

14 NORTH 2ND STREET

Lafayette, IN 47901



PROPERTY DESCRIPTION

Jim Pitoukkas of Shook Commercial Real Estate is proud to present these exciting commercial leasing opportunities on the ground level of the transformative John Purdue Block Mixed Use Project. The project is comprised of 150 luxury housing units with beautiful amenities throughout. Three commercial suites await your business. Space 1 is prominently located at the signalized intersection of Columbia Street and 2nd Street with tall glass walls and ceilings for an open and airy feel. Space 2 is mid-block, also within the John Purdue building, a historical building that has been lovingly updated. Space 3 is at the south bookend of the project at 2nd Street and South Street, also within the John Purdue building. This space was formally successfully occupied by a restaurant operator for several decades.

PROPERTY HIGHLIGHTS

- Excellent commercial lease opportunity within a transformative project in a booming community.
- High visibility.
- Tenant improvement allowance and landlord work packages available to qualified tenants.

OFFERING SUMMARY

Lease Rate:	\$21 - 25 SF/yr (NNN)
Number of Units:	3
Available SF:	1,309 - 3,874 SF
Building Size:	213,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	9,531	21,102	34,833
Total Population	19,058	56,861	88,754
Average HH Income	\$46,513	\$56,027	\$61,840

JIM PITOUKKAS

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RETAIL PROPERTY FOR LEASE

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SHOOK COMMERCIAL
REAL ESTATE



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Google

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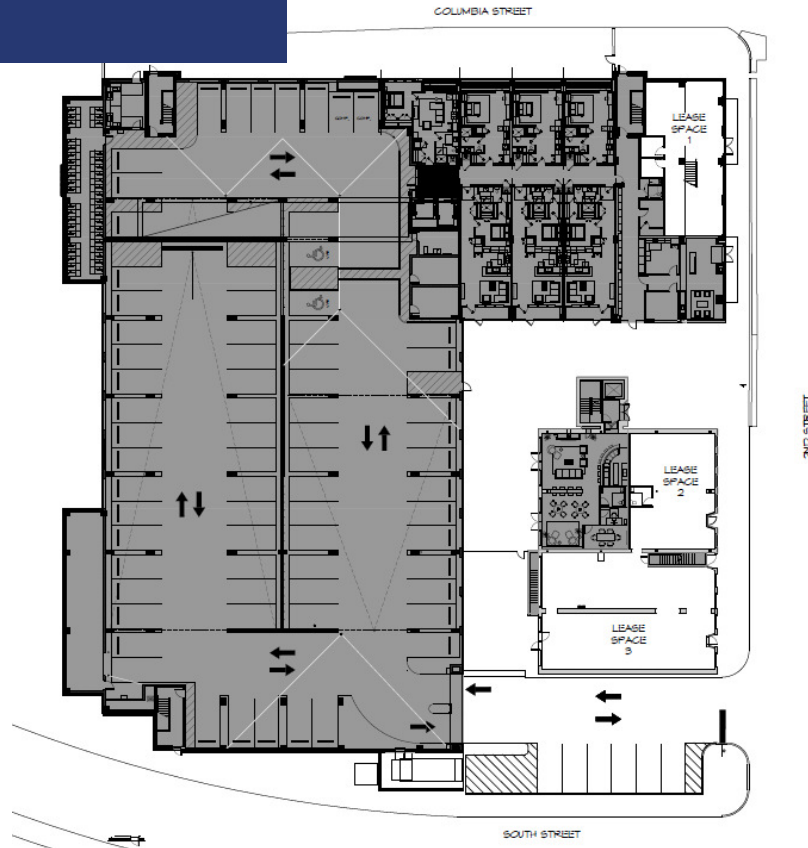
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,309 - 3,874 SF	Lease Rate:	\$21 - \$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lease Space 1	Available	2,405 SF	NNN	\$25.00 SF/yr	2,405 sf consists of 1,462 sf 1st floor and 943 sf mezzanine. NNN estimate is \$6.25/sf
Lease Space 2	Available	1,309 SF	NNN	\$21.00 SF/yr	Spaces 2 and 3 can be combined. NNN estimate is \$6.25/sf
Lease Space 3	Available	2,565 SF	NNN	\$21.00 SF/yr	Basement lower level of 2,262 sf may be used by tenant. Spaces 2 and 3 can be combined. NNN estimate is \$6.25/sf

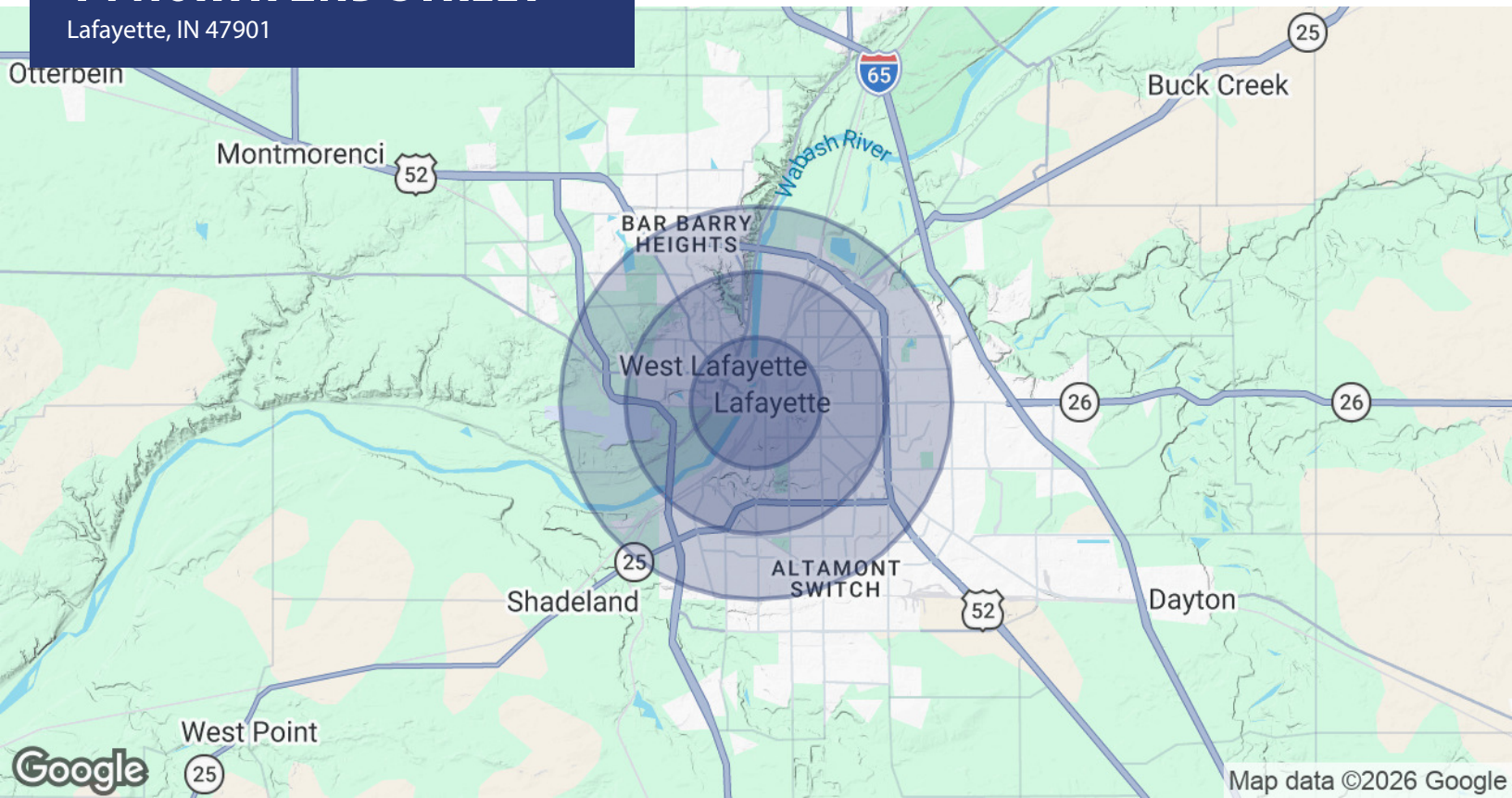
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	19,058	56,861	88,754
Average Age	28.1	28.3	30.2
Average Age (Male)	28.6	27.9	29.8
Average Age (Female)	27.9	29.2	31.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	9,531	21,102	34,833
# of Persons per HH	2.0	2.7	2.5
Average HH Income	\$46,513	\$56,027	\$61,840
Average House Value	\$165,991	\$183,152	\$189,283

2023 American Community Survey (ACS)

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