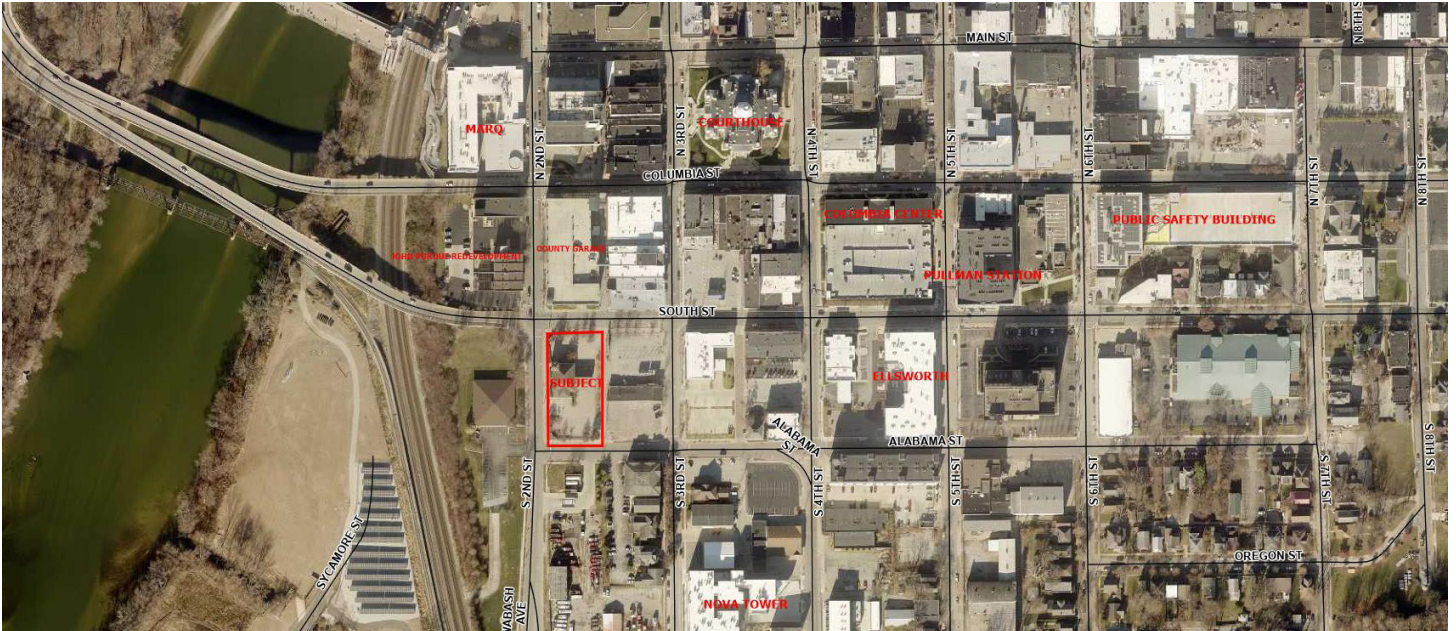


OPPORTUNITY ZONE REDEVELOPMENT SITE FOR SALE

53 S. 2ND STREET | LAFAYETTE, IN



COLDWELL BANKER
COMMERCIAL
SHOOK



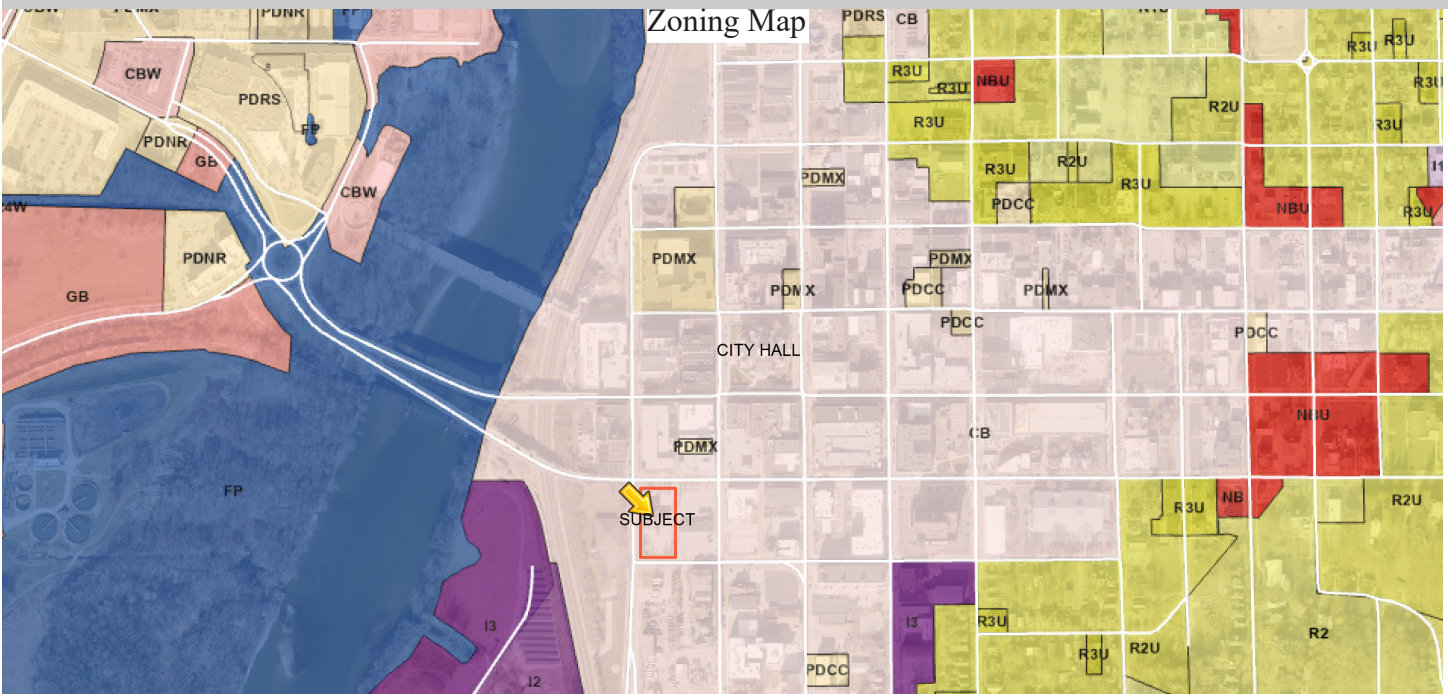
PRICE
\$2,495,000

PROPERTY DESCRIPTION

Jim Pitoukkas of Coldwell Banker Commercial Shook is proud to present this tremendous redevelopment opportunity in thriving Downtown Lafayette. The site offers the opportunity to redevelop a former bank branch on one of the most visible downtown corners. The half city block is the first right hand read signalized location for those traveling east from West Lafayette into Lafayette along South Street. South Street eventually turns into SR26E, the region's most desired retail corridor and the busiest Interstate 65 interchange in the area. The subject property is an important redevelopment site for downtown Lafayette and is within an Opportunity Zone.

PARCEL
0.81 ACRE

ZONING
CB



JIM PITOUKKAS

317-281-8811 | jjpitoukkas@shook.com

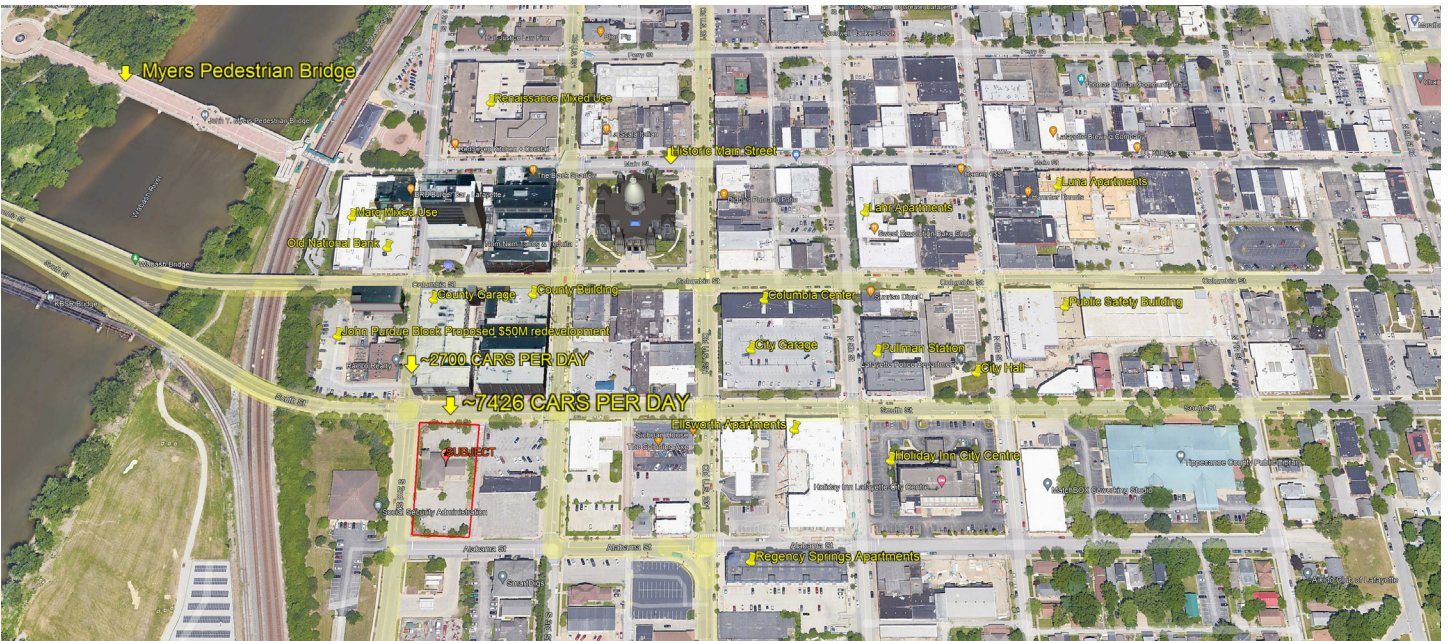
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SUMMARY

The subject property is in downtown Lafayette and just moments from Purdue University. The area is vibrant and bustling with restaurants, bars, a beautifully restored historic Main Street which is home to many outdoor festivals, locally owned businesses, and many desirable housing options. Surrounding the subject property, one will find housing rental rates and occupancy rates amongst the highest in the MSA. To the northeast of the subject property is a planned \$50,000,000 redevelopment of what is referred to as the John Purdue Block. Construction could start in 2024. Other prominent and successful recent developments in downtown Lafayette include Nova Tower, The Press Apartments, Luna Apartments, Pullman Station, Ellsworth, and more.



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