

1421 UNION ST

Lafayette, IN 47904



PROPERTY DESCRIPTION

Jim Pitoukkas of Shook Commercial Real Estate presents this opportunity to purchase a conveniently located and well maintained office/commercial building along well travelled Union Street in Lafayette, Indiana. The subject property currently serves as home to Edward Jones per a lease agreement expiring in September of 2027. The building features an attractive façade, ample parking for its size, and a very nice interior. The interior buildout is comprised of three private offices, a large conference room with kitchenette, three restrooms, and printer and receptionist areas. The flexible configuration can serve a variety of businesses. Building mechanical systems are less than 10 years old.

PROPERTY HIGHLIGHTS

- Central location
- Great investment or owner-occupant opportunity
- Thriving market with a diverse, booming economy

OFFERING SUMMARY

Sale Price:	\$265,000
Lot Size:	0.13 Acres
Building Size:	2,080 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	7,748	21,788	34,152
Total Population	16,073	48,660	88,108
Average HH Income	\$59,287	\$56,960	\$62,811

JIM PITOUKKAS

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OFFICE BUILDING FOR SALE

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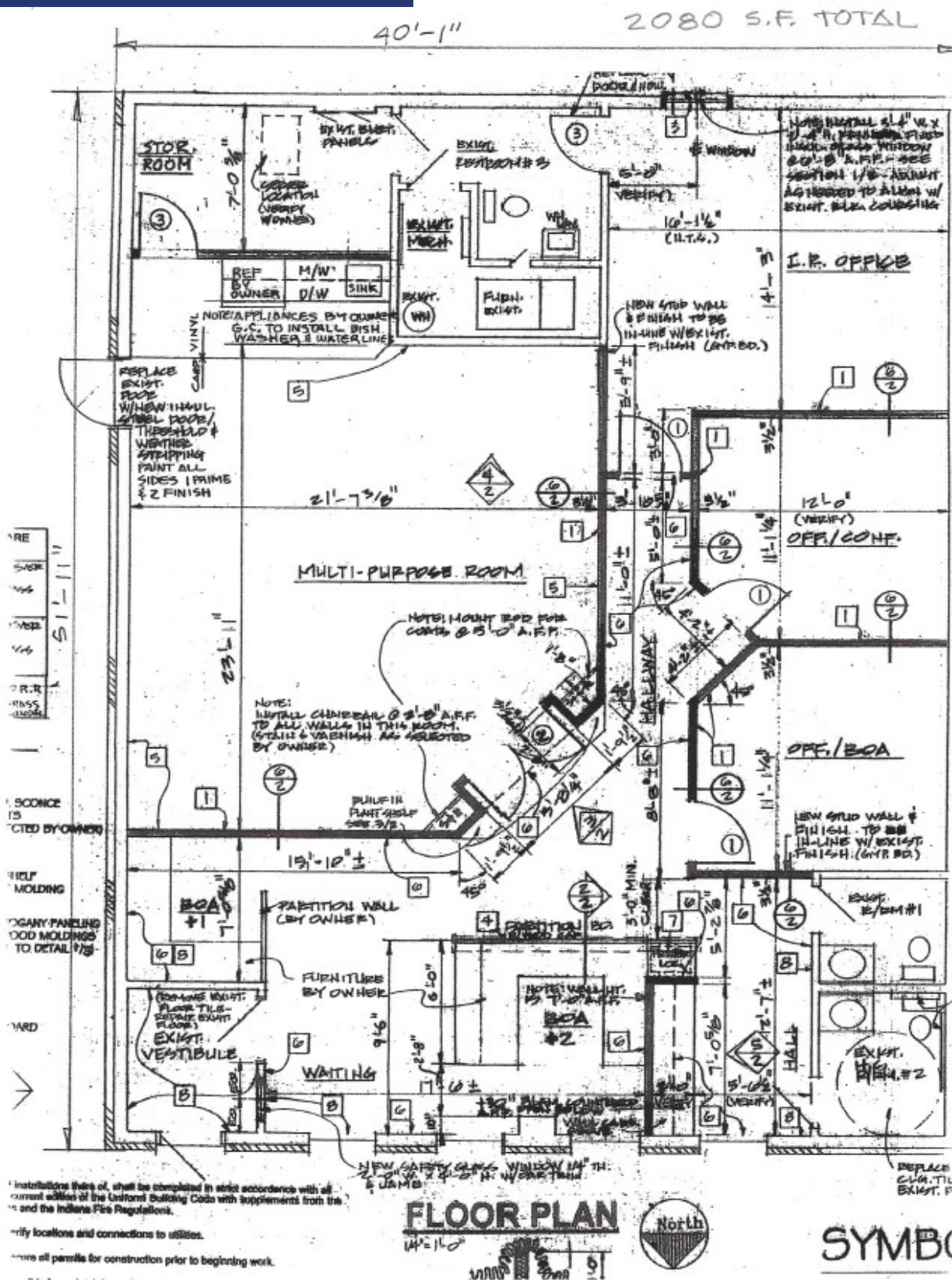
SHOOK COMMERCIAL
REAL ESTATE



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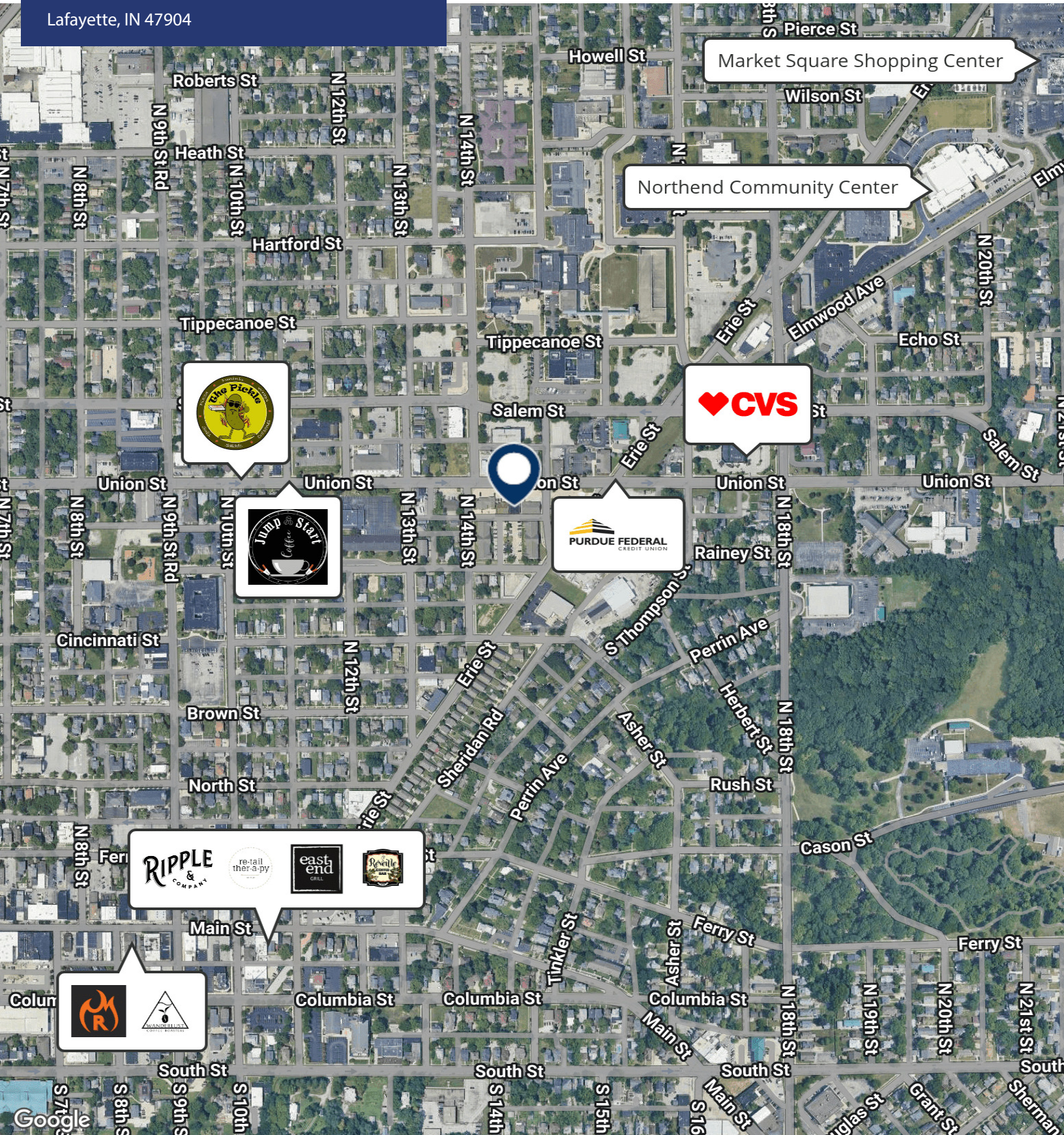
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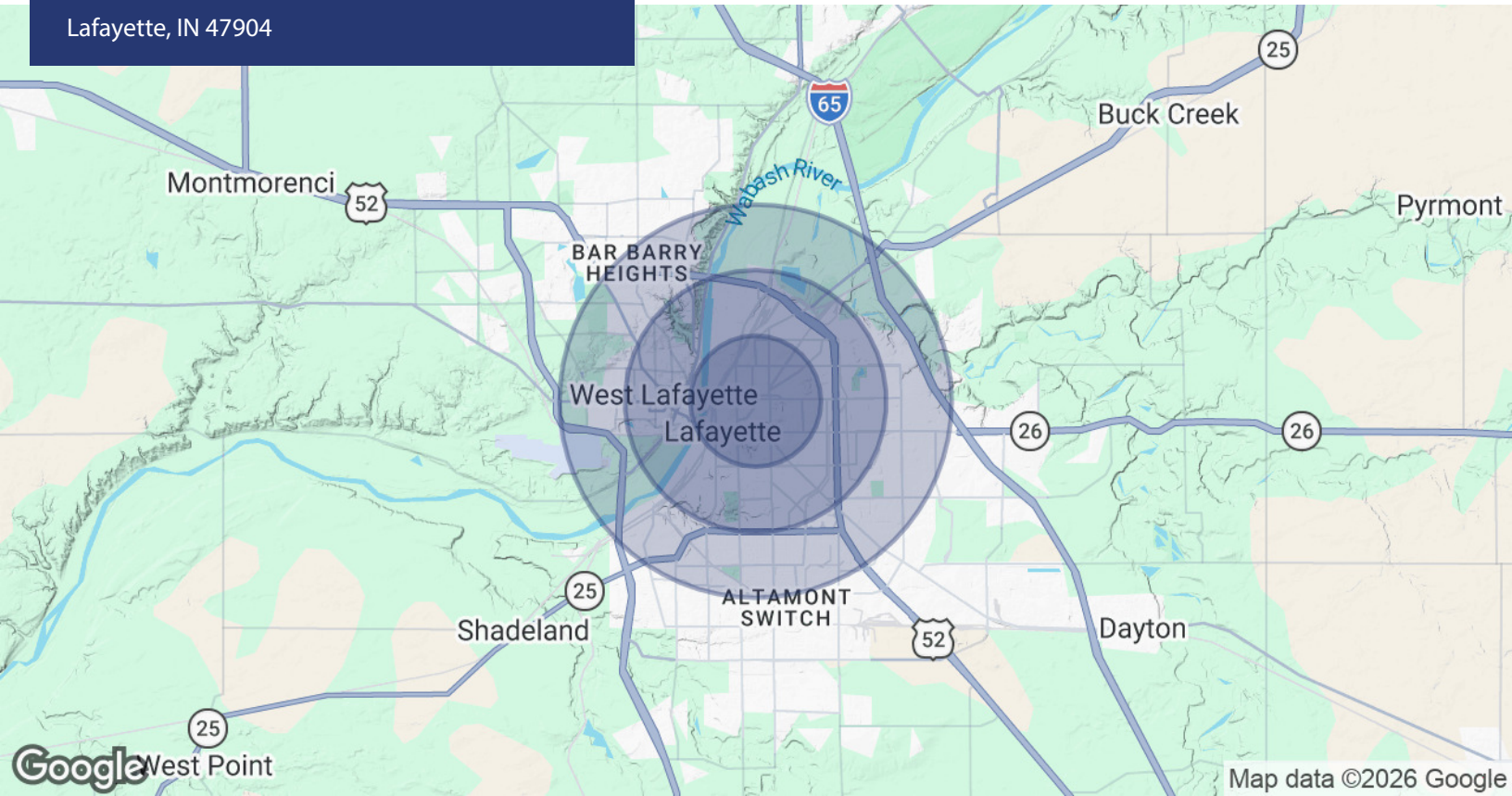
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,073	48,660	88,108
Average Age	33.2	30.7	30.4
Average Age (Male)	32.1	30.0	29.7
Average Age (Female)	34.8	32.2	31.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,748	21,788	34,152
# of Persons per HH	2.1	2.2	2.6
Average HH Income	\$59,287	\$56,960	\$62,811
Average House Value	\$144,045	\$174,740	\$194,231

2023 American Community Survey (ACS)

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