

# 2108 IFCU WAY

Lafayette, IN 47909



## PROPERTY DESCRIPTION

This 4,500-square-foot retail suite anchors the corner of IFCU Way and Veterans Memorial Parkway, offering outstanding visibility and immediate access from the corridor. The layout delivers an open, flexible floor plan ideal for storefront retail, showroom, or service uses. The current owner is willing to split the unit if necessary. Expansive windows wrap the frontage, maximizing natural light while providing strong signage exposure to both vehicular and pedestrian traffic. Well-designed interior spaces conveniently support merchandising, customer engagement, and back-of-house operations. Built to accommodate high-profile retail tenants, the property benefits from a prominent presence in a sought-after retail node, presenting an excellent opportunity for a discerning investor seeking a superior commercial location.

## PROPERTY HIGHLIGHTS

- **The owner is willing to split the unit.**
- **High-visibility corner position on IFCU Way and Veterans Memorial Parkway**
- **4,500 square feet ideal for retailer looking to expand footprint**
- **Flexible interior layout accommodates diverse merchandising concepts**
- **Expansive storefront windows deliver abundant natural light exposure**
- **Prominent signage potential to capture traffic from two busy roads**
- **Convenient access for clients and employees from major thoroughfares**

## OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Available SF:	4,500 SF
NNN (CAM)	\$4.50

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	242	940	3,945
Total Population	610	2,385	9,789
Average HH Income	\$95,128	\$94,988	\$86,982

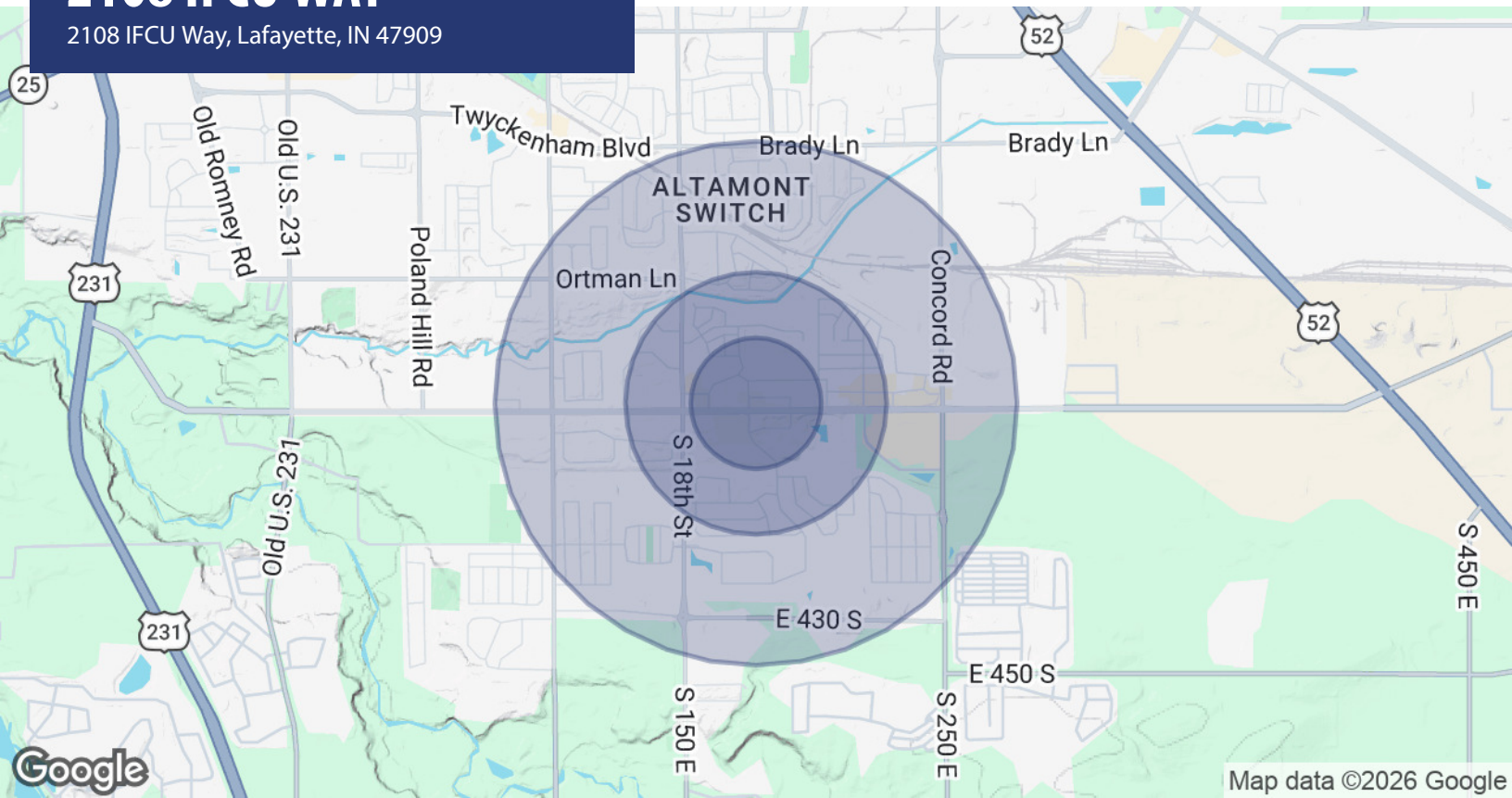
## BRAD NEIHOUSER

765.427.5052

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	610	2,385	9,789
Average Age	37.3	37.0	36.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	242	940	3,945
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$95,128	\$94,988	\$86,982
TRAFFIC COUNTS	VETERANS MEMORIAL PKWY		
	18,642/day		

2023 American Community Survey (ACS)

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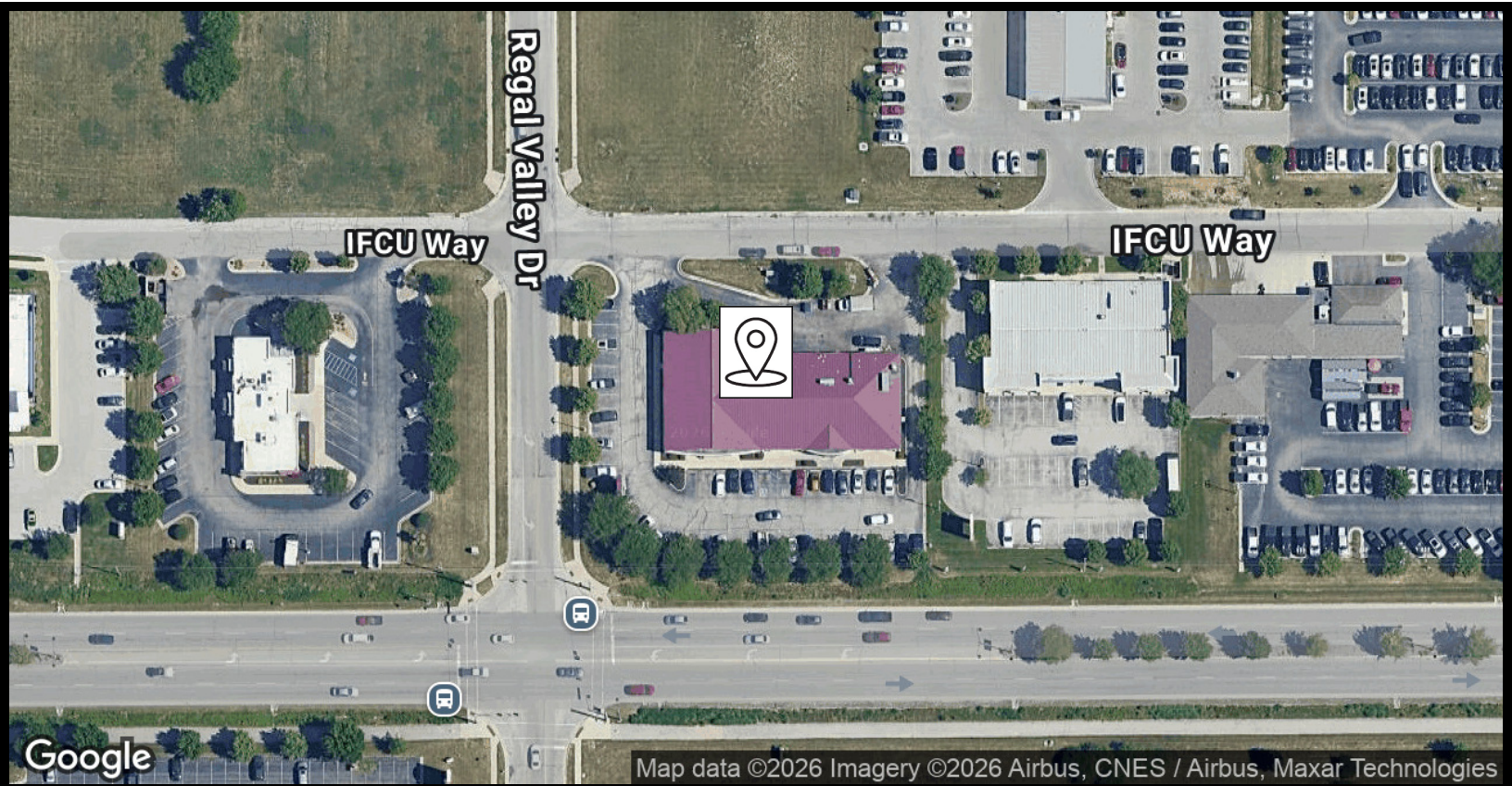
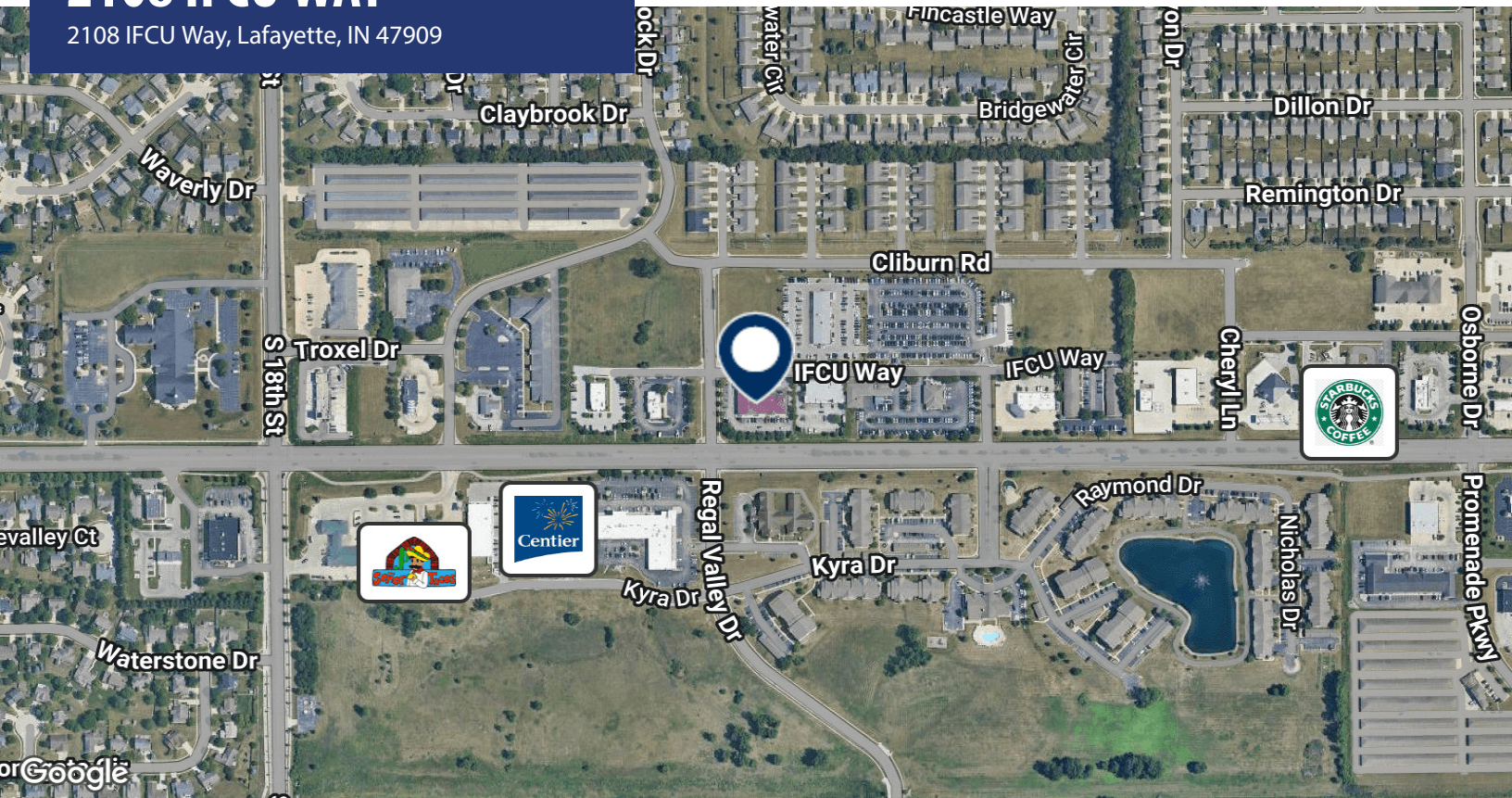
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RETAIL PROPERTY FOR LEASE

SHOOK COMMERCIAL REAL ESTATE

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**SHOOK** COMMERCIAL  
REAL ESTATE



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