

LOCKE PLAZA

2827 Us 52 W and 2833 US 52 W, West Lafayette,
IN 47906



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of West Lafayette, this three building portfolio of retail properties comprise 23,214 SF of 100% leased commercial space. Constructed from 2017 through 2020, the property reflects contemporary design and functionality. Centrally located in the vibrant West Lafayette area and zoned for General Business, it offers a strategic advantage for retail and street retail endeavors. With a remarkable 100% occupancy rate, with many rental rates at the lower end of the market, the property presents a compelling investment prospect, showcasing strong tenant mix and long-term viability. Don't miss this chance to secure a coveted position in the thriving retail landscape of West Lafayette with significant barriers to entry for new retail development.

PROPERTY HIGHLIGHTS

- Great tenant mix.
- Staggered lease end dates.
- Built-in rent escalations.
- Strong anchors at the shared signalized intersection.
- Dynamic market.

OFFERING SUMMARY

Sale Price:	\$5,500,000
Number of Units:	7
Lot Size:	2.76 Acres
Building Size:	23,214 SF
NOI:	\$382,765.50
Cap Rate:	6.96%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,814	14,218	29,246
Total Population	8,760	34,273	81,417
Average HH Income	\$61,322	\$83,712	\$73,951

JIM PITOUKKAS

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RETAIL PROPERTY FOR SALE

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SHOOK COMMERCIAL
REAL ESTATE



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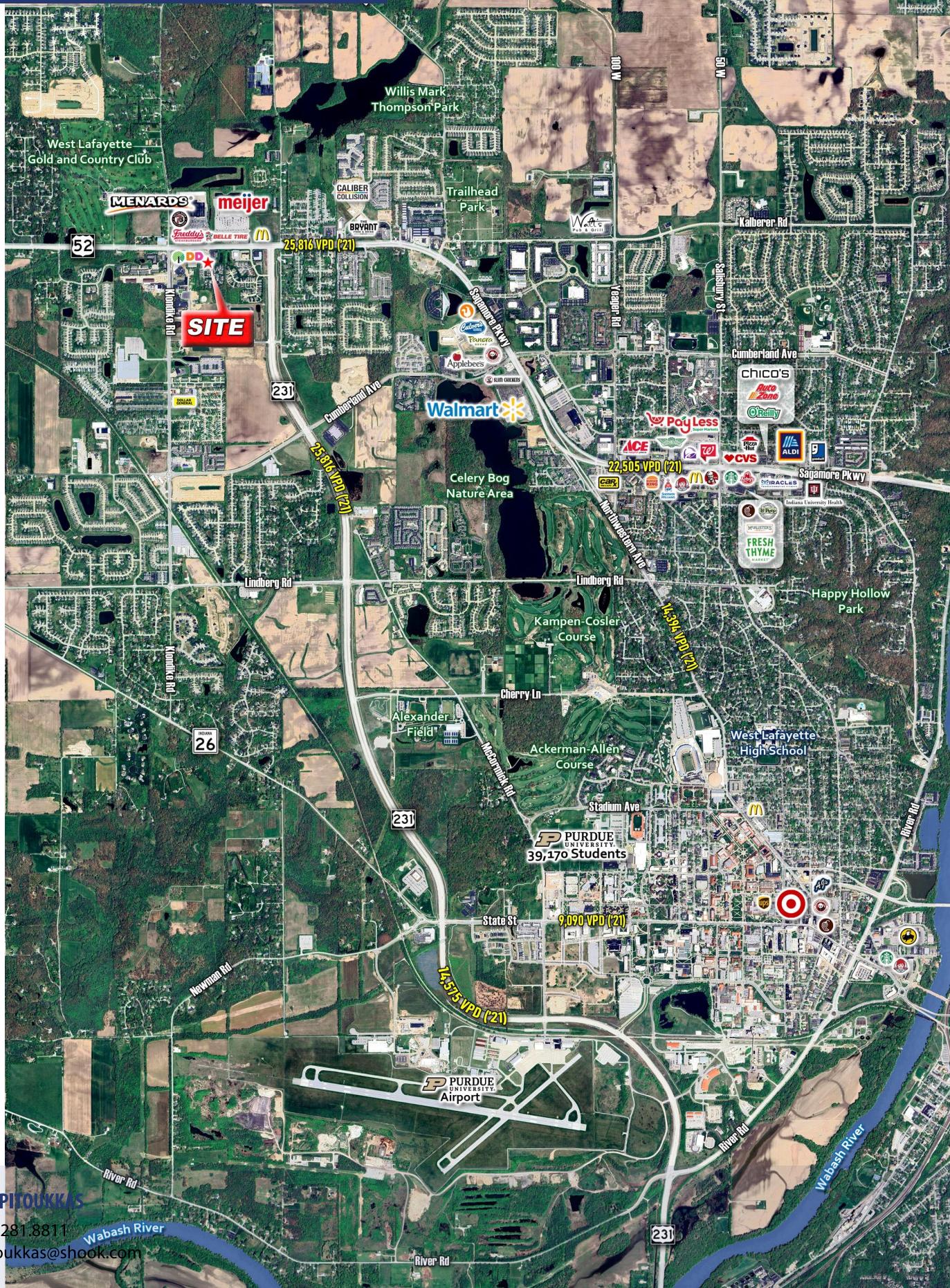
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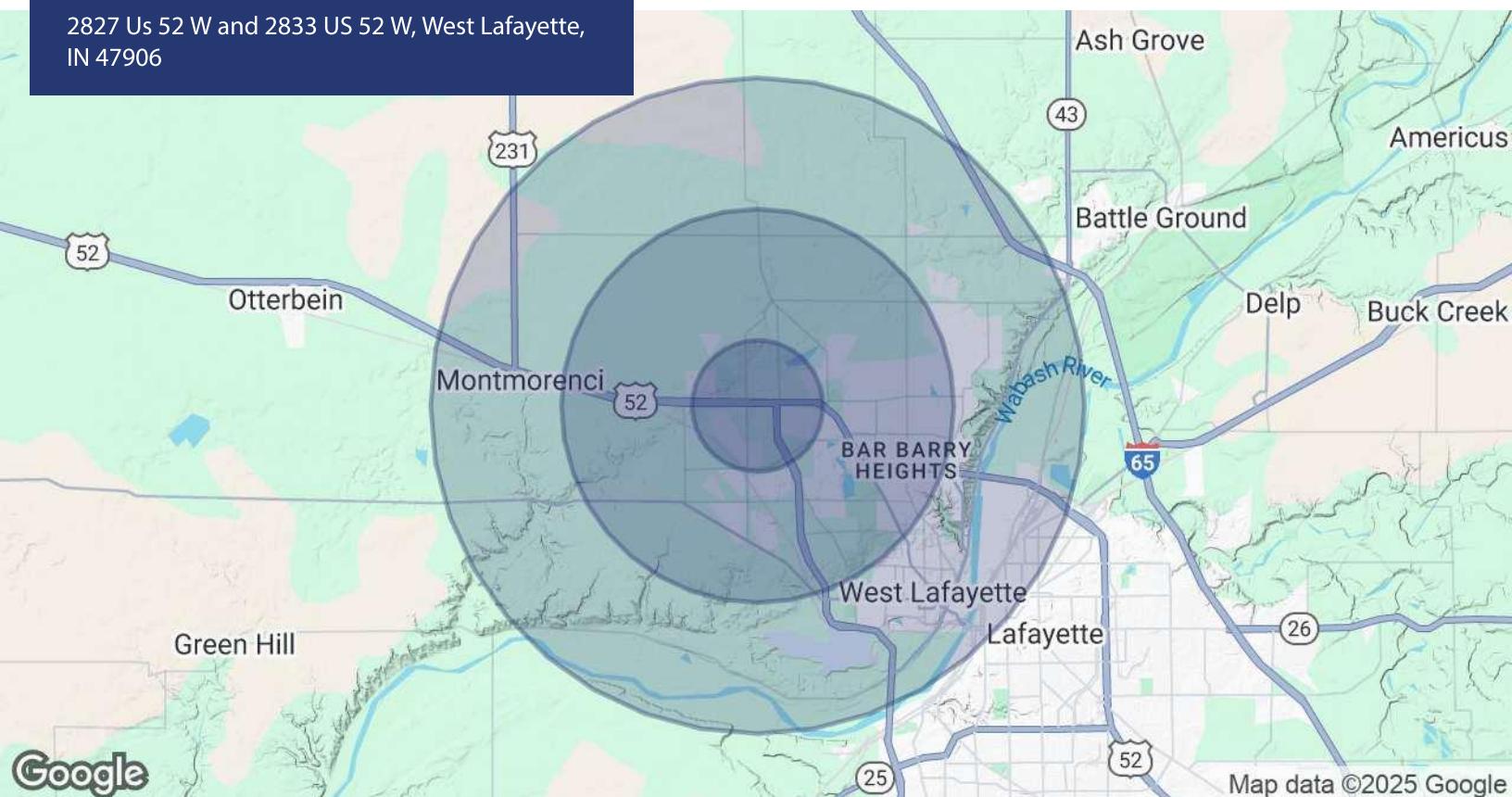
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,760	34,273	81,417
Average Age	32	35	32
Average Age (Male)	31	34	31
Average Age (Female)	33	36	33

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,814	14,218	29,246
# of Persons per HH	2.3	2.4	2.8
Average HH Income	\$61,322	\$83,712	\$73,951
Average House Value	\$254,208	\$309,313	\$268,624

Demographics data derived from AlphaMap

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