

## LAFAYETTE SHOPPES

3515 South St, Lafayette, IN 47905



## PROPERTY DESCRIPTION

Jim Pitoukkas of Shook Commercial Real Estate is proud to present space for lease in this beautiful multi-tenant neighborhood in Lafayette's premier retail corridor, South Street/State Road 26 East. The subject property offers tenants excellent visibility, a great signage opportunity, and ample parking in a convenient location at a signalized intersection. Suite B, which is currently available for lease, is comprised of approximately 1,865 square feet. It is nicely built-out for a variety of retail or office uses! The space features a nice retail showroom area which can be easily opened to the rest of the space, a single restroom, service sink, and private office. The property benefits from an excellent mix of nationally and regionally recognized tenants including Jimmy John's, ATI Physical Therapy, Qdoba Mexican Grill, Azzip Pizza, and CoreLife Eatery.

## PROPERTY HIGHLIGHTS

- Move-in ready
- Flexible configuration
- Great visibility
- Ample parking

## OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (NNN)
Available SF:	1,865 SF
Lot Size:	106,286 SF
Building Size:	14,670 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	34	250	2,709
Total Population	59	452	6,039
Average HH Income	\$58,917	\$58,263	\$60,062

## JIM PITOUKKAS

317.281.8811

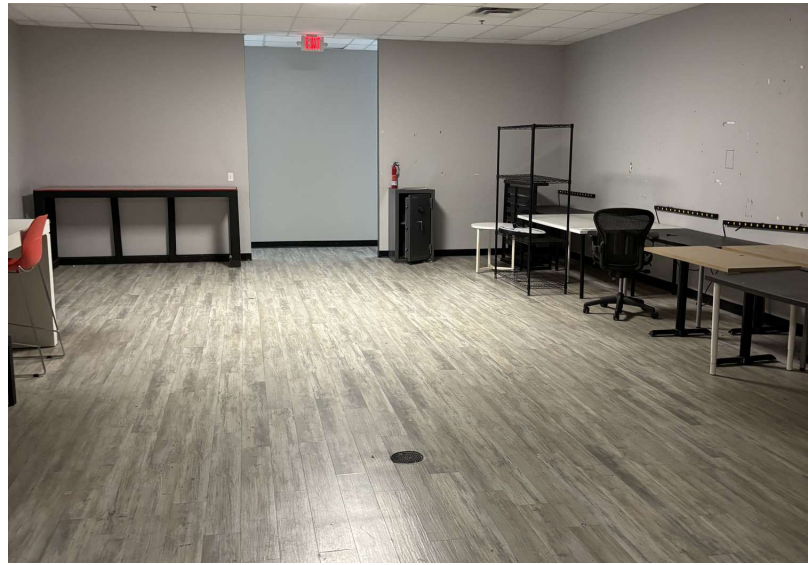
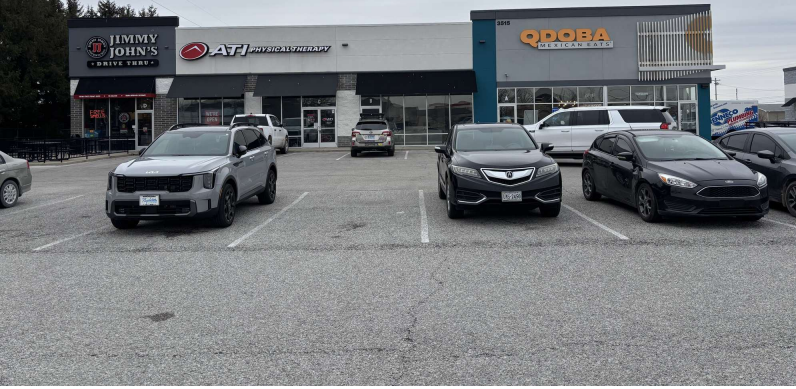
jpitoukkas@shook.com

RETAIL PROPERTY FOR LEASE

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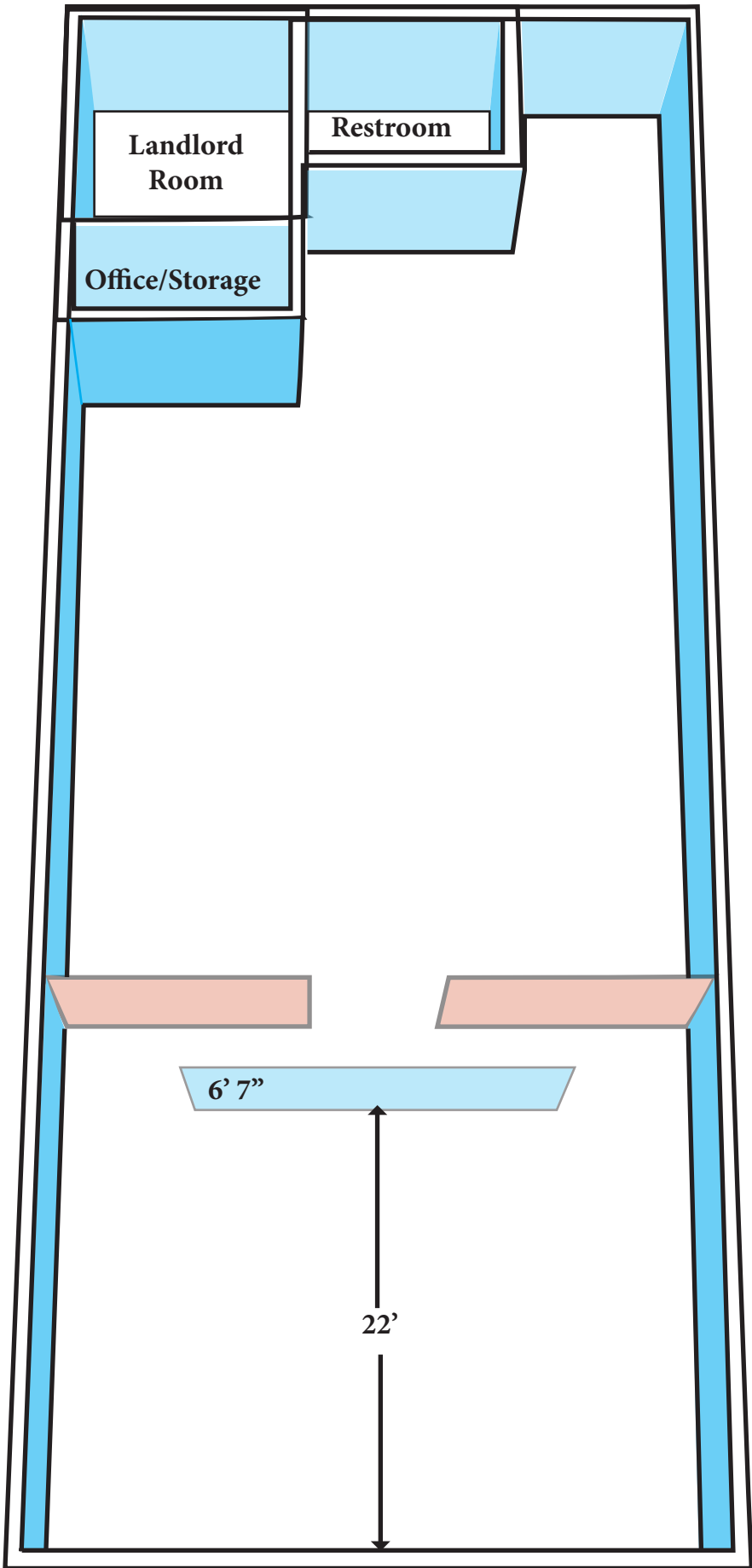
**SHOOK** COMMERCIAL  
REAL ESTATE



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REAL ESTATE



## *South Street*

Direction: 2-Way  
2023 AADT: 24,947 cars

## *Farabee Drive*

Direction: 2-Way  
2023 AADT: 4,805 cars

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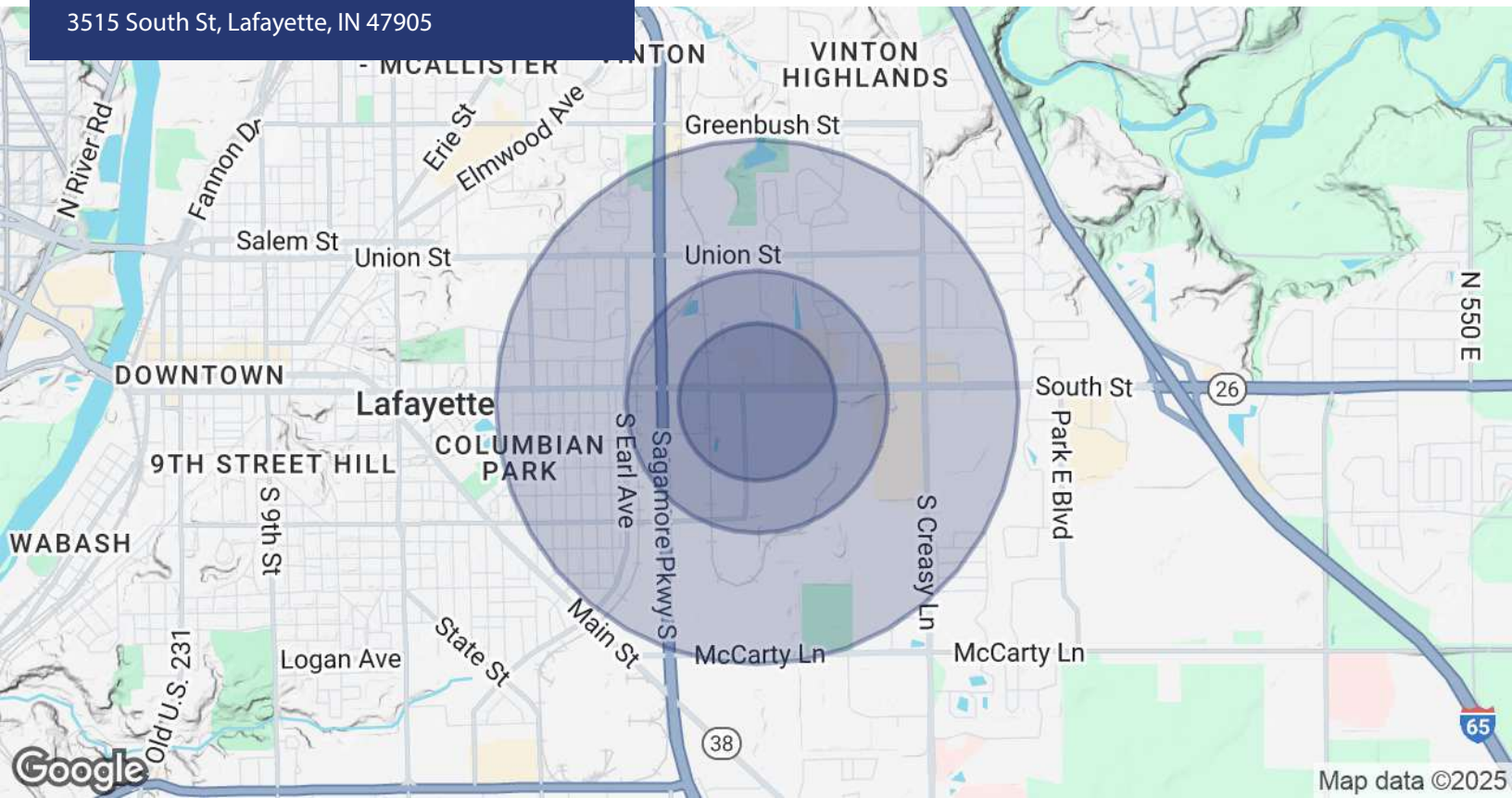
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## LAFAYETTE SHOPPES

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	59	452	6,039
Average Age	45	44	40
Average Age (Male)	40	40	38
Average Age (Female)	49	47	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	34	250	2,709
# of Persons per HH	1.7	1.8	2.2
Average HH Income	\$58,917	\$58,263	\$60,062
Average House Value	\$54,238	\$64,405	\$153,987

Demographics data derived from AlphaMap

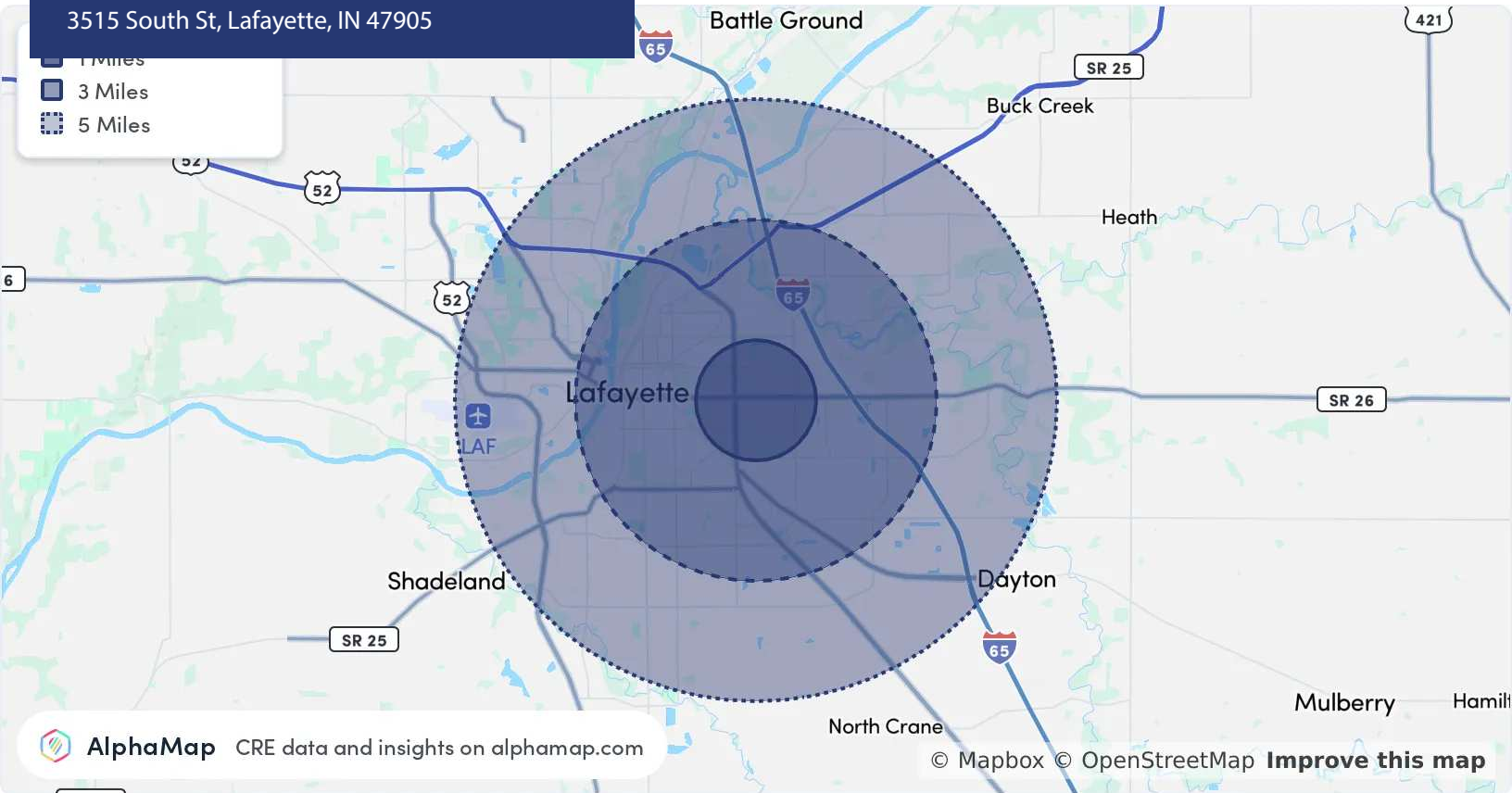
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AlphaMap CRE data and insights on [alphamap.com](https://alphamap.com)© Mapbox © OpenStreetMap [Improve this map](#)

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,039	70,773	134,284
Average Age	40	36	35
Average Age (Male)	38	35	34
Average Age (Female)	41	37	35
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,709	31,423	51,598
Persons per HH	2.2	2.3	2.6
Average HH Income	\$60,062	\$61,709	\$71,614
Average House Value	\$153,987	\$211,103	\$232,317
Per Capita Income	\$27,300	\$26,830	\$27,543

Map and demographics data derived from AlphaMap

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