

WABASH LANDING

West Lafayette, IN 47906

FOR LEASE

±82,500 SF SHOPPING CENTER

WABASH LANDING SHOPPING CENTER

316-358 E. STATE STREET
WEST LAFAYETTE, IN 47906

PROPERTY DESCRIPTION

Jim Pitoukkas of Shook Commercial Real Estate is pleased to offer these fantastic retail/office spaces for lease at Wabash Landing, located along a primary gateway to West Lafayette and Purdue University. Wabash Landing is a mixed-use development anchored by a Goodrich Quality Theater, over 200 luxury apartment units, and a Hilton Garden Inn. Excellent co-tenancies call Wabash Landing home, including Panera, Pizza Twist, Latea Bubble Lounge, NetPar, and more.

PROPERTY HIGHLIGHTS

- Excellent visibility
- Off-street parking, structure parking, and street parking available (additional fee may apply)
- Charming, beautiful streetscape with trail connectivity to Purdue University and Downtown Lafayette

OFFERING SUMMARY

Lease Rate:	\$15 - 23 SF/yr (NNN)
Available SF:	2,295 - 4,042 SF
Lot Size:	409 SF
Building Size:	82,500 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	9,340	19,815	33,449
Total Population	20,259	54,894	86,044
Average HH Income	\$39,766	\$57,259	\$64,255

JIM PITOUKKAS

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SUITE	TENANT	SQUARE FEET
300	Goodrich Movie Theatre	
304	Net Par Golf Simulator	
306	AVAILABLE (Restaurant Space)	±3,841 SF
308	All Wined Down!	
310	All Fired Up!	
320	AVAILABLE	±4,042 SF (or ±2,021 SF)
322	Latea Bubble Tea Lounge	
324	Pure Barre	
326	Offices	
328	Panera Bread	
330	Milan Laser Corporate	
332	AVAILABLE (Restaurant Space)	±2,295 SF
334A	Pizza Twist	
334B	Taco Twist	
336	AA Cards & Collectibles	
338	Cold Stone Creamery	
340	Marines	
342	Flaming Kuma Restaurant	
348	AVAILABLE	±3,168 SF
350A	Genki Ramen	
350B	Apartment Leasing Office	
352	Boomerangs	
354	CPR Cell Phone Repair	
358A	Latea Bubble Tea Lounge	
358B	Peppercorn Grille	



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RETAIL PROPERTY FOR LEASE

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SHOOK COMMERCIAL
REAL ESTATE



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PROPERTY
HIGHLIGHTS

- ±82,500 SF lifestyle shopping center
- Half a mile from Purdue University (51,000 students)
- High traffic area with 10,000 vehicles daily
- Walkable to downtown Lafayette and pedestrian bridge access (John T. Myers Pedestrian Bridge)

PROPERTY DETAILS

COUNTY	Tippencanoe
BUILDING SIZE	±82,500 SF
YEAR BUILT	2002
ZONING	PDMX (Mixed-use Planned Development)

TENANTS



CELL PHONE REPAIR



LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,295 - 4,042 SF

Lease Term:	Negotiable
Lease Rate:	\$15 - \$23 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
306 (Restaurant Space)	3,841 SF	NNN	\$16.00 SF/yr	\$16 / sf plus real estate, taxes, insurance, CAM Utilities separately metered, restaurant space
320	4,042 SF	NNN	\$15.00 SF/yr	\$15/ sf plus real estate, taxes, insurance, CAM Utilities separately metered
332 (Restaurant Space)	2,295 SF	NNN	\$23.00 SF/yr	\$23 / sf plus real estate, taxes, insurance, CAM Utilities separately metered, restaurant space
348	3,168 SF	NNN	\$22.00 SF/yr	\$22 / sf plus real estate, taxes, insurance, CAM Utilities separately metered

The current NNN estimate is \$8.15/sf per year.

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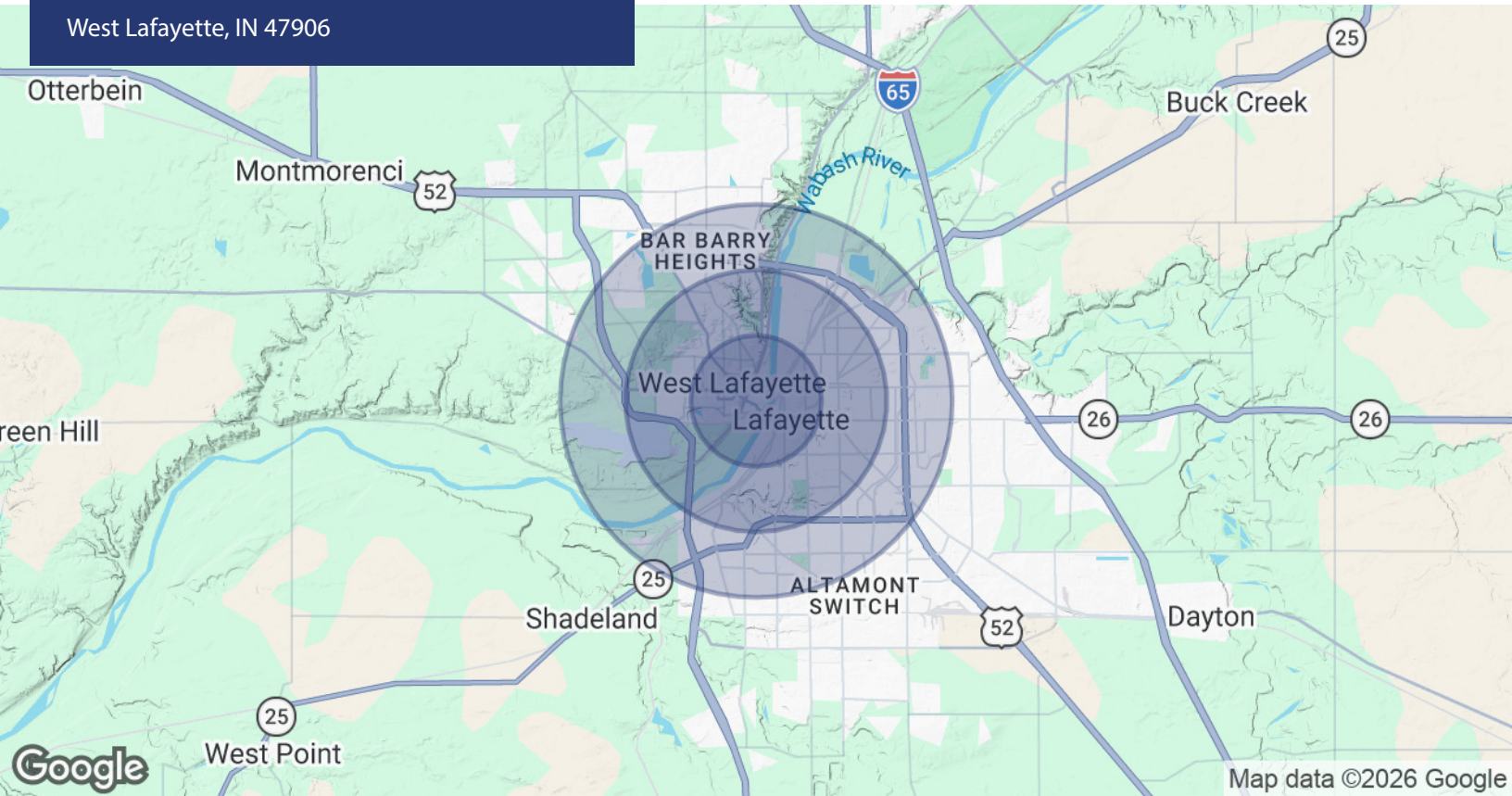
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	20,259	54,894	86,044
Average Age	25.5	27.8	30.3
Average Age (Male)	25.7	27.4	30.0
Average Age (Female)	25.6	28.9	31.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	9,340	19,815	33,449
# of Persons per HH	2.2	2.8	2.6
Average HH Income	\$39,766	\$57,259	\$64,255
Average House Value	\$187,870	\$201,648	\$201,958

2023 American Community Survey (ACS)

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