

# 3504 PARAMOUNT DRIVE, SUITE C

West Lafayette, IN 47906



## PROPERTY DESCRIPTION

Discover exceptional retail opportunities at 3504 Paramount Drive, Suite C, located in the heart of one of West Lafayette's growing commercial corridors. This 2,100 square foot suite offers a modern, open layout ideal for a variety of retail or service-based businesses.

Situated within a contemporary retail center built in 2020, the property features excellent visibility, easy accessibility, and ample parking. The center is anchored by a high-performing Domino's Pizza, ensuring consistent foot traffic and brand synergy.

Whether you're expanding your business or launching a new venture, this location offers the perfect combination of visibility, convenience, and community traffic.

Contact us today to schedule a tour and learn more about leasing opportunities at Suite C!

## PROPERTY HIGHLIGHTS

- 2,100 SF of versatile retail space
- Built in 2020 – modern construction and design
- Anchored by Domino's, driving consistent customer flow
- Prominent location with great signage opportunity
- Ample shared parking for tenants and customers
- Surrounded by strong residential neighborhoods and growing

## OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Available SF:	2,100 SF
Building Size:	2,100 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,856	10,934	16,062
Total Population	8,435	25,365	42,914
Average HH Income	\$55,837	\$77,456	\$88,744

## DUSTIN ZUFALL

765.427.2047

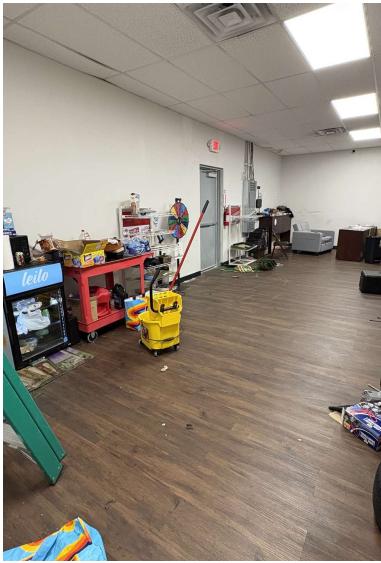
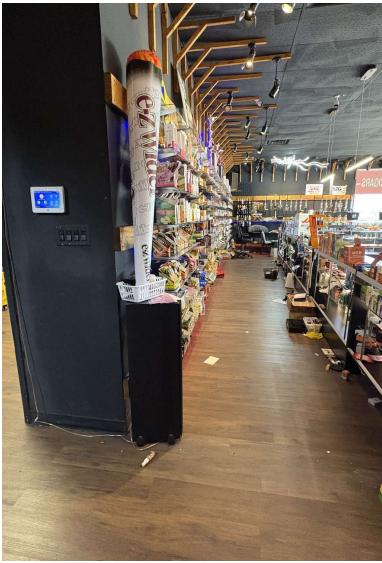
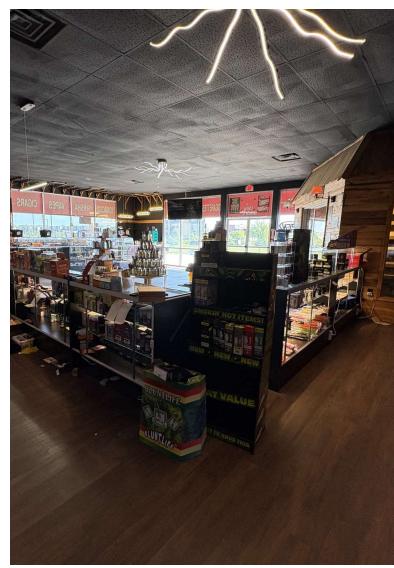
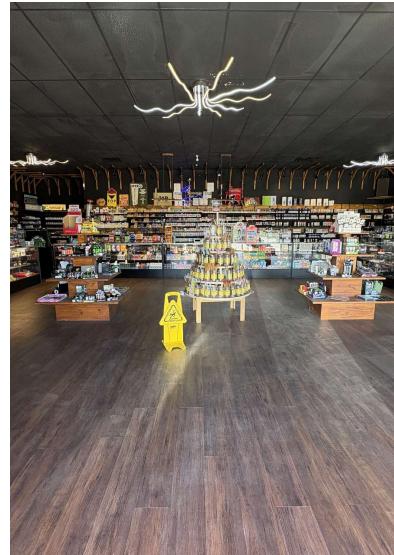
dzufall@shook.com

RETAIL PROPERTY FOR LEASE

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SHOOK COMMERCIAL  
REAL ESTATE



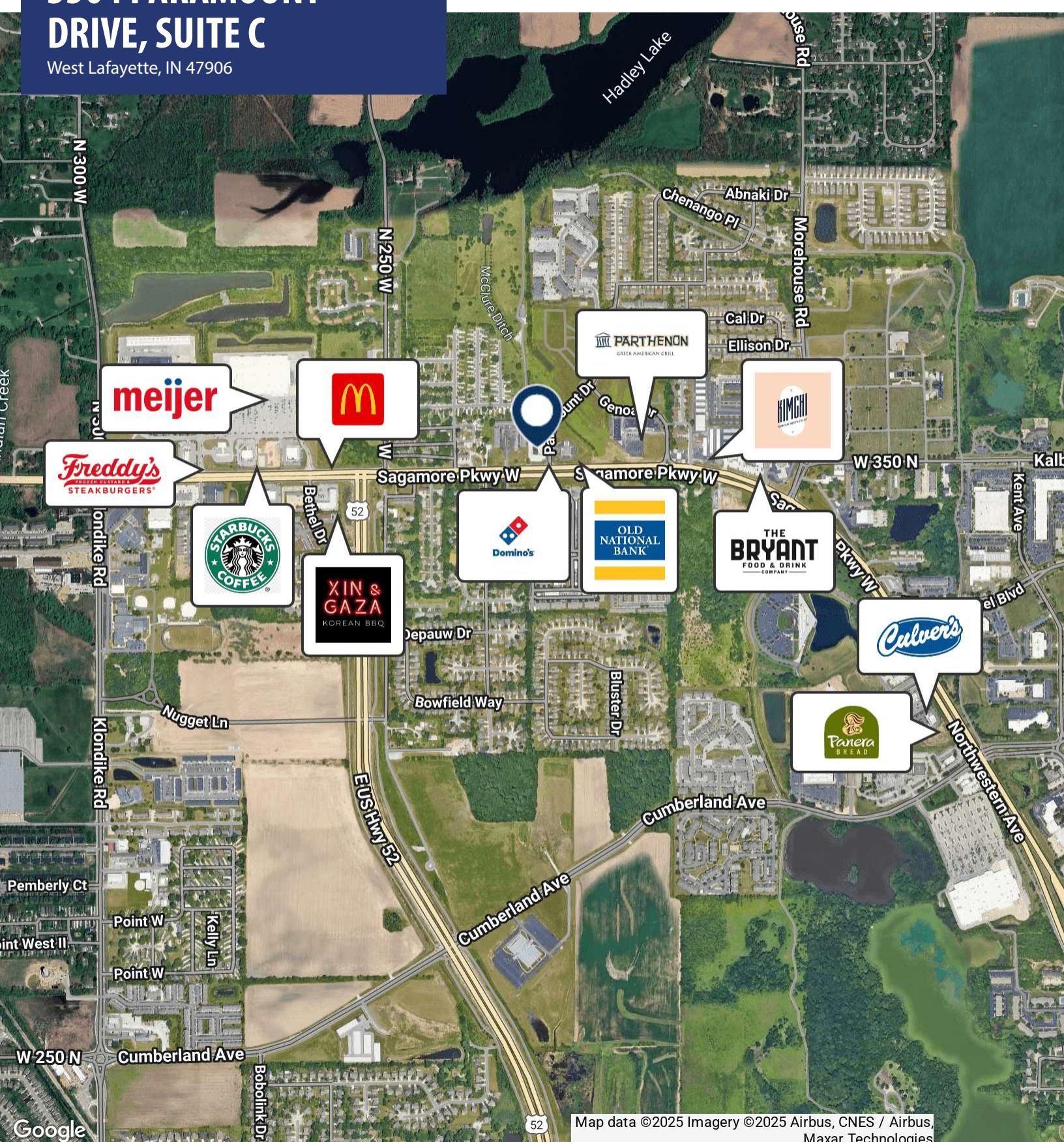
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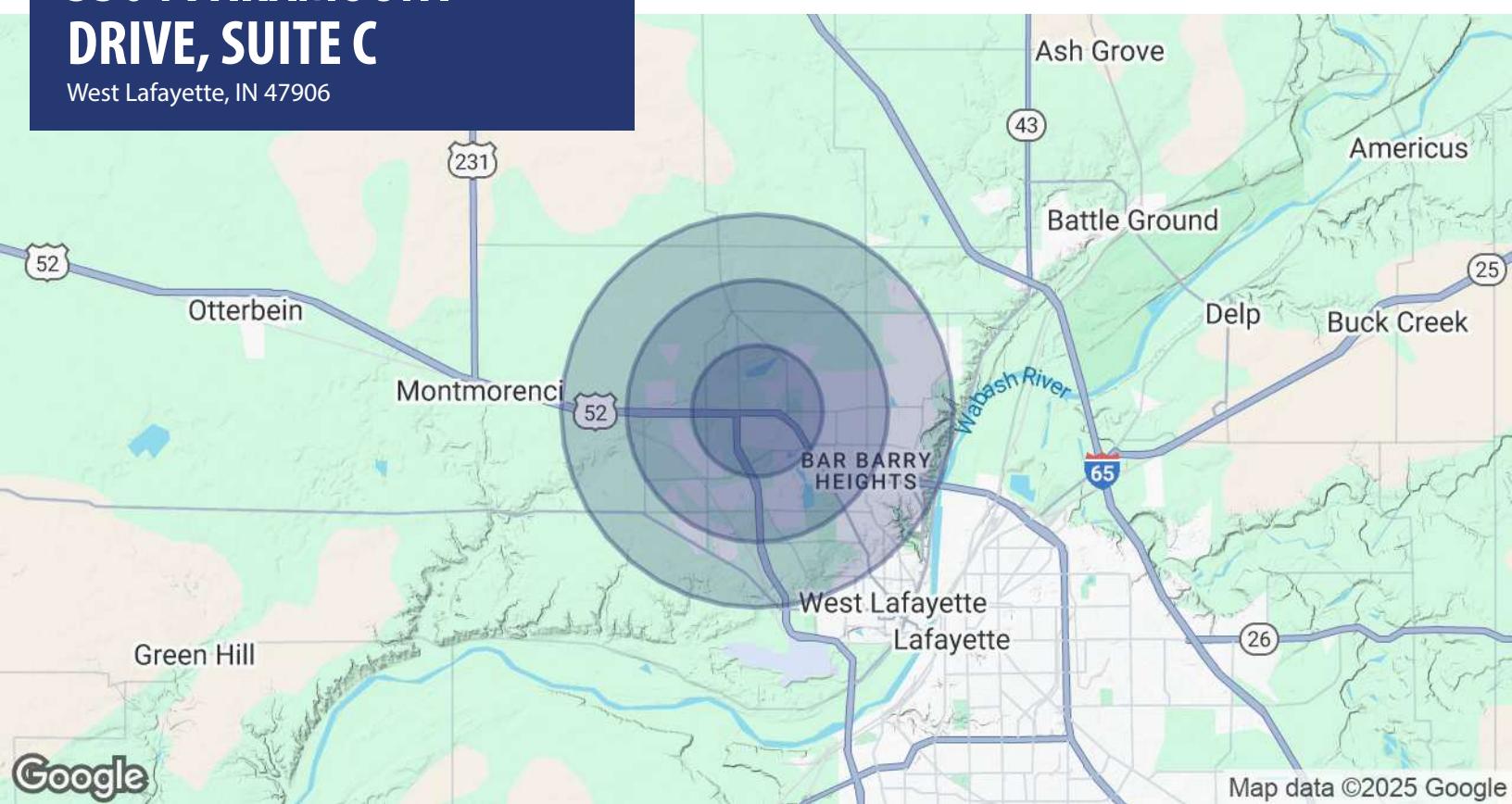
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,435	25,365	42,914
Average Age	31	34	34
Average Age (Male)	30	33	33
Average Age (Female)	32	35	35

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,856	10,934	16,062
# of Persons per HH	2.2	2.3	2.7
Average HH Income	\$55,837	\$77,456	\$88,744
Average House Value	\$257,770	\$300,567	\$299,887

Demographics data derived from AlphaMap

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