

404 SAGAMORE PKWY W

West Lafayette, IN 47906



PROPERTY DESCRIPTION

The subject property is a nicely maintained two tenant neighborhood shopping center in the heart of West Lafayette's main retail trade area. The property offers approximately 155 feet of frontage on Sagamore Parkway West where traffic counts exceed 30,000 vehicles per day, ample surface parking, and easy access at a signalized intersection. Tenants benefit from excellent signage and tenant mix. AT&T, next door to the available space, recently renewed their lease. Aldi, Goodwill, Autozone, O'Reilly, Pizza Hut, and more are all located in the immediate vicinity.

PROPERTY HIGHLIGHTS

- Rare retail opportunity in West Lafayette
- Strong tenant mix with national retail co-tenants
- Ample parking
- Fully built-out suite featuring approximately 2500 square feet of storage space on the north side of the building and 5000 square feet of retail/showroom space.
- NNN estimate \$6.25/sf

OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (NNN)
Available SF:	7,480 SF
Lot Size:	41,804 SF
Building Size:	9,812 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,628	12,578	27,251
Total Population	10,666	35,077	73,752
Average HH Income	\$108,377	\$78,719	\$68,269

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RETAIL PROPERTY FOR LEASE

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SHOOK COMMERCIAL
REAL ESTATE



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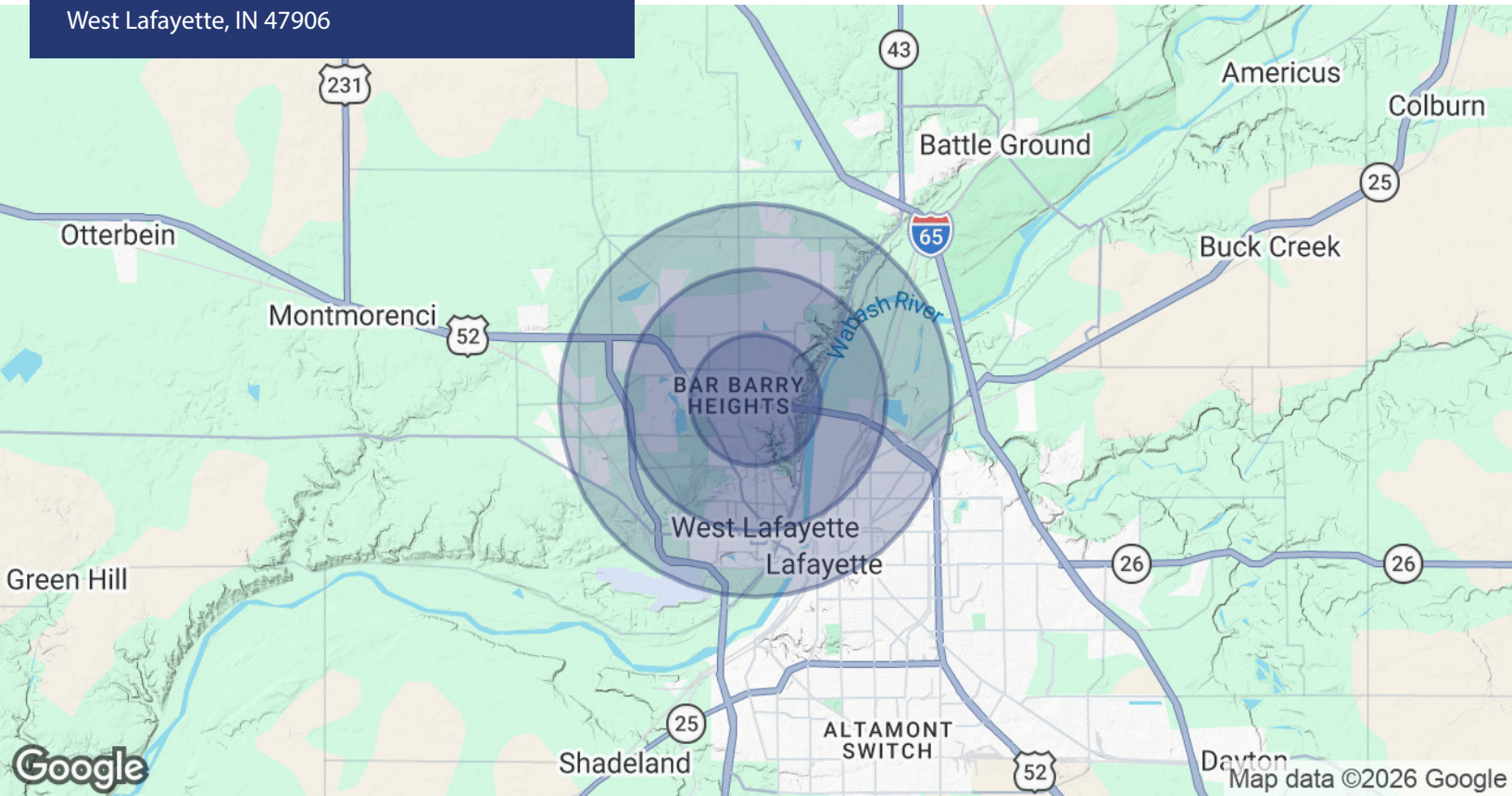
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,666	35,077	73,752
Average Age	35.8	29.4	28.8
Average Age (Male)	35.9	29.3	28.7
Average Age (Female)	38.6	30.6	29.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,628	12,578	27,251
# of Persons per HH	2.3	2.8	2.7
Average HH Income	\$108,377	\$78,719	\$68,269
Average House Value	\$318,740	\$309,810	\$256,806

2023 American Community Survey (ACS)

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