

1670 US 52 W

West Lafayette, IN 47906



PROPERTY DESCRIPTION

±3.52 acres of prime commercial land in West Lafayette—located in the shadow of the new SK Hynix chip manufacturing facility, one of the area's biggest economic drivers.

Zoned General Business, this site is ready for retail, office, medical, or mixed-use development positioned to capture the surge of growth, jobs, and demand coming to the corridor.

Just off Sagamore Parkway (US 52 W), the property offers strong visibility, easy access, and a location surrounded by established businesses and expanding residential neighborhoods.

A rare opportunity to get ahead of West Lafayette's next wave of development.

PROPERTY HIGHLIGHTS

- ±3.52 acres of vacant land
- Zoned General Business (GB) – flexible development potential
- Located near Sagamore Parkway (US 52 W) with strong visibility
- High-traffic corridor with excellent accessibility
- Minutes from Purdue University and I-65
- In close proximity to the new SK Hynix semiconductor facility
- Surrounded by established commercial users and growing residential rooftops
- Ideal for retail, office, medical, or mixed-use development
- Pond on-site offering potential for unique site design or amenities
- Positioned in one of West Lafayette's fastest-growing corridors

OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	3.52 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,219	9,739	15,331
Total Population	6,711	22,086	38,286
Average HH Income	\$55,256	\$73,574	\$90,143

BRAD NEIHOUSER

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LAND FOR SALE

1670 US 52 W

West Lafayette, IN 47906

SHOOK COMMERCIAL
REAL ESTATE



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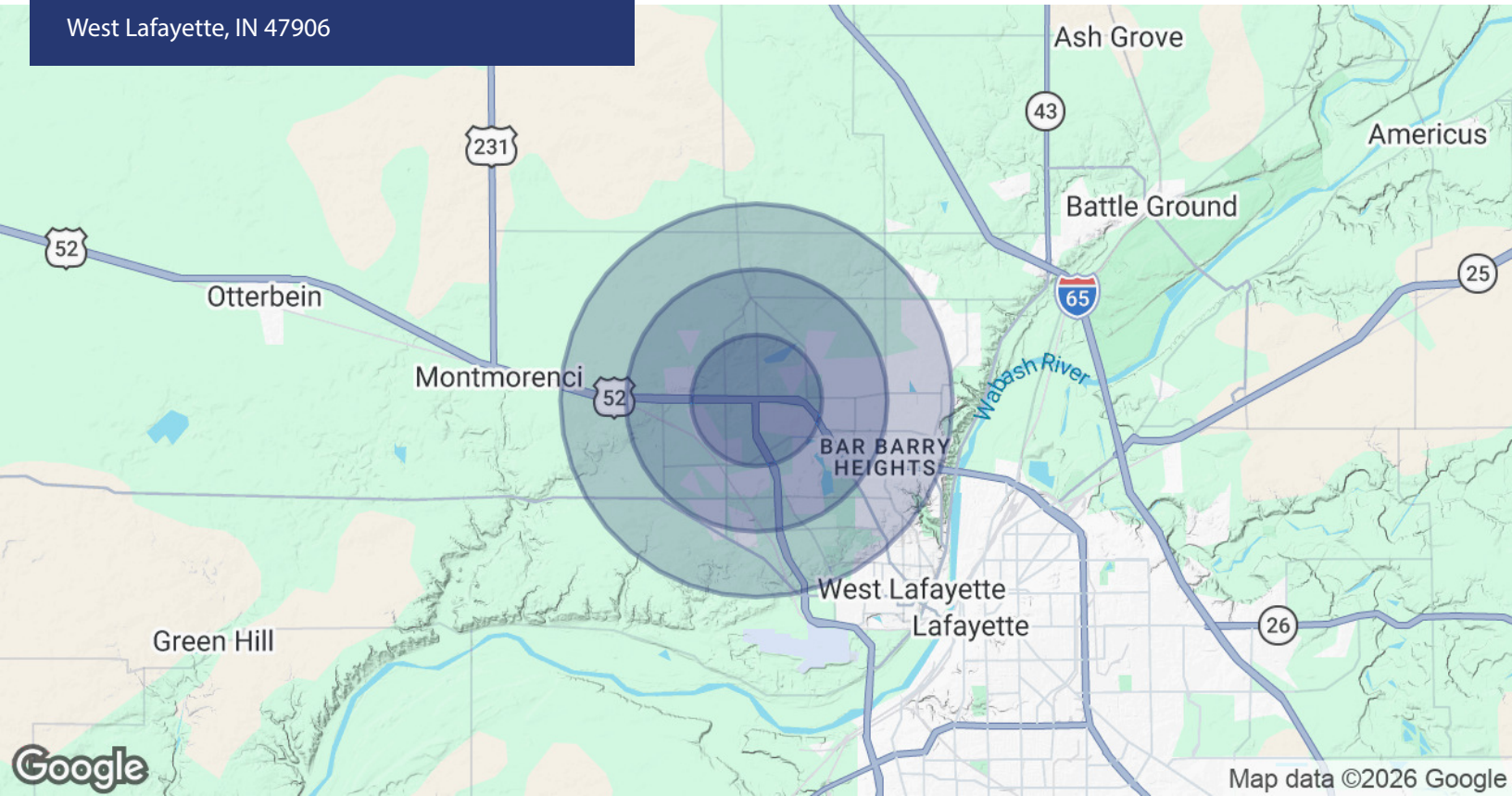
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,711	22,086	38,286
Average Age	27.5	31.6	32.3
Average Age (Male)	26.6	31.3	32.4
Average Age (Female)	29.9	33.4	33.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,219	9,739	15,331
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$55,256	\$73,574	\$90,143
Average House Value	\$177,843	\$243,910	\$289,120

TRAFFIC COUNTS

Sagamore Pkwy W 23,937/day

2023 American Community Survey (ACS)



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