

For leasing information, please contact:

JIM PITOUKKAS

317-281-8811

jpitoukkas@shook.com

SHOOK
COMMERCIAL
REAL ESTATE

302 Vine Street, West Lafayette

Hi ViNE

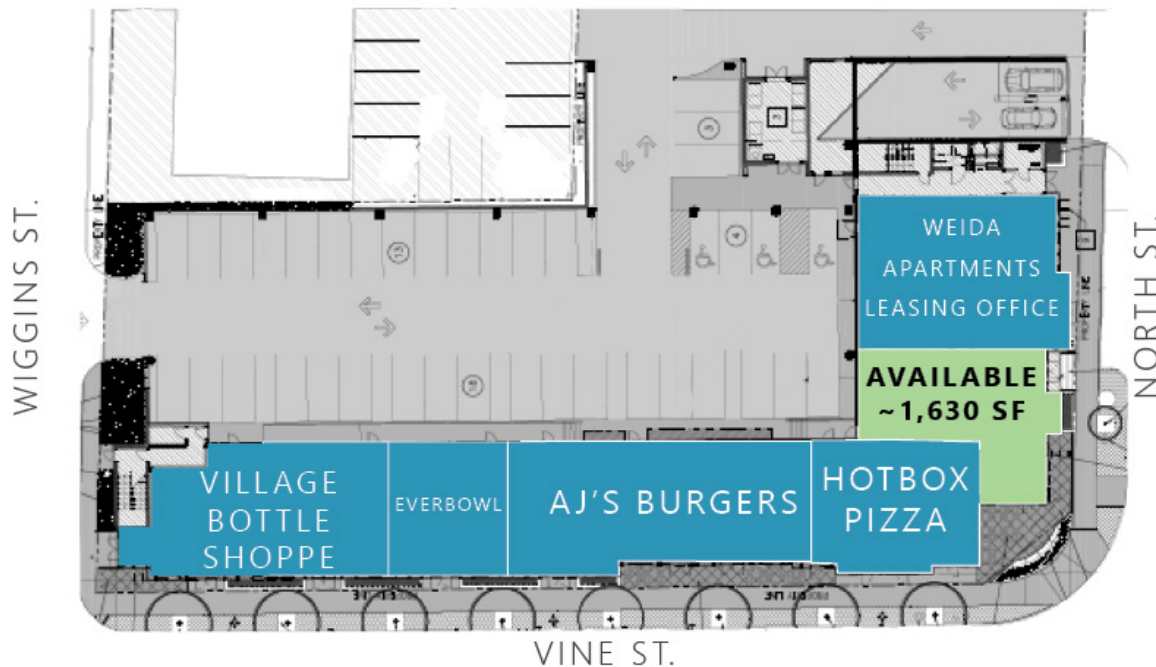
1,630 Square Foot Retail Space for Lease



302 Vine Street, West Lafayette

Hi ViNE

Demographic Overview



For leasing information, please contact:

JIM PITOUKKAS

317-281-8811

jpitoukkas@shook.com



Rent: \$37.50/sf

NNN estimate: \$9.25/sf

PURDUE UNIVERSITY

2025 Students: 57,310

WEST LAFAYETTE

Total Population: 44,595 (2020 census estimate)

**total population does not include Students*

1 mi. from Site (2023 ACS)

Population: 24,572

Median Age: 22

3 mi. from Site (2023 ACS)

Population: 83,729

Median Age: 30

SITE SUMMARY

Hi Vine is a beautiful mixed-use property just footsteps from Purdue University. The building features 7,800 square feet of street level retail wrapped around structured parking. There has been little retail turnover since the building opened in 2017, so this opportunity is rare. The upper levels are comprised of apartments (115 beds total) and resident public spaces. Ample first floor parking is available for retailers and their patrons. The building is professionally managed with onsite staff.

The subject property is located a short walk from Purdue University in "The Village," a charming bustling part of West Lafayette that is rapidly growing/densifying while preserving its historic character and heritage. Hi Vine sits at the bookend to Northwestern Avenue and at the intersection of Vine Street and North Street, in one of the most densely populated pedestrian areas in West Lafayette and a gateway to Purdue University. The site is but a block from a busy small format Target and numerous other local and national retailers including, but not limited to, Einstein Bagels, Panda Express, Chipotle, Everbowl, AJ's, Hotbox Pizza, Jimmy John's, Pizza Uncommon, Harry's Chocolate Shop, Bibibop, Maru Sushi, Maje, and many others. Purdue University is a nationally recognized world-class public land grant university that has grown to enrollment of approximately 57,000 students. It is consistently ranked as a world-class institution highly regarded for STEM, engineering, business, and other disciplines. Further, West Lafayette is booming with several billion dollars' worth of economic development including two new hospitals, numerous new apartments and housing communities, and a \$3.8 billion semi-conductor research and manufacturing facility being constructed by Sk Hynix.

302 Vine Street, West Lafayette

Hi ViNE

Availability

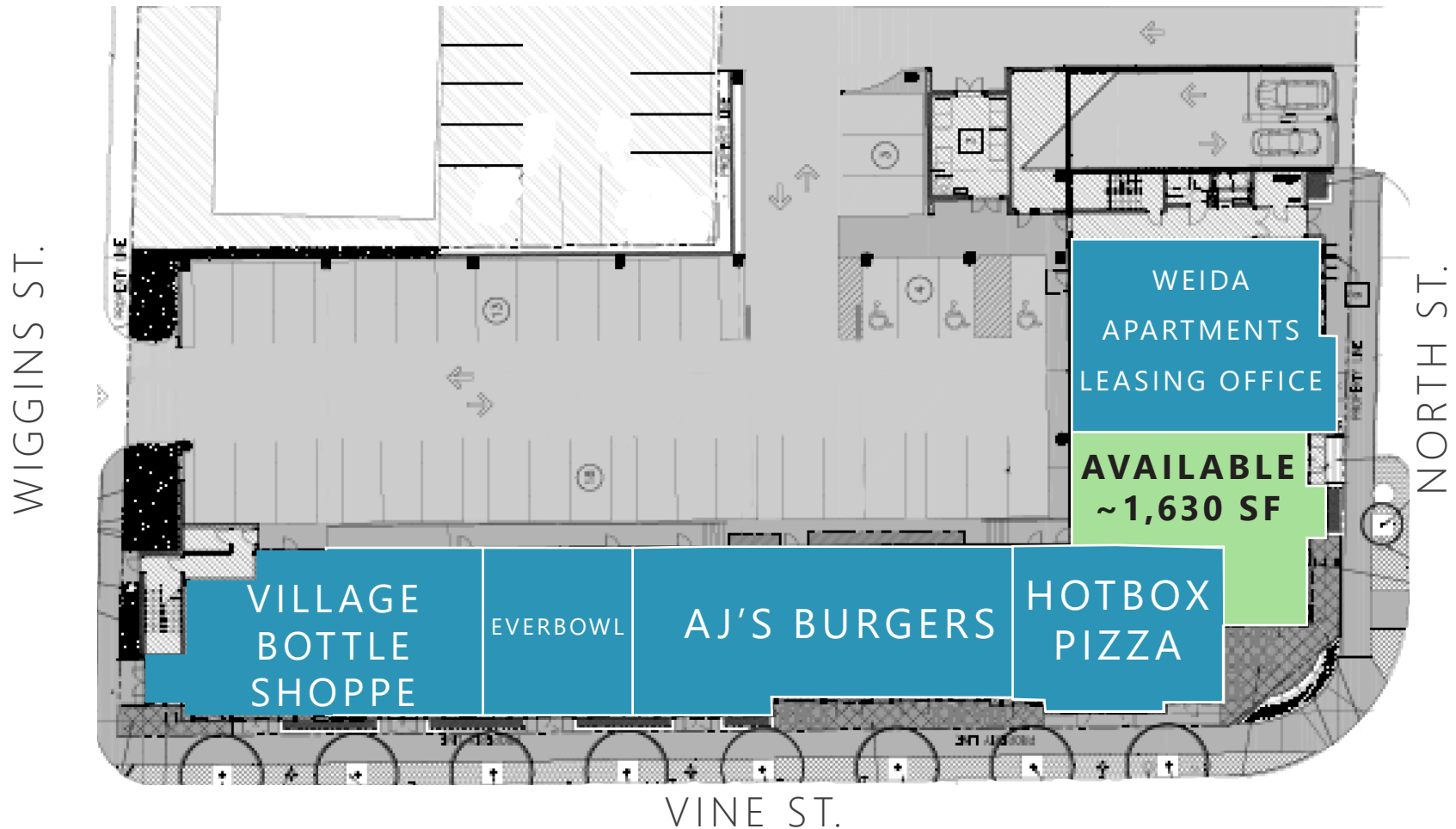
For leasing information, please contact:

JIM PITOUKKAS

317-281-8811

jpitoukkas@shook.com

SHOOK
COMMERCIAL
REAL ESTATE



302 Vine Street, West Lafayette

Hi ViNE

Current Floorplan

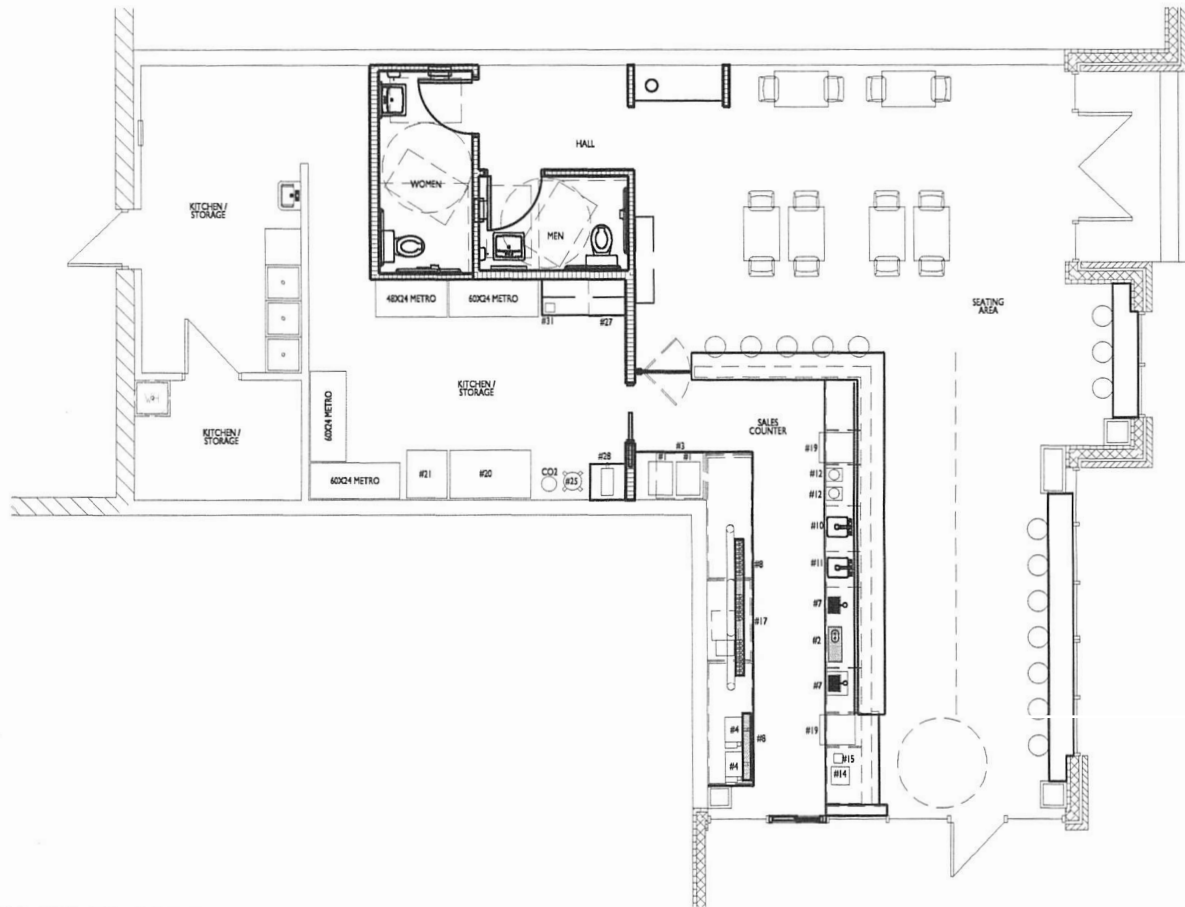
For leasing information, please contact:

JIM PITOUKKAS

317-281-8811

jpitoukkas@shook.com

SHOOK
COMMERCIAL
REAL ESTATE



SPACE PLAN A

05.01.23

NOT TO SCALE

PROJECT # 230056

JAVA HOUSE :: HI-VINE BUILDING - WEST LAFAYETTE, IN

CURRAN
ARCHITECTURE
317.288.0681
CURRAN-ARCHITECTURE.COM

*Prospective tenants should confirm existing conditions

302 Vine Street, West Lafayette

Hi ViNE

Interior Photos

For leasing information, please contact:

JIM PITOUKKAS

317-281-8811

jpitoukkas@shook.com

SHOOK
COMMERCIAL
REAL ESTATE



302 Vine Street, West Lafayette

Hi ViNE

Market Overview

For leasing information, please contact:

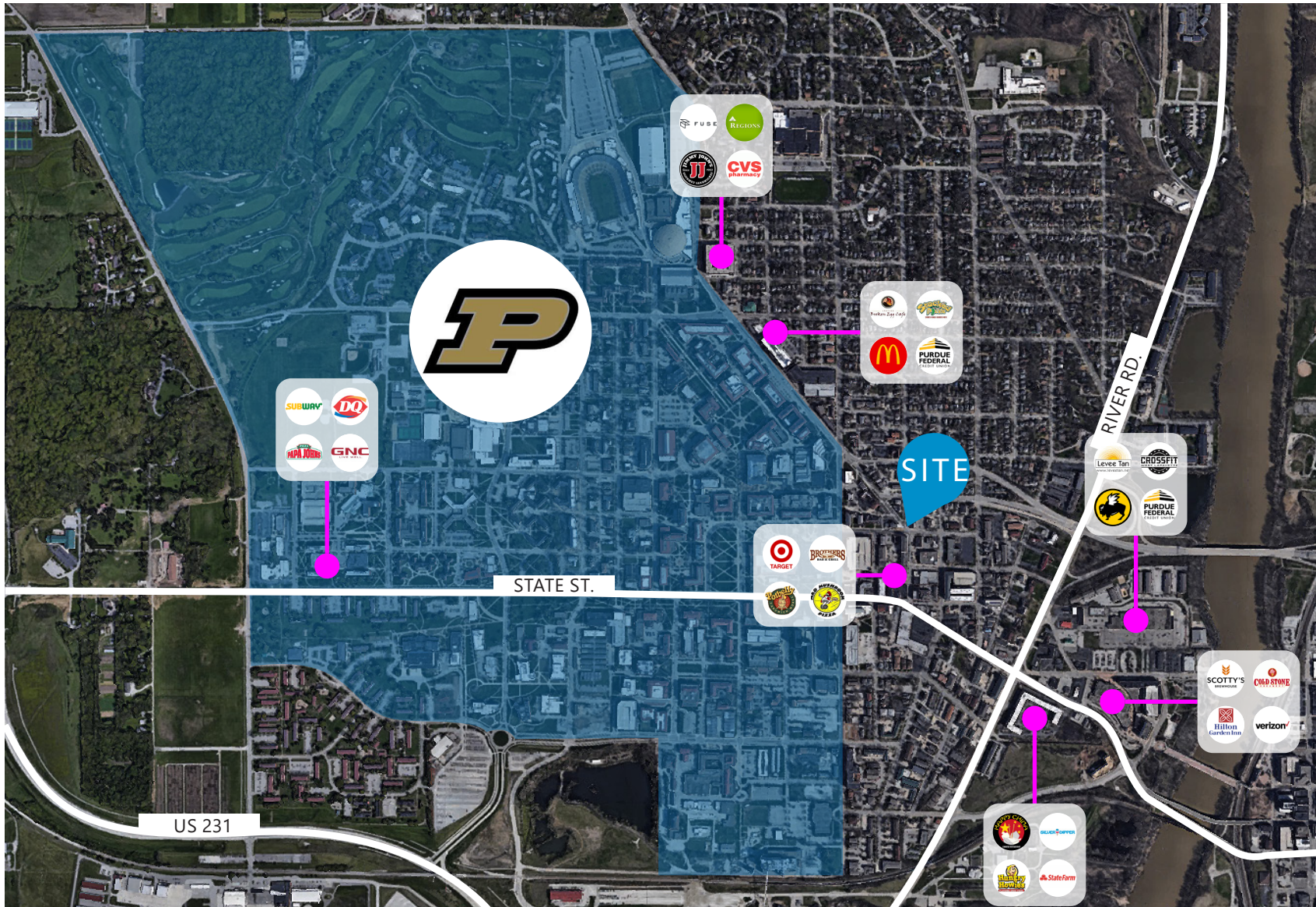
JIM PITOUKKAS

317-281-8811

jpitoukkas@shook.com

SHOOK

**COMMERCIAL
REAL ESTATE**



302 Vine Street, West Lafayette

Hi ViNE

Market Overview

For leasing information, please contact:

JIM PITOUKKAS

317-281-8811

jpitoukkas@shook.com

SHOOK
COMMERCIAL
REAL ESTATE

