

FOR SALE REDEVELOPMENT OPPORTUNITY

208 S 4th Street, Lafayette, IN 47901

REDUCED PRICE!!



PROPERTY DESCRIPTION

Jim Pitoukkas and Dustin Zufall of Shook Commercial Real Estate proudly present this tremendous redevelopment opportunity in thriving Downtown Lafayette. The site offers the opportunity to redevelop a former retail building in an area surrounded by successful redevelopment projects including Nova Tower and the 4th Street Townhomes. Furthermore, the city has converted South 4th Street from one way, in front of the subject property, to a two-way. This should greatly improve traffic flow and visibility. Re-use the existing shell, or raise and build ground-up. Your options are limitless!

PROPERTY HIGHLIGHTS

- High visibility site
- Opportunity zone
- Across the street from the County Courthouse
- Across the street from new luxury townhomes
- Next door to a new luxury apartment community

OFFERING SUMMARY

| | |
|----------------|-----------|
| Sale Price: | \$320,000 |
| Building Size: | 8,319 SF |

| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|-------------------|----------|----------|----------|
| Total Households | 9,245 | 21,277 | 33,819 |
| Total Population | 18,616 | 58,822 | 88,686 |
| Average HH Income | \$48,517 | \$56,436 | \$59,976 |

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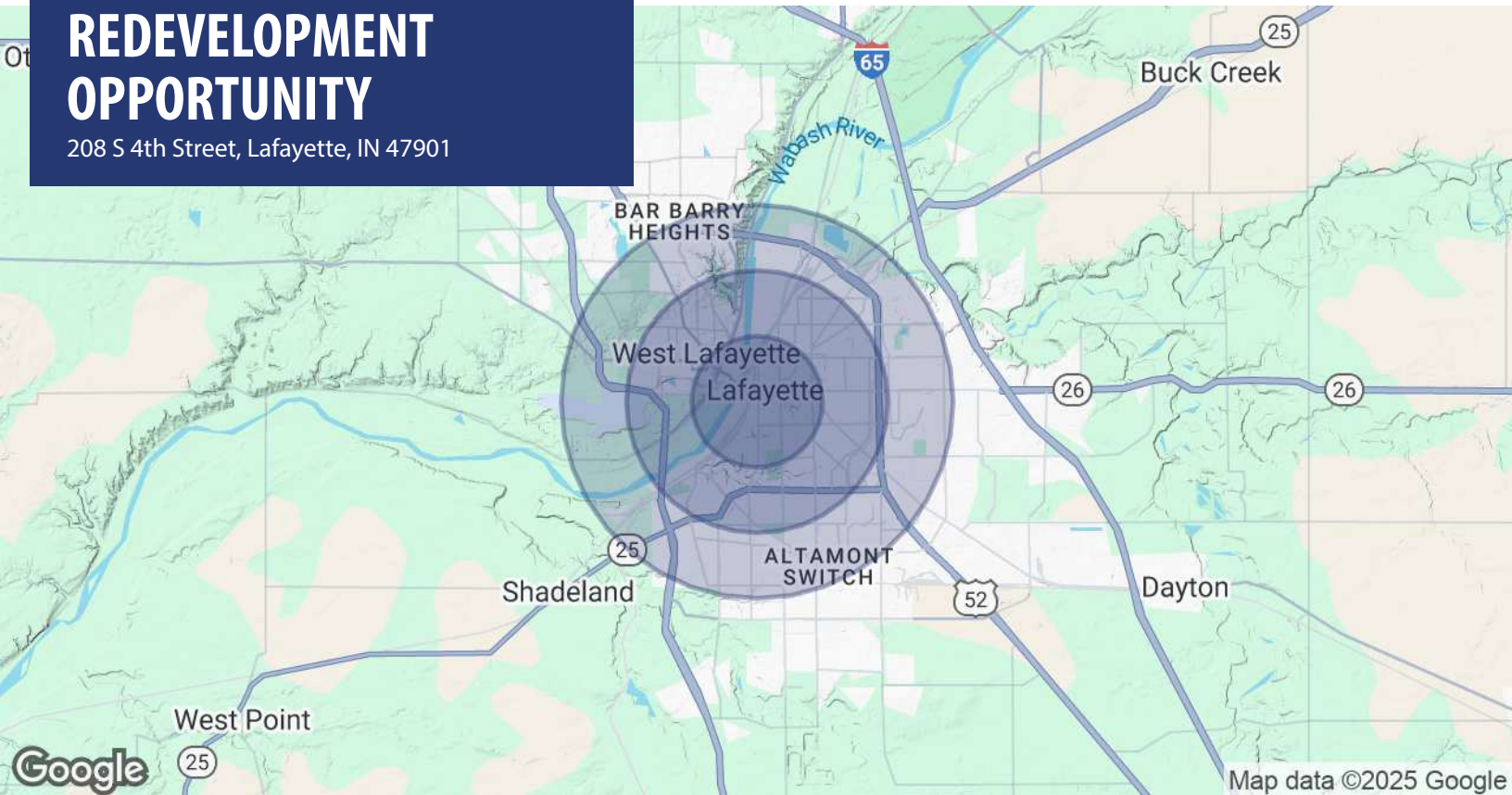
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 18,616 | 58,822 | 88,686 |
| Average Age | 33 | 31 | 33 |
| Average Age (Male) | 32 | 30 | 32 |
| Average Age (Female) | 33 | 32 | 34 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total Households | 9,245 | 21,277 | 33,819 |
| # of Persons per HH | 2 | 2.8 | 2.6 |
| Average HH Income | \$48,517 | \$56,436 | \$59,976 |
| Average House Value | \$212,430 | \$197,774 | \$201,310 |

Demographics data derived from AlphaMap

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