

# OFFICE CONDO FOR SALE / LEASE

2504 Veterans Memorial Parkway  
Lafayette, IN  
47909



## PROPERTY OVERVIEW:

2504 Veterans Memorial Parkway South presents an opportunity to lease or purchase a move-in-ready office/retail condominium within Sycamore Professional Village, one of south side Lafayette's established small-business professional parks.

The available suite contains ~ 2,817 square feet of office / retail space and is currently configured with a large open floor plan surrounded by perimeter offices, offering flexibility for a variety of professional, medical, wellness, retail, showroom, or service-oriented users. Formerly occupied as a salon, the space is well suited for businesses seeking a combination of open workspace and private offices.

Located along Veterans Memorial Parkway on Lafayette's rapidly growing south side, the property benefits from excellent visibility, convenient access, and proximity to many of the area's strongest retail, residential, and commercial growth corridors.

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## KEY HIGHLIGHTS:

- 2,817 SF office / retail condominium
- Space available for sale or lease with immediate occupancy available
- Located within Sycamore Professional Village, a 7-8 suite professional park across two buildings
- Former salon layout with open floor plan and perimeter offices
- Flexible configuration suitable for office, medical, retail, wellness, or service users
- Strong visibility along Veterans Memorial Parkway
- Paved parking throughout the development with approximately 50 shared parking spaces
- Professionally maintained grounds and common areas offering convenient access to major retail, dining, and residential developments

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## LOCATION OVERVIEW:

The property is located on Lafayette's south side along Veterans Memorial Parkway, one of the city's primary commercial corridors connecting US 52, State Road 38, and Interstate 65.

The south side of Lafayette continues to benefit from significant residential growth, infrastructure investment, and commercial expansion. New housing developments throughout southern Tippecanoe County have driven demand for additional retail, office, healthcare, and service-oriented businesses, while ongoing roadway, utility, and public infrastructure improvements continue to support future growth.

The area also stands to benefit from the long-term economic impact of the LEAP Innovation District and related regional investment initiatives, which are expected to attract additional jobs, population growth, and business activity throughout Greater Lafayette. Together, these trends reinforce the south side's position as one of the region's most active and desirable commercial corridors.

Major retail destinations, grocery stores, restaurants, financial institutions, medical providers, and professional offices are located within minutes of the property, making the location highly convenient for both employees and customers.

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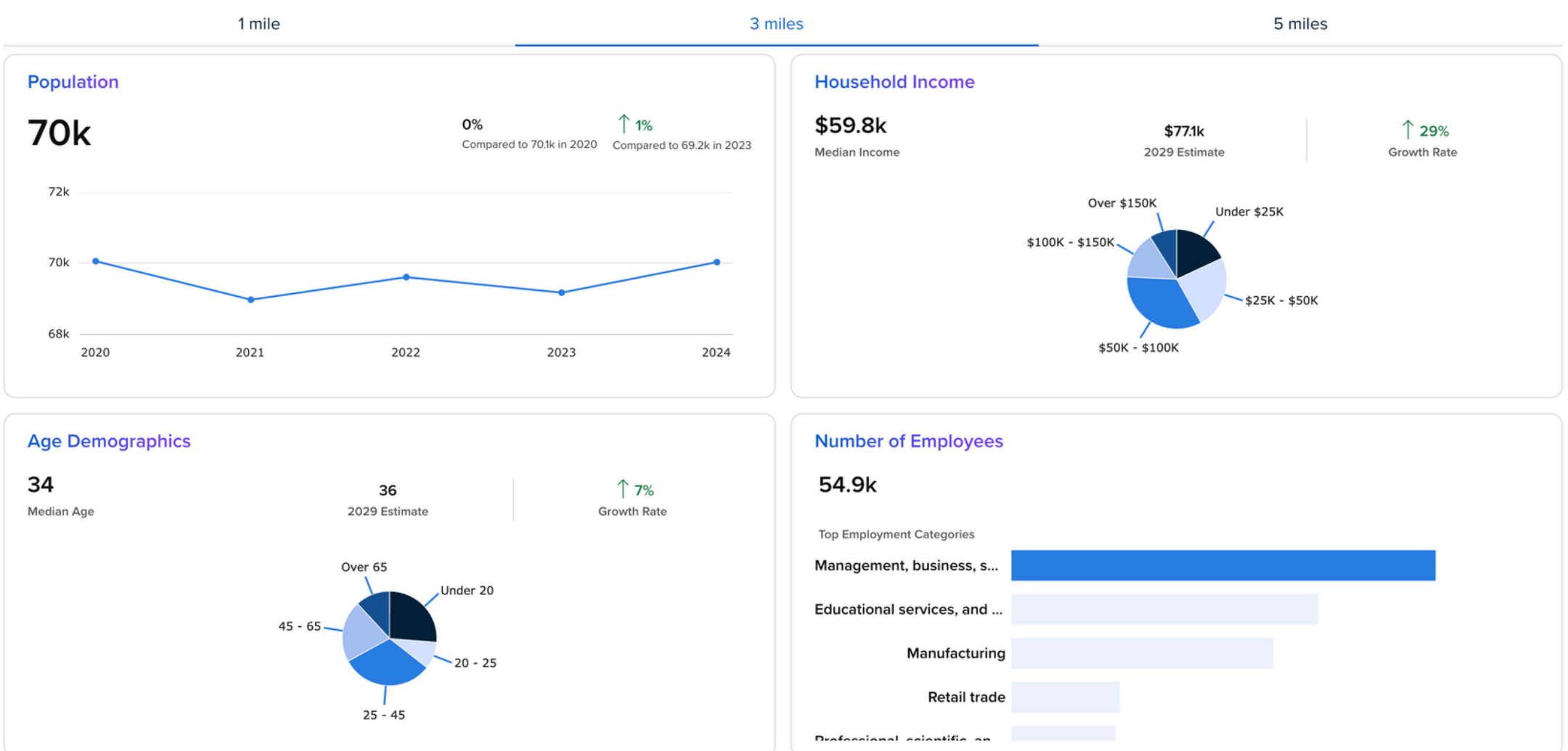
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## DEMOGRAPHICS & MARKET PROFILE:

The property serves a strong trade area with approximately 70,000 residents and nearly 55,000 employees within a three-mile radius. The median age of 34 reflects a healthy mix of young professionals, families, and established households. Median household income is approximately \$59,800 and is projected to increase to approximately \$77,100 by 2029, representing an estimated 29% growth rate. The surrounding workforce includes a strong concentration of management, business, education, manufacturing, retail, and professional occupations, creating a diverse customer and employee base for a variety of office, retail, and service-oriented businesses.

Source: Crexi Demographics Report, 3-Mile Radius Analysis (2025).



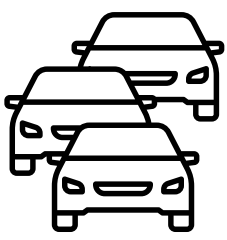
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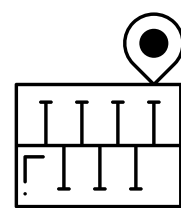
## **PARKING, ACCESS & VISIBILITY:**

Sycamore Professional Village offers approximately 50 shared surface parking spaces serving the seven-suite professional park, providing convenient access for employees, clients, and customers. The property enjoys direct frontage along Veterans Memorial Parkway South, with exposure to approximately 18,642 vehicles per day (AADT 2025), creating strong visibility within one of Lafayette's primary commercial corridors.

For tenants, the CAM and HOA structure helps simplify occupancy costs by covering many exterior property maintenance responsibilities, including lawn care, snow removal, exterior building maintenance, common area upkeep, and professional management services. This allows business owners to focus on operations rather than day-to-day property maintenance.




**18,642 VPD**  
**(vehicles per day)**



**50 Shared Parking Spaces**



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## PROFESSIONAL TEANT MIX:

Sycamore Professional Village is home to a diverse group of established professional and service-oriented businesses, creating a welcoming environment for both clients and employees.

The tenant / owner mix represents a strong blend of healthcare, professional services and business support providers, contributing to consistent customer traffic and a professional atmosphere throughout the development. This complementary mix of businesses makes the property well suited for office, medical, wellness, retail, and service-oriented users seeking a professional setting with established neighboring tenants.



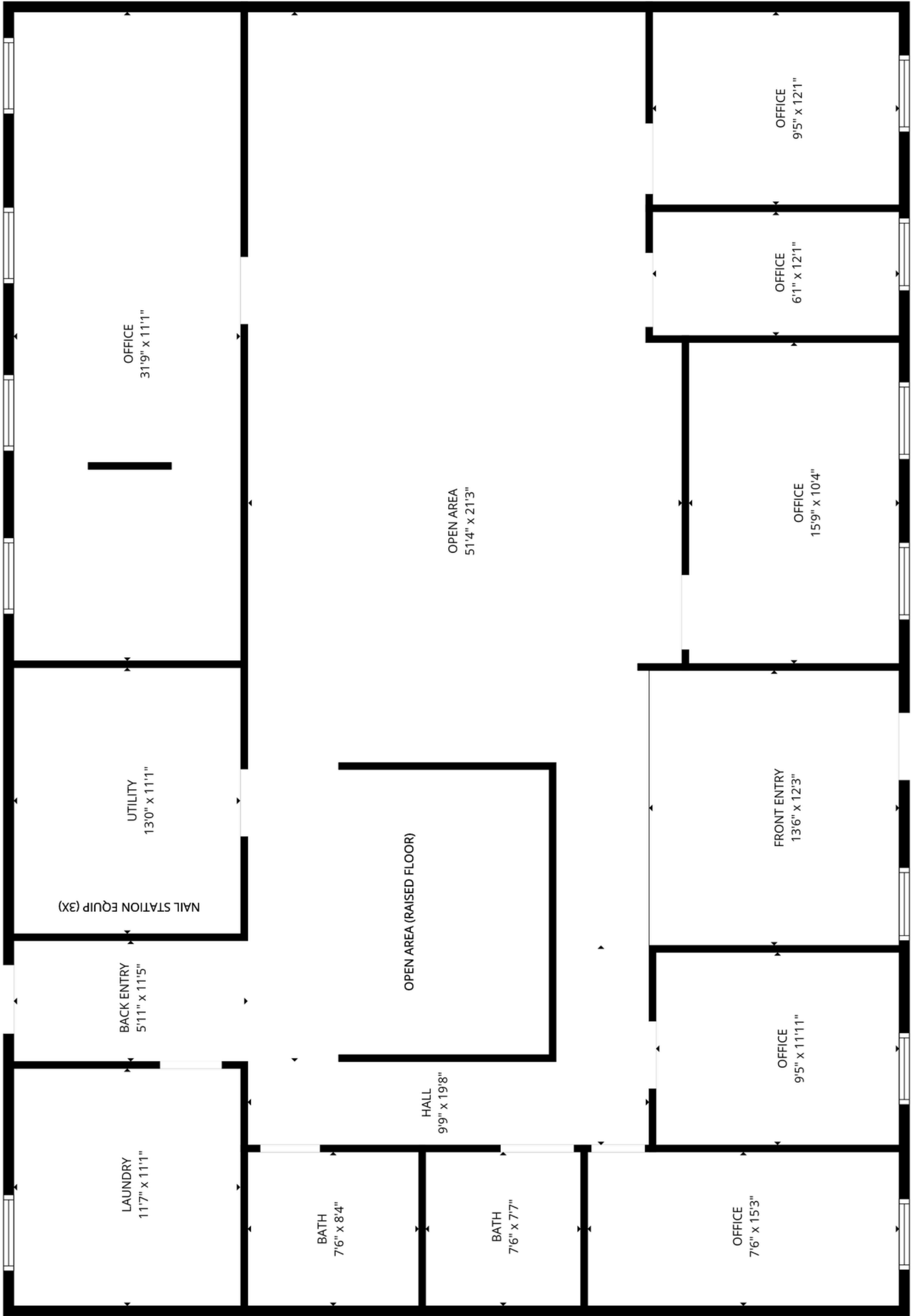
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**SPACE LAYOUT:**



\*\*Exact measurements are to be verified by buyer or tenant



GROSS RENTS + CAM

NOI

CAP RATE

**\$52,537**

**\$39,438**

**9.07%**

## OFFERING SUMMARY:

The available suite at Sycamore Professional Village consists of approximately 2,817 square feet and is being offered for both lease and sale.

### Lease Offering

The suite is available for lease at \$14.00 per square foot per year on a triple net basis, plus CAM estimated at \$4.65 per square foot per year. The CAM includes property taxes, insurance, landscaping, snow removal, trash service, mowing, water, and sanitary sewer expenses.

### Sale Offering

The suite is also available for purchase at \$435,000, offering an opportunity for an owner-user or investor to acquire a professionally maintained office/retail condominium within an established south-side Lafayette professional park.

## SYCAMORE PROFESSIONAL VILLAGE

Lease & Investment Summary | 2504 Veterans Memorial Parkway S

Pro Forma

<b>Suite Size</b>	2,817 SF
<b>Lease Rate</b>	\$14.00/SF NNN
<b>CAM / HOA</b>	\$4.65/SF
<b>Annual Base Rent</b>	\$39,438
<b>Annual CAM Recovery</b>	\$13,099
<b>Total Tenant Occupancy Cost</b>	52,537/YR(4,378/MO)
<b>Sale Price</b>	\$435,000
<b>Projected NOI</b>	\$39,438
<b>Projected Cap Rate</b>	9.07%

\*\*Expense Details Available

*Projected cap rate assumes a fully leased suite at \$14.00/SF NNN with operating expenses reimbursed through CAM.*

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**INTERIOR PHOTOS:**

