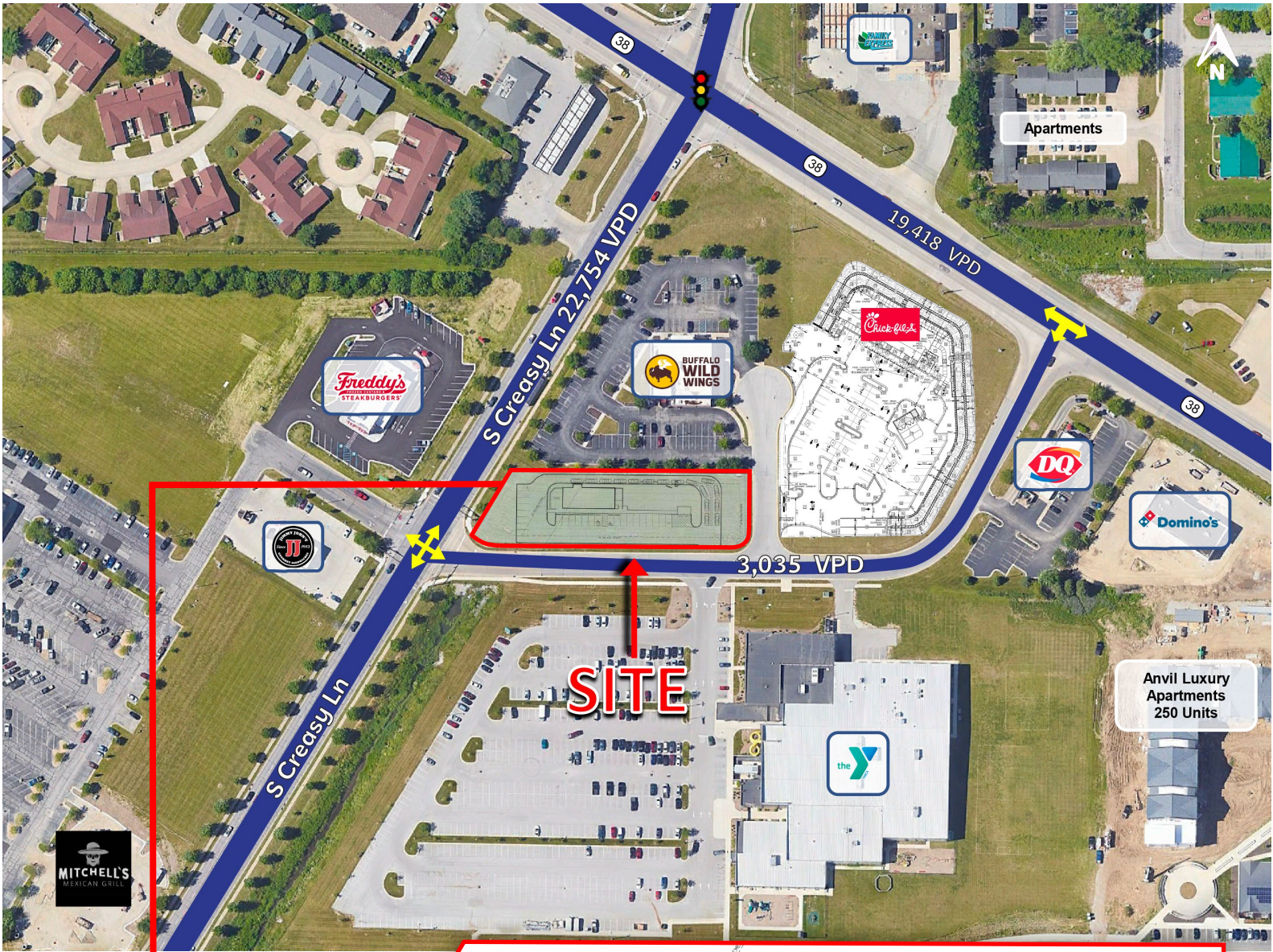
**GROUND
LEASE OR BTS**

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AERIAL
SITE



Conceptual Site Plan:
Freestanding Restaurant w drive-thru & large patio
(subject to change per future tenant's prototype)

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MARKET OVERVIEW



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.

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