

2306 IFCU WAY

Lafayette, IN 47909

PROPERTY DESCRIPTION

Dustin Zufall and Jim Pitoukkas are proud to present this exceptional opportunity to purchase the real estate occupied by one of the region's most successful independent used car dealerships. The dealership has offered the community quality late model vehicles and service for over two decades. The offering presents a buyer the opportunity to either operate a similar business, redevelop, or lease the real estate to a new operator. The sales office building (approx. 2,800 sq. ft.) features a well-appointed lobby and administrative area, eleven generously sized private offices, a kitchenette, two restrooms, ample parking, and a covered outdoor break area. The five bay automotive shop building (approx. 7,100 sq. ft.) features three large offices, two restrooms, a detail shop with two overhead doors and storage mezzanine area, a three-bay mechanic shop with one pass-thru door, and one wash bay complete with reverse osmosis system. Equipment including a tire machine, air compressors, and lifts available separately. All bays are plumbed for oil and feature central air compressors.

Sale Price:

\$3,395,000 (properties available separately)

Frontage lots and buildings \$2,600,000

Paved lots north of IFCU Way \$795,000

PROPERTY HIGHLIGHTS

- Turnkey automotive business opportunity
- Sales building features a flexible layout that can suit a variety of users
- Proven location with great visibility

OFFERING SUMMARY

Sale Price:	\$3,395,000
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Lot Size:	5 Acres
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Building Size:	2,800 SF Office/Retail 7,100 SF Auto Repair
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DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,951	11,860	20,571
Total Population	10,060	30,081	50,245
Average HH Income	\$92,119	\$81,333	\$75,751

JIM PITOUKKAS

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DUSTIN ZUFALL

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RETAIL PROPERTY FOR SALE

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SHOOK COMMERCIAL
REAL ESTATE



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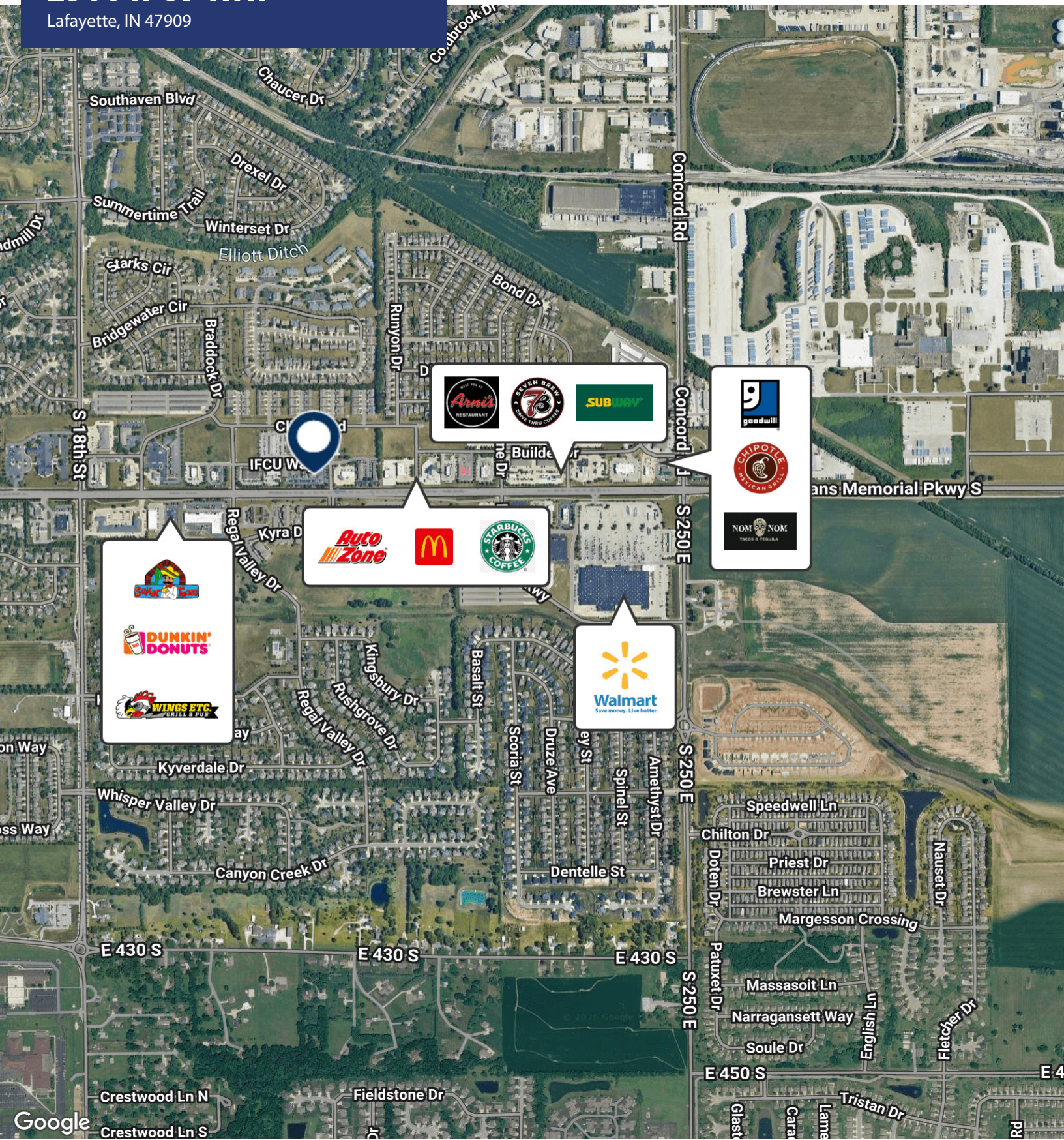
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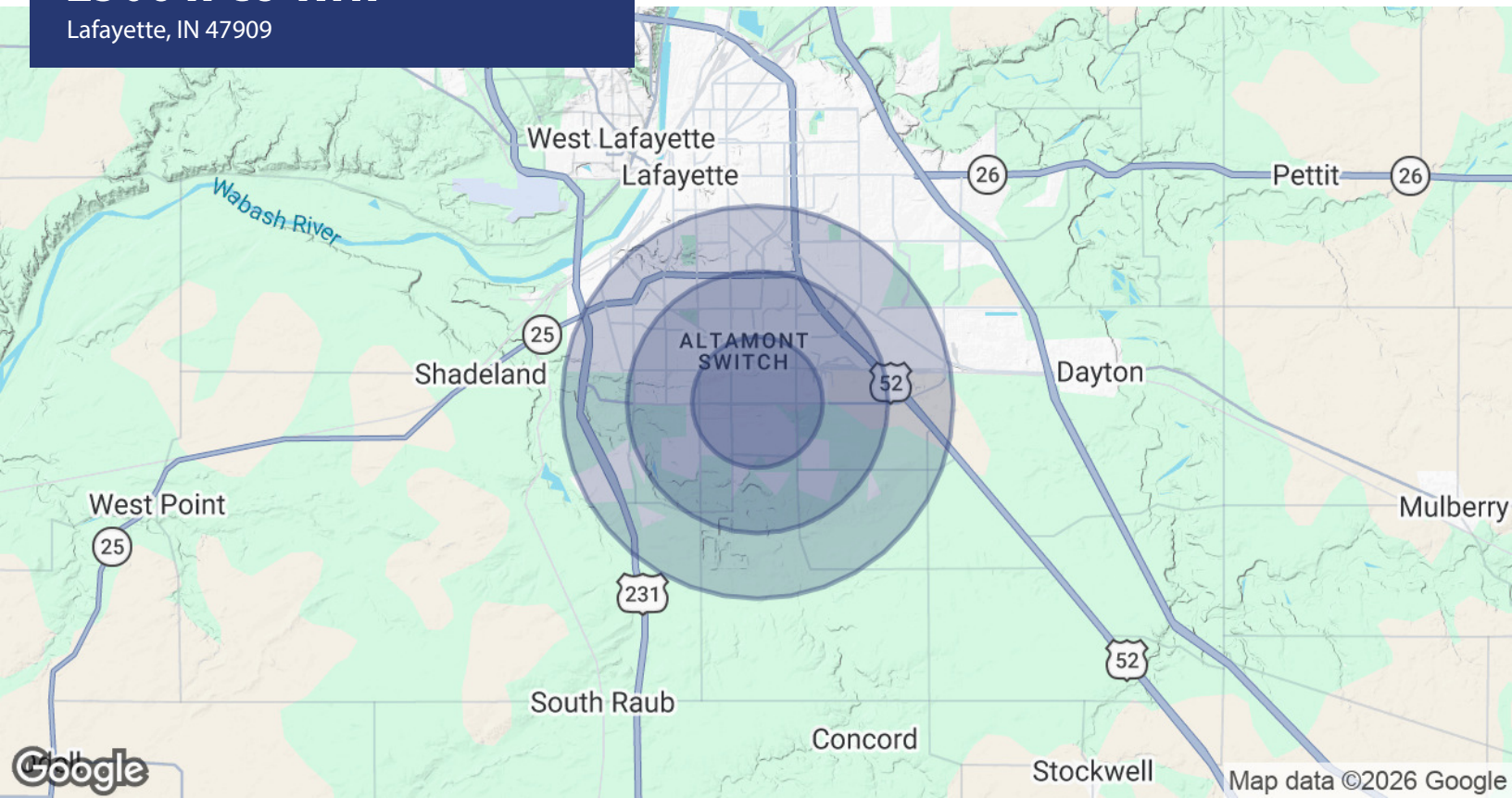
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,060	30,081	50,245
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,951	11,860	20,571
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$92,119	\$81,333	\$75,751
Average House Value	\$260,404	\$227,500	\$228,476

2020 American Community Survey (ACS)

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