

3737 LANDMARK DR

Lafayette, IN 47905



PROPERTY DESCRIPTION

Jim Pitoukkas of Shook Commercial Real Estate presents this excellent commercial lease opportunity for your business's consideration. The subject property is a newly built gas station/c-store anchored multi-tenant retail building located at the intersection of Creasy Lane and McCarty Lane in Lafayette, IN. The building features an attractive all-brick façade, offers excellent signage opportunities and multiple access points. Two spaces of approximately 2,000 square feet each (40'W by 50'D), which are combinable, are available for lease. The spaces will be delivered to tenants in warm shell condition with all utilities into the premises, an electrical panel installed, 5 tons of HVAC per 2,000 square feet, drop ceiling with basic lay-in lighting, and one ADA restroom.

PROPERTY HIGHLIGHTS

- Affordable rent new construction retail/office opportunity
- Excellent visibility and strong traffic counts
- Attractive building
- Strong co-tenancies within the commercial subdivision

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Available SF:	2,000 - 4,000 SF
Lot Size:	79,512 SF
Building Size:	7,500 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,711	10,936	27,170
Total Population	6,137	24,165	61,709
Average HH Income	\$57,796	\$64,437	\$71,467

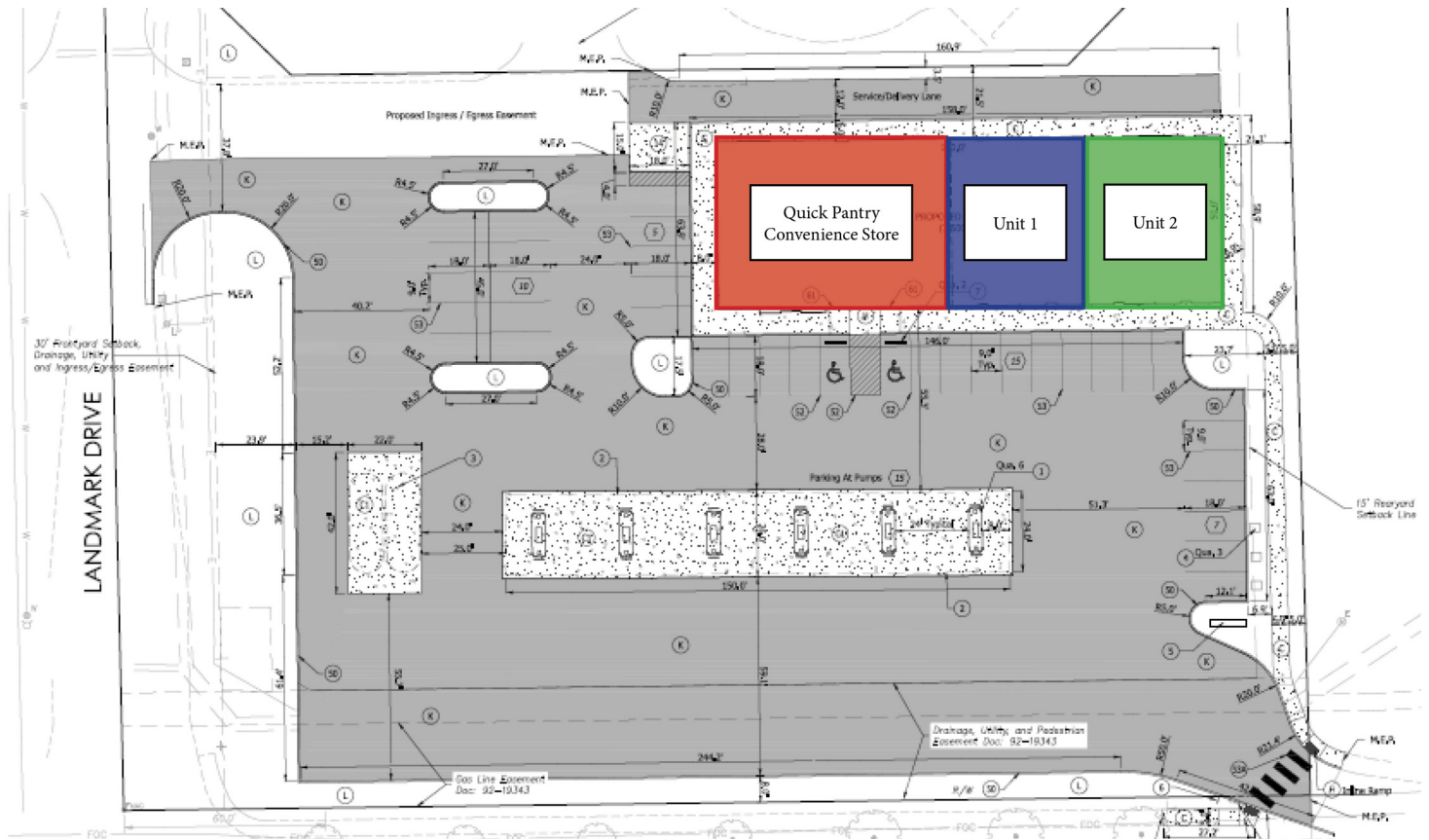
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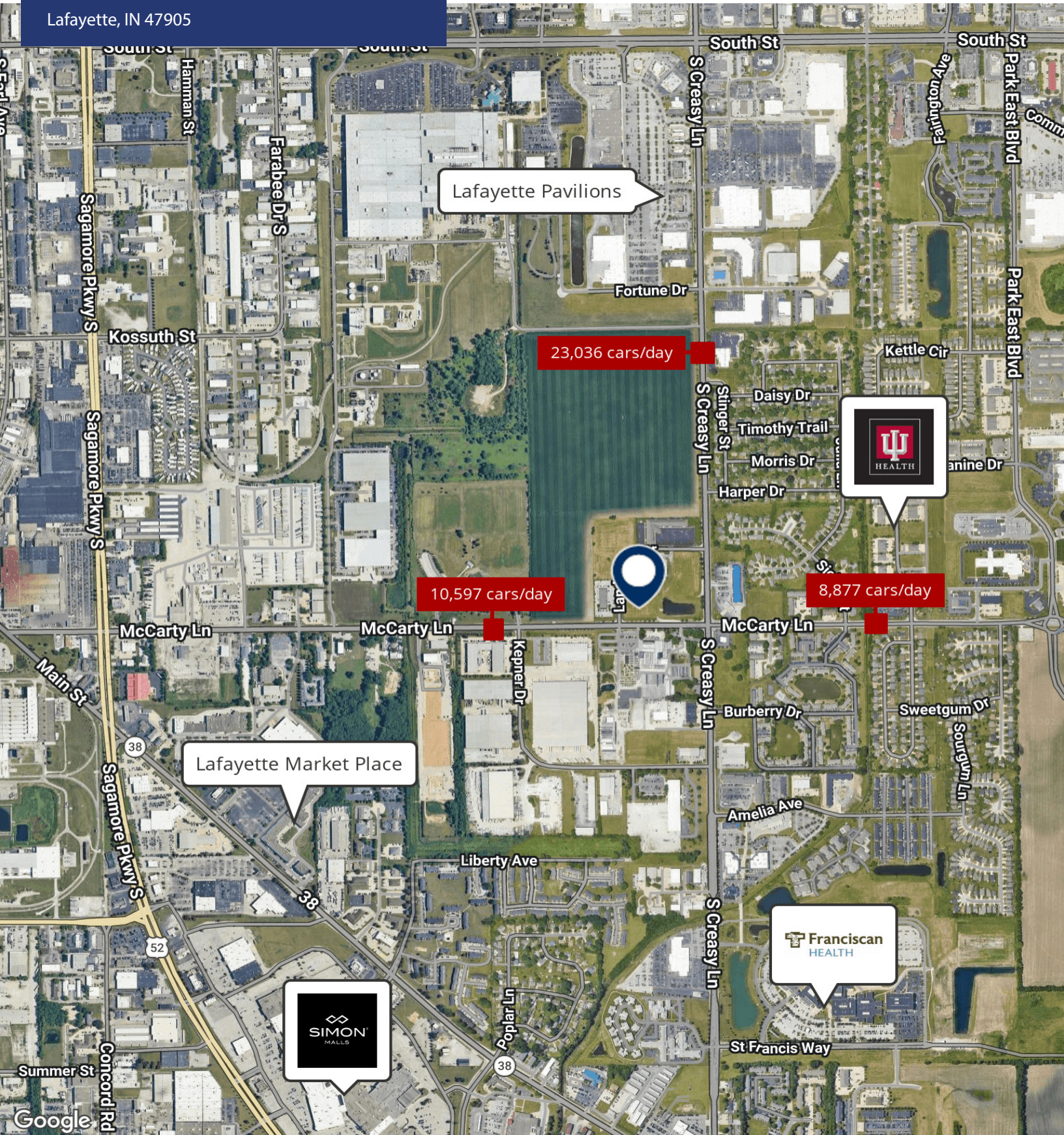
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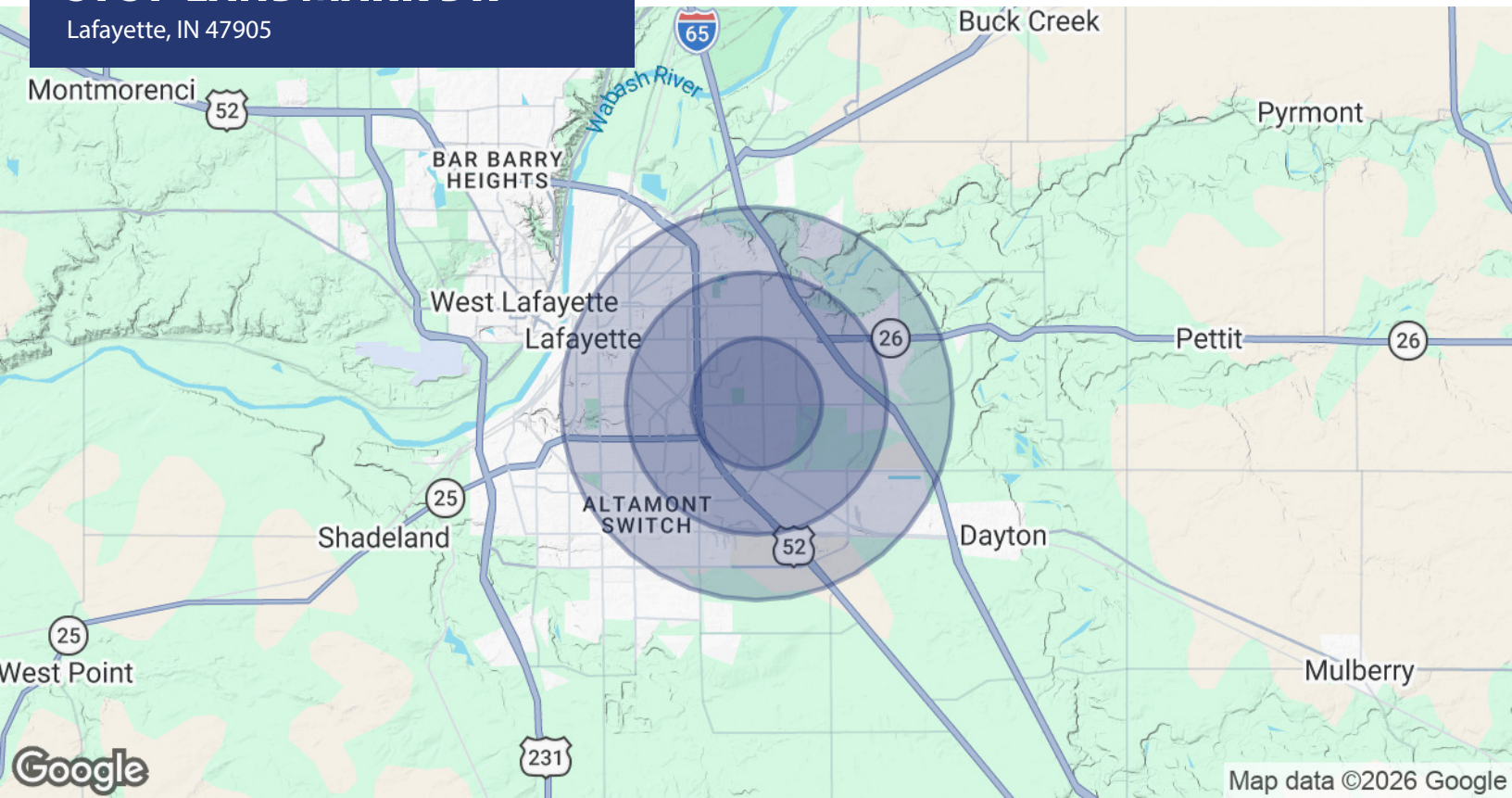
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,137	24,165	61,709
Average Age	30.9	33.5	34.3
Average Age (Male)	27.4	30.3	32.5
Average Age (Female)	32.2	36.5	36.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,711	10,936	27,170
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$57,796	\$64,437	\$71,467
Average House Value	\$186,255	\$166,644	\$186,455

2023 American Community Survey (ACS)

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