

MEDICAL OFFICE/OFFICE BUILD TO SUIT LEASE

3782, 3802, 3801 Bayley Dr, Lafayette, IN 47905



PROPERTY DESCRIPTION

Jim Pitoukkas is proud to present this exceptional build to suit opportunity for prospective commercial tenants. The approved shovel-ready lots are within Raintree Medical Park. Building plans will be subject to final design approval by the landlord and tenant. The existing building at 3781 Bayley Drive in Raintree Medical Park serves as an excellent example of what can be built.

PROPERTY HIGHLIGHTS

- Build to suit opportunity
- Proven location with great visibility
- Extensions of Saint Francis Way and Park East Boulevard are currently under construction and slated to open in 2026
- Two regional medical campuses are within 2 miles of the subject property

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	9,000 - 25,000 SF
Lot Size:	Varies

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,377	20,003	41,504
Total Population	5,216	47,170	98,183
Average HH Income	\$52,110	\$72,079	\$72,696

JIM PITOUKKAS

317.281.8811

jpitoukkas@shook.com

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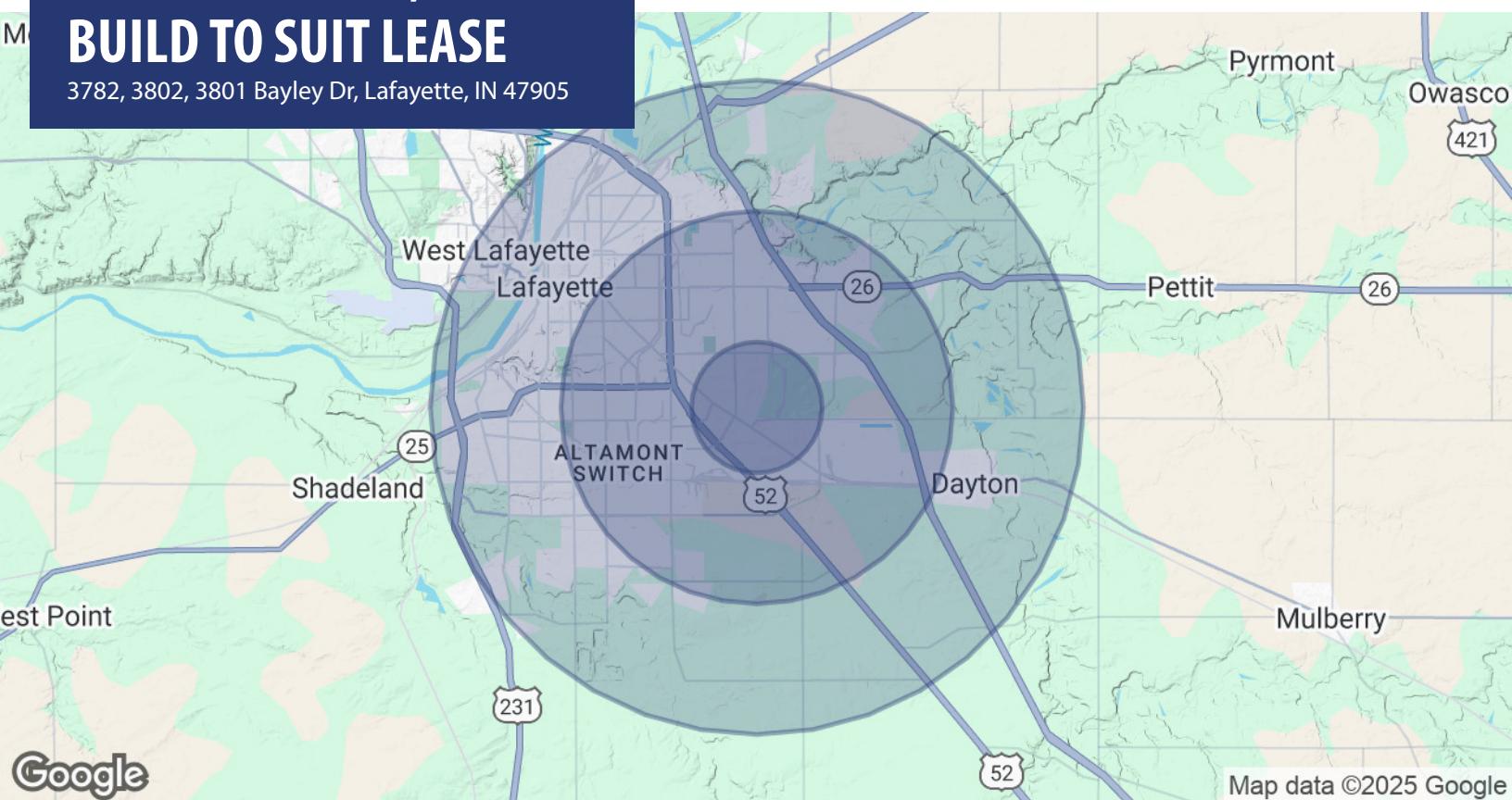
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,216	47,170	98,183
Average Age	35	38	37
Average Age (Male)	33	36	36
Average Age (Female)	37	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,377	20,003	41,504
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$52,110	\$72,079	\$72,696
Average House Value	\$210,811	\$214,511	\$231,927

Demographics data derived from AlphaMap

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