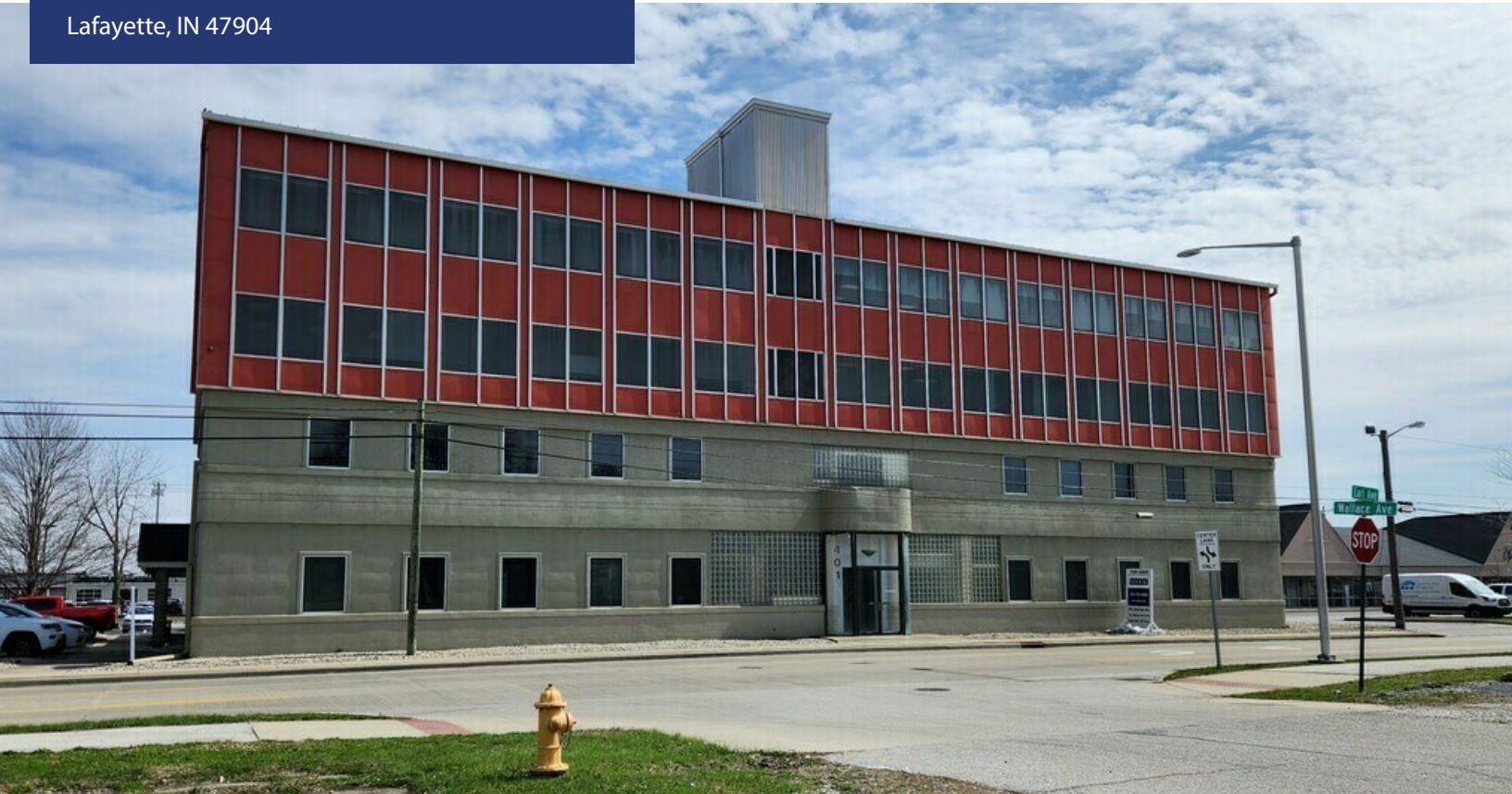


# 401 S EARL AVE

Lafayette, IN 47904



## PROPERTY DESCRIPTION

Well-maintained, multi-tenant building with four floors, an elevator, smaller suites, and individual offices available.

On-site parking and mail delivery.

## PROPERTY HIGHLIGHTS

- Excellent visibility
- Natural lighting
- Ease of parking

## OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (MG)
Number of Units:	12
Available SF:	1,440 SF
Lot Size:	37,931 SF
Building Size:	27,486 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,542	19,388	34,870
Total Population	7,470	42,140	77,351
Average HH Income	\$63,862	\$65,276	\$61,799

### JESSICA ETZLER

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### JOSH DENO

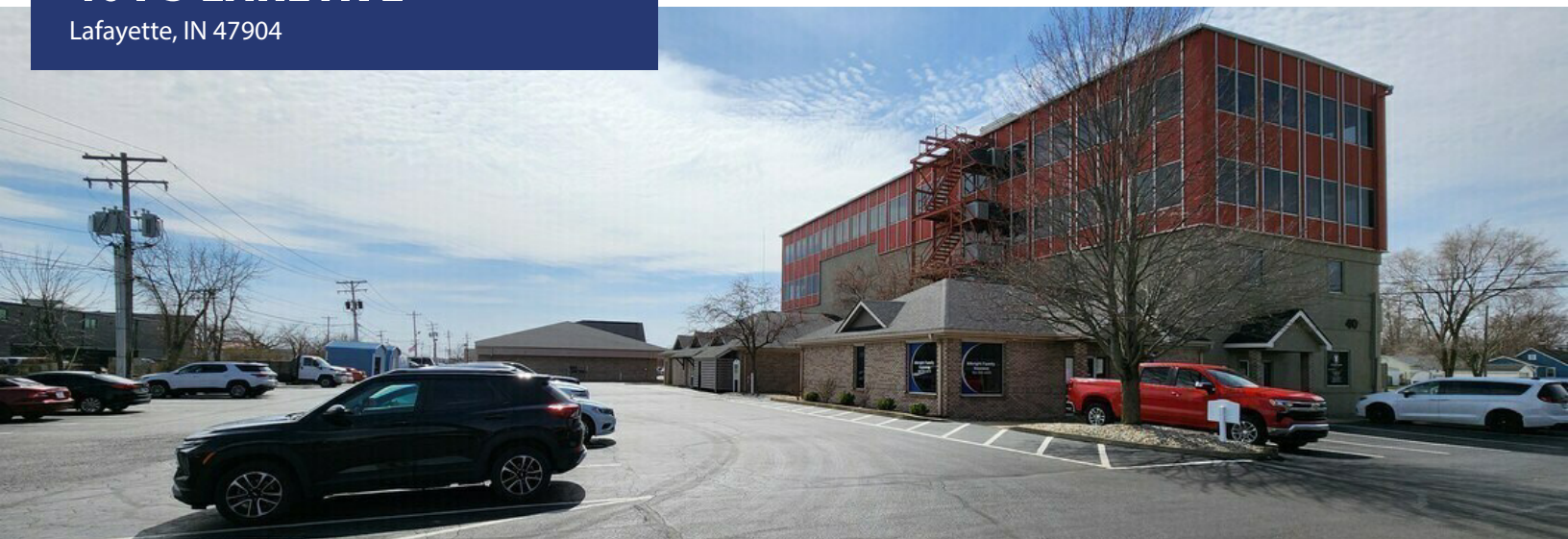
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OFFICE BUILDING FOR LEASE

# 401 S EARL AVE

Lafayette, IN 47904

**SHOOK** COMMERCIAL  
REAL ESTATE



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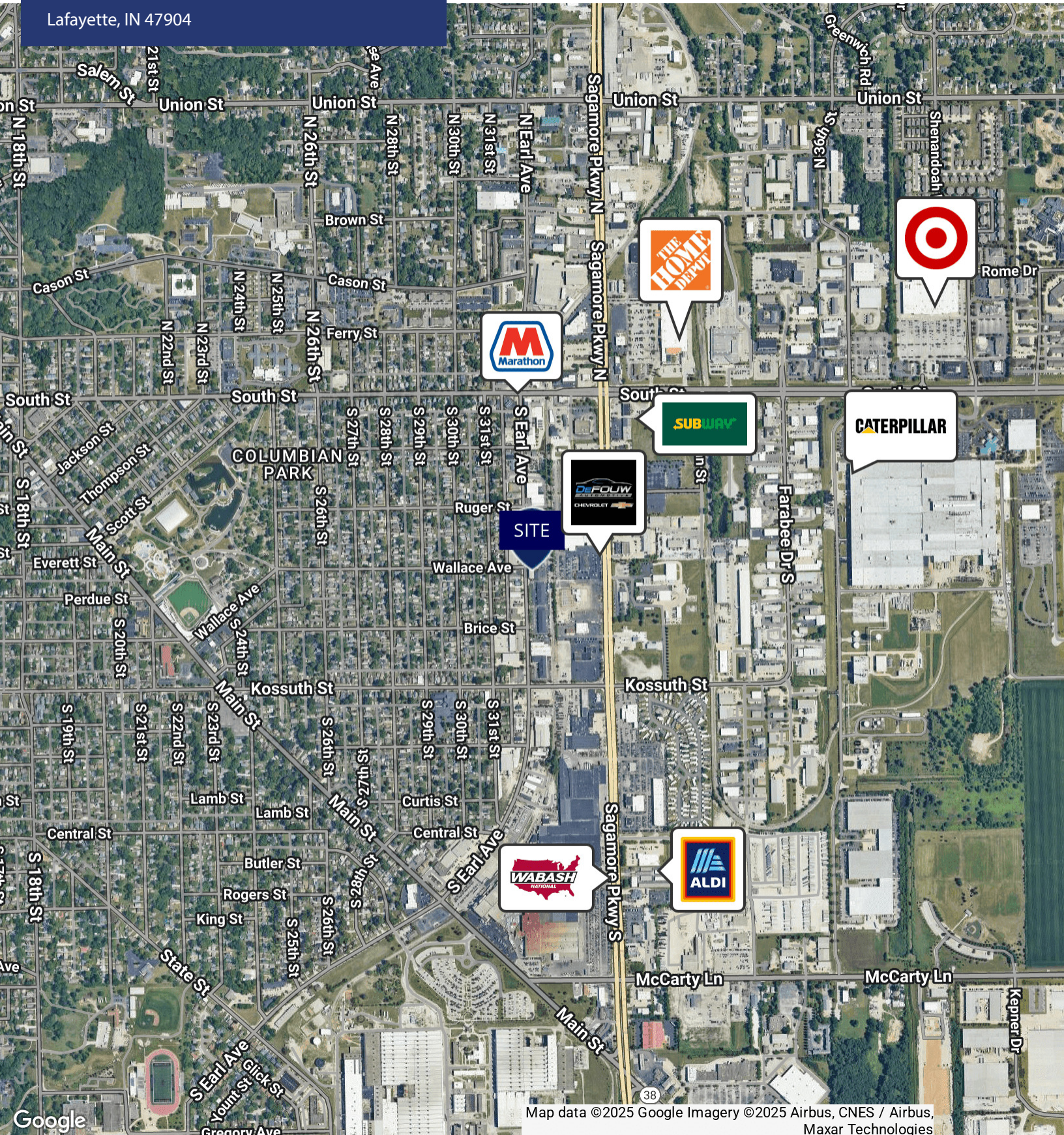
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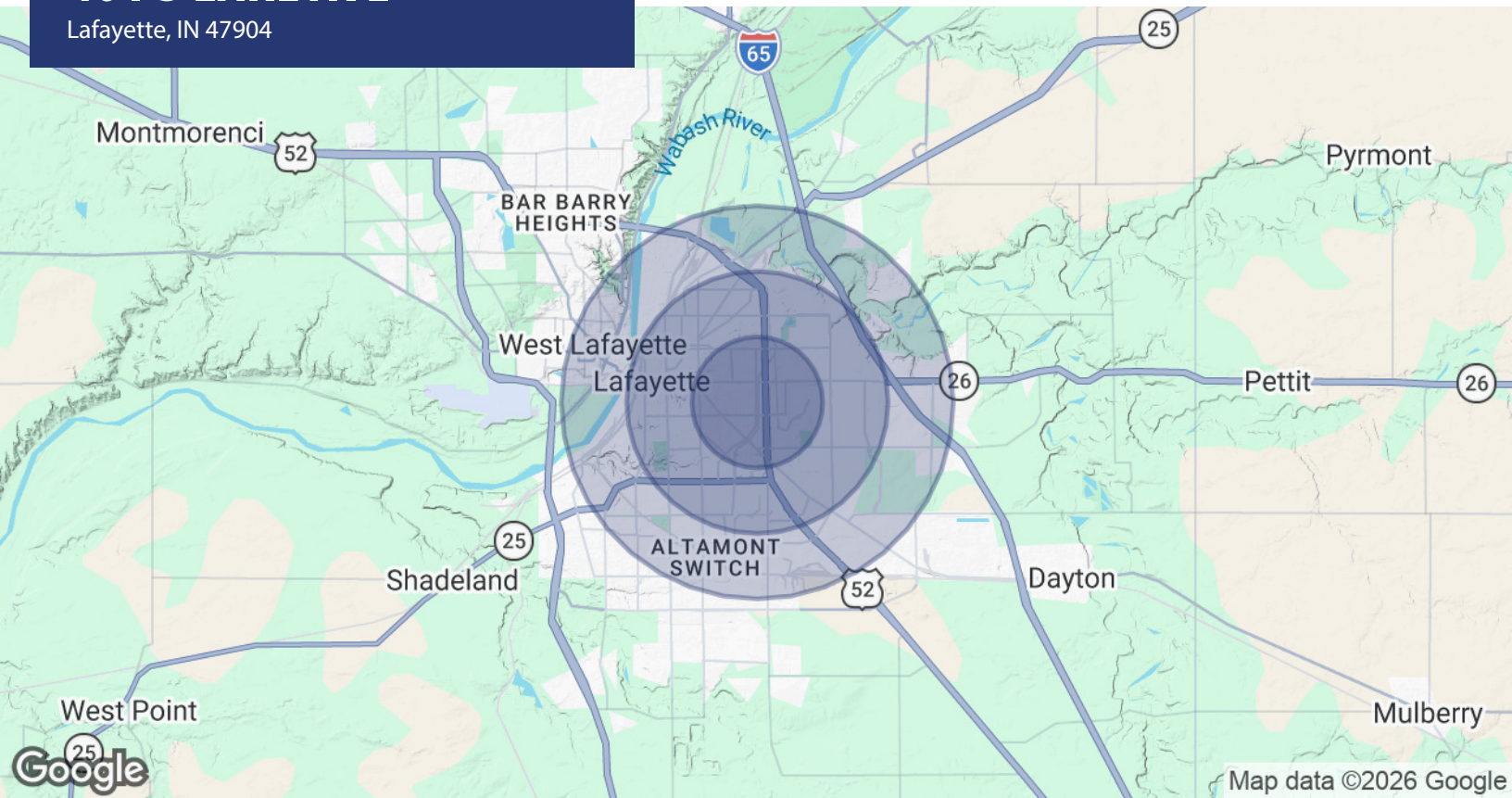
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# 401 S EARL AVE

Lafayette, IN 47904



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,470	42,140	77,351
Average Age	36.0	34.3	32.7
Average Age (Male)	31.7	32.5	31.4
Average Age (Female)	40.3	36.5	34.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,542	19,388	34,870
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$63,862	\$65,276	\$61,799
Average House Value	\$143,161	\$162,509	\$179,757

2023 American Community Survey (ACS)

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