



SIZE

250,506 square feet

DEMOGRAPHICS

| 1 mile | 3 mile | 5 mile |
|--------|--------|--------|
|--------|--------|--------|

| | | | |
|------------|--------|--------|---------|
| Population | 11,640 | 81,971 | 132,753 |
|------------|--------|--------|---------|

| | | | |
|------------|-------|--------|--------|
| Households | 4,917 | 35,607 | 51,200 |
|------------|-------|--------|--------|

| | | | |
|-----------------------|--------|--------|--------|
| Median HH Income (\$) | 52,977 | 47,051 | 51,887 |
|-----------------------|--------|--------|--------|

MAJOR TENANT(S)

Rural King Supply
COMING AVAILABLE
Dollar Tree Family Dollar



LEASING CONTACT

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MORE INFO

www.phillipsedison.com

LOCATION

2224-2500 Teal Road | Lafayette, IN 47905

PROPERTY HIGHLIGHTS

- 250,864 square feet
- Anchored by Rural King and Dollar Tree Family Dollar
- Population exceeds 132,700 in a five-mile radius with the average household income exceeding \$69,800
- Located adjacent to Jefferson High School in a strong residential community
- Established traffic patterns and access points
- Available retail space, land for sale or build-to-suit

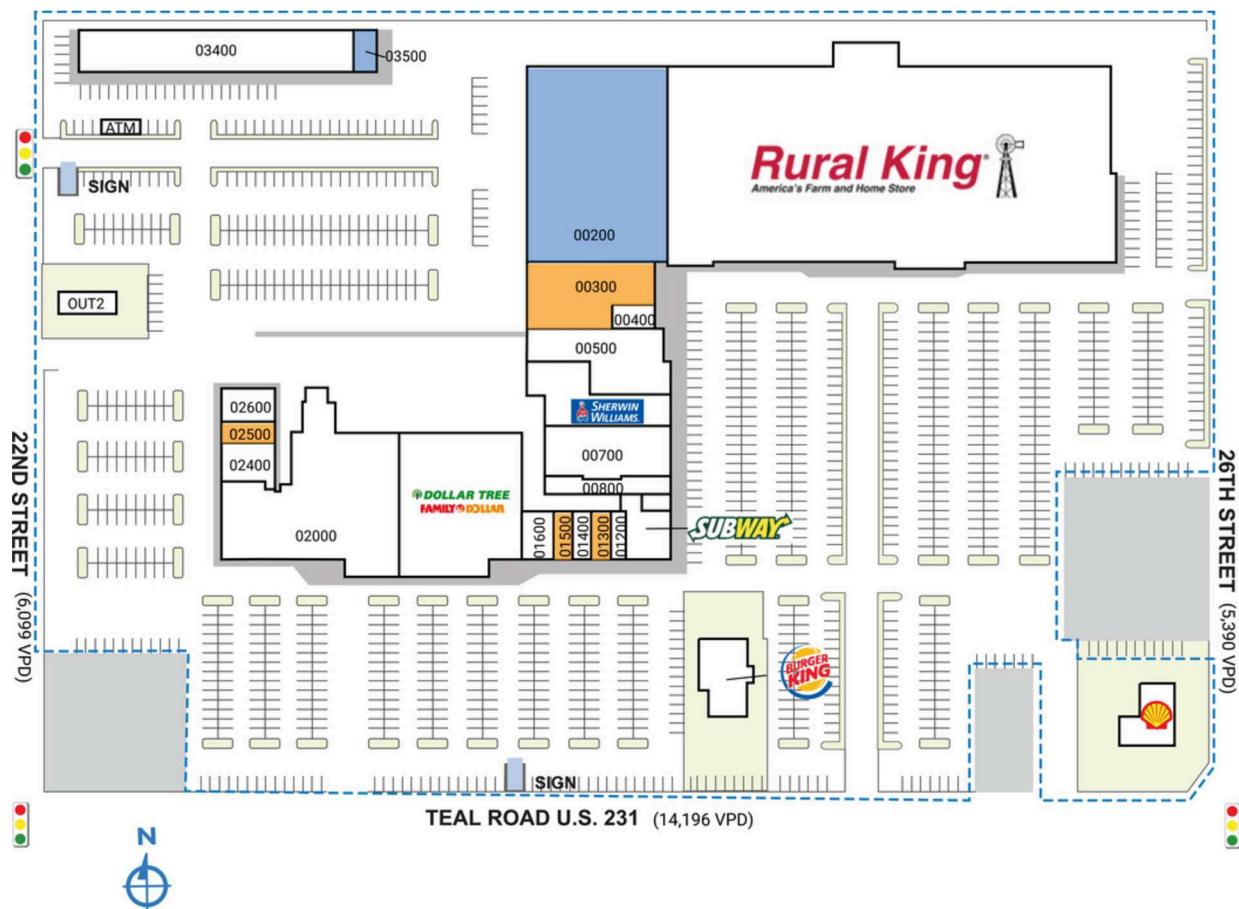


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| SPACE TENANT | SQ. FT. | 01200 Yahweh-Nissi Haitian Market | 1,089 SF | |
|--------------|---------------------------------|-----------------------------------|---------------------------------|-----------|
| ATM | Purdue Federal Credit Union ATM | 01300 AVAILABLE | 1,300 SF | |
| OUT1 | Burger King | 3,200 SF | 01400 Monica Spa | 1,300 SF |
| OUT2 | Wicked Food Shack | 540 SF | 01500 AVAILABLE | 1,300 SF |
| OUT3 | Shell Gas Station | 2,212 SF | 01600 Chiffion's Beauty Supply | 3,510 SF |
| 00100 | Rural King Supply | 103,161 SF | 01900 Dollar Tree Family Dollar | 23,055 SF |
| 00200 | COMING AVAILABLE | 32,600 SF | 02000 Humble Home | 25,470 SF |
| 00300 | AVAILABLE | 8,361 SF | 02400 TNT Cleaners | 2,507 SF |
| 00400 | Vicky's Beauty Salon | 1,032 SF | 02500 AVAILABLE | 1,200 SF |
| 00500 | The Athlete | 6,774 SF | 02600 Road Star Driving School | 2,160 SF |
| 00610 | Sherwin Williams | 6,000 SF | 03400 Harvest Chapel | 13,042 SF |
| 00700 | Xinia Furniture | 5,500 SF | 03500 COMING AVAILABLE | 1,149 SF |
| 00800 | En Lai Chinese Kitchen | 1,644 SF | TOTAL SQ. FT. | 250,506 |
| 01000 | Subway | 2,400 SF | | |

SITE LEGEND

- Available
- Leased (not occupied)
- Occupied
- Owned by Others
- Site Boundary



LAFAYETTE SQUARE

2224-2500 Teal Road | Lafayette, IN 47905



LAFAYETTE SQUARE

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 40.39558

Longitude: -86.870765

| Lafayette Square Lafayette, IN | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|-----------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 11,640 | 81,971 | 132,753 |
| | 2028 Projected Population | 11,754 | 83,988 | 136,167 |
| | 2010 Census Population | 11,797 | 77,125 | 123,218 |
| | 2000 Census Population | 11,911 | 70,007 | 112,949 |
| | 1990 Census Population | 12,030 | 60,879 | 100,379 |
| | Historical Annual Growth 1990 to 2000 | -0.10% | 1.41% | 1.19% |
| | Historical Annual Growth 2000 to 2010 | -0.10% | 0.97% | 0.87% |
| | Estimated Annual Growth 2010 to 2023 | -0.10% | 0.44% | 0.54% |
| | Projected Annual Growth 2023 to 2028 | 0.20% | 0.49% | 0.51% |
| | Median Age | 34.9 | 31.8 | 29.4 |
| Households | Q4 2023 Estimated Households | 4,917 | 35,607 | 51,200 |
| | 2028 Projected Households | 4,965 | 36,550 | 52,729 |
| | 2010 Census Households | 5,001 | 32,395 | 46,690 |
| | 2000 Census Households | 4,989 | 29,051 | 41,776 |
| | 1990 Census Households | 4,879 | 24,046 | 34,728 |
| | Historical Annual Growth 1990 to 2000 | 0.22% | 1.91% | 1.87% |
| | Historical Annual Growth 2000 to 2010 | 0.02% | 1.10% | 1.12% |
| | Estimated Annual Growth 2010 to 2023 | -0.12% | 0.69% | 0.67% |
| | Projected Annual Growth 2023 to 2028 | 0.19% | 0.52% | 0.59% |
| | Population per Household | 2.36 | 2.24 | 2.29 |
| Population by Race | White | 69.9% | 68.3% | 70.4% |
| | Black or African American | 6.2% | 8.9% | 6.8% |
| | Asian & Pacific Islander | 1.1% | 5.1% | 6.7% |
| | Other Races | 3.7% | 4.5% | 5.2% |
| | Hispanic Population | 19.2% | 13.2% | 10.8% |
| Income | Average Household Income | \$65,160 | \$61,669 | \$69,820 |
| | Median Household Income | \$52,977 | \$47,051 | \$51,887 |
| | Per Capita Income | \$27,637 | \$27,160 | \$27,761 |
| Education (Age 25+) | Elementary | 7.0% | 4.6% | 3.8% |
| | Some High School | 4.6% | 5.9% | 5.5% |
| | High School Graduate | 36.0% | 31.3% | 28.6% |
| | Some College | 20.6% | 19.9% | 18.7% |
| | Associates Degree Only | 8.6% | 7.8% | 8.2% |
| | Bachelors Degree Only | 16.0% | 18.7% | 20.5% |
| | Graduate Degree | 7.2% | 11.7% | 14.7% |
| Business | Number of Businesses | 264 | 2,665 | 3,507 |
| | Total Number of Employees | 5,140 | 46,566 | 71,161 |
| | Employees per Business | 19.45 | 17.48 | 20.29 |
| | Residential Population per Business | 44.05 | 30.76 | 37.85 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.