

# 4050 BRITT FARM DR

Lafayette, IN 47905



## PROPERTY DESCRIPTION

Welcome to 4050 Britt Farm Dr, the former Sylvan Learning Center. This well-maintained, single-story commercial building offers 3,737 square feet of leasable space on a nicely landscaped 0.57-acre lot.

Originally designed for multi-tenant use, the property has been thoughtfully maintained and updated over time, including a new roof installed in 2023. Inside, a central hallway provides easy access to all suites, creating a practical layout for both tenants and visitors. Large, operable windows throughout the building bring in abundant natural light, giving the space a bright and inviting feel.

The suite features its own HVAC system and controls as well as three private restrooms. The current configuration features conference rooms and a breakroom; however, a major advantage of the building is its flexible layout. There are no interior load-bearing walls, making it easy to reconfigure or customize the space to fit a variety of layouts and needs.

Tenants also benefit from well-maintained common areas, including shared restrooms and corridors, which are professionally serviced and cleaned. Combined with its brick exterior and clean, professional appearance, the property is well-suited for office, medical, or service-based users seeking a functional and adaptable space.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,089	9,446	19,526
Total Population	4,666	22,237	45,443
Average HH Income	\$74,720	\$75,883	\$72,617

## PROPERTY HIGHLIGHTS

- 36 parking spaces, including handicap accessible spaces
- Flexible layout with no interior load-bearing walls
- Strong mix of established tenants
- Individually controlled HVAC systems and private restrooms for each suite
- New roof installed in 2023
- Abundant natural light throughout
- Updated LED lighting inside and out
- Security system with cameras and monitoring
- City utilities and high-speed data availability
- Two entry points with convenient drive-through parking design

## OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (Gross)
Number of Units:	3
Available SF:	3,737 SF
Lot Size:	0.57 Acres
Building Size:	7,300 SF

### EMILY GINN

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### GINN TEAM

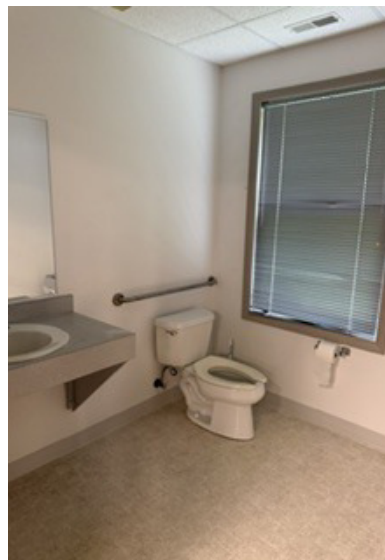
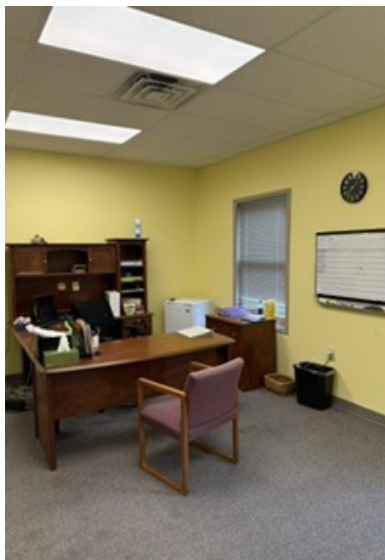
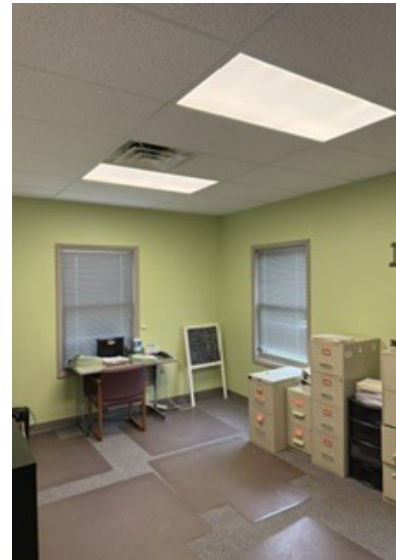
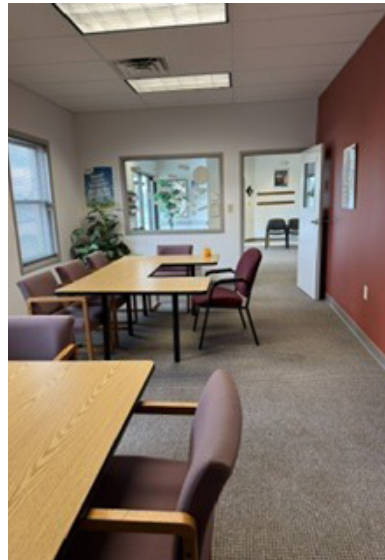
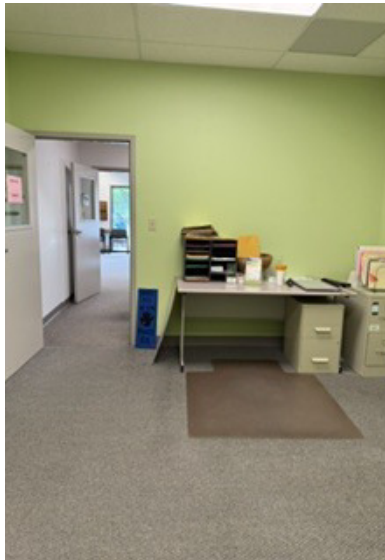
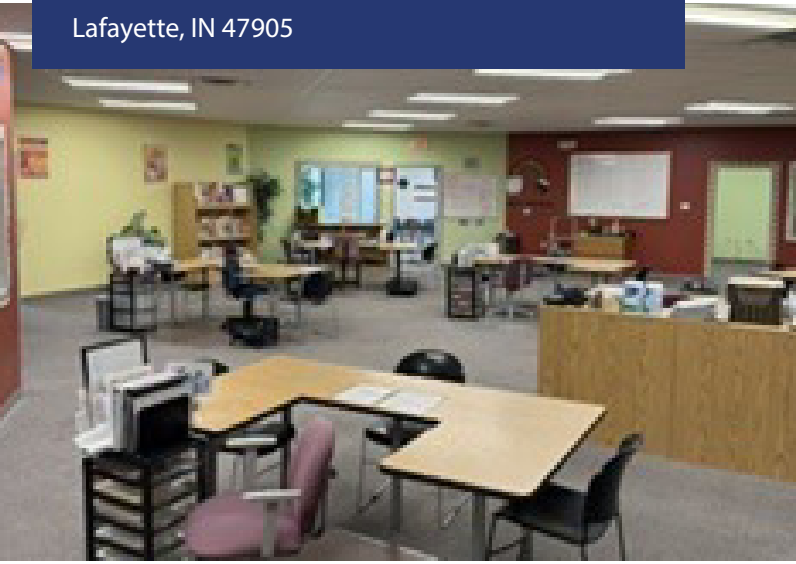
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OFFICE BUILDING FOR LEASE

# 4050 BRITT FARM DR

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**SHOOK** COMMERCIAL  
REAL ESTATE



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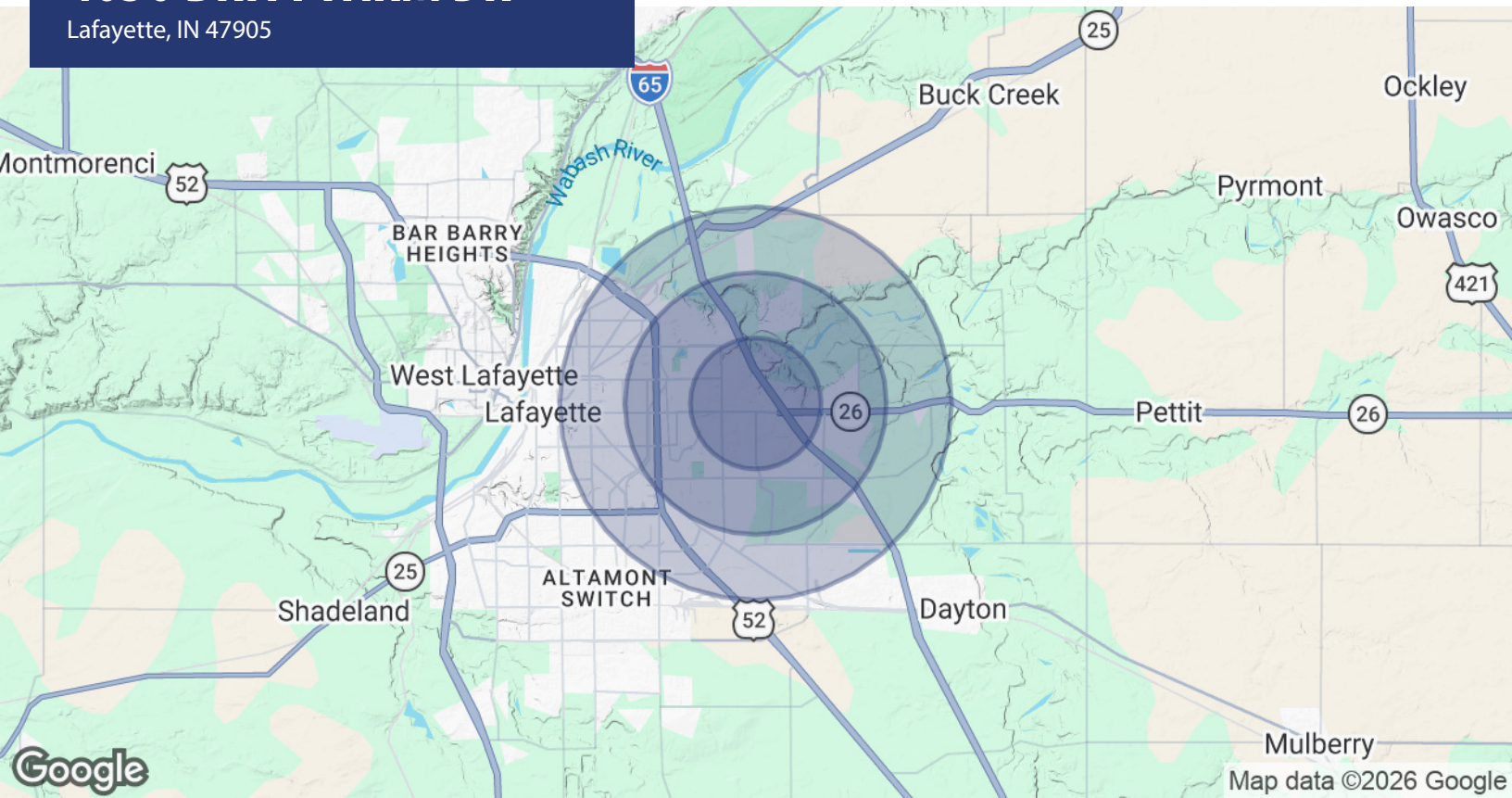
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**POPULATION**

	1 MILE	2 MILES	3 MILES
Total Population	4,666	22,237	45,443
Average Age	37.8	33.7	34.4
Average Age (Male)	31.5	30.7	31.8
Average Age (Female)	42.3	35.9	37.0

**HOUSEHOLDS & INCOME**

	1 MILE	2 MILES	3 MILES
Total Households	2,089	9,446	19,526
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$74,720	\$75,883	\$72,617
Average House Value	\$208,195	\$210,390	\$194,157

2023 American Community Survey (ACS)

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