

2206 IFCU WAY

Lafayette, IN 47909



PROPERTY DESCRIPTION

Turnkey Mechanic / Repair Shop – 2206 IFCU Way, Lafayette, IN
High-visibility auto service facility just off Veterans Memorial Parkway in Lafayette's busy commercial corridor. Built in 2019, this modern shop comes fully equipped with lifts and essential repair equipment for immediate operation. Ready for your business on day one!

PROPERTY HIGHLIGHTS

- ±2 acres paved lot with 120 parking spaces
- Modern 2019 construction
- Includes lifts & shop equipment
- High-traffic location near major thoroughfares
- Ideal for auto repair, fleet service, or related uses

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	8,250 SF
Lot Size:	192,610 SF
Building Size:	8,250 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,863	11,860	20,911
Total Population	9,720	30,081	50,915
Average HH Income	\$91,014	\$81,333	\$75,562

DUSTIN ZUFALL

765.427.2047

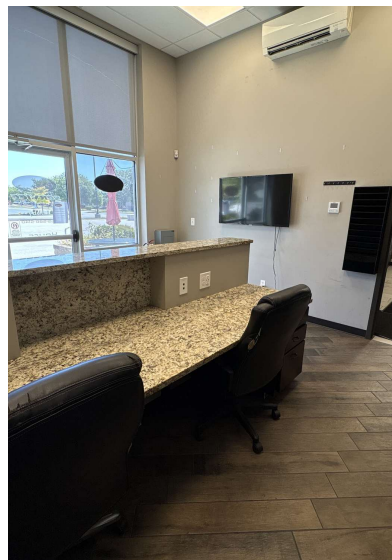
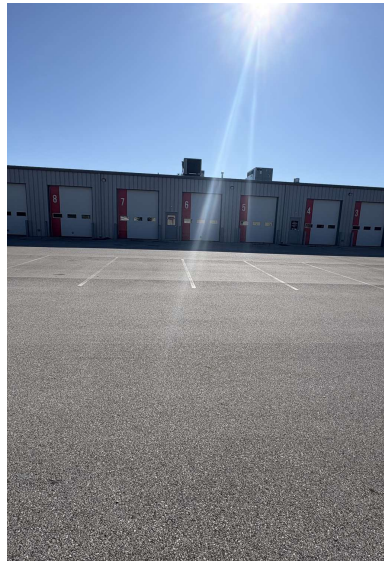
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SPECIAL PURPOSE PROPERTY FOR SALE / LEASE

2206 IFCU WAY

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SHOOK COMMERCIAL
REAL ESTATE



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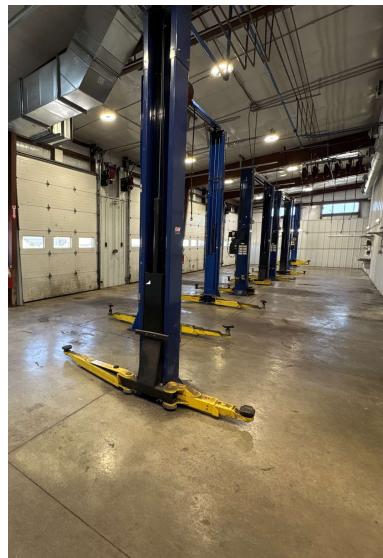
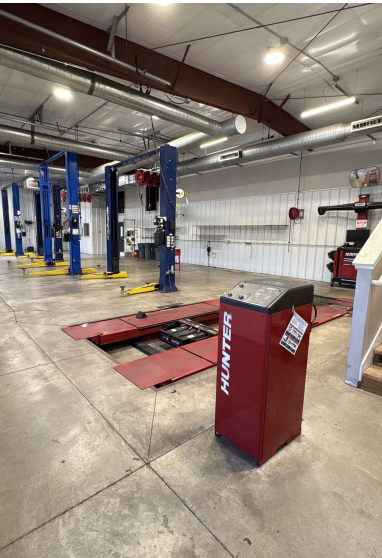
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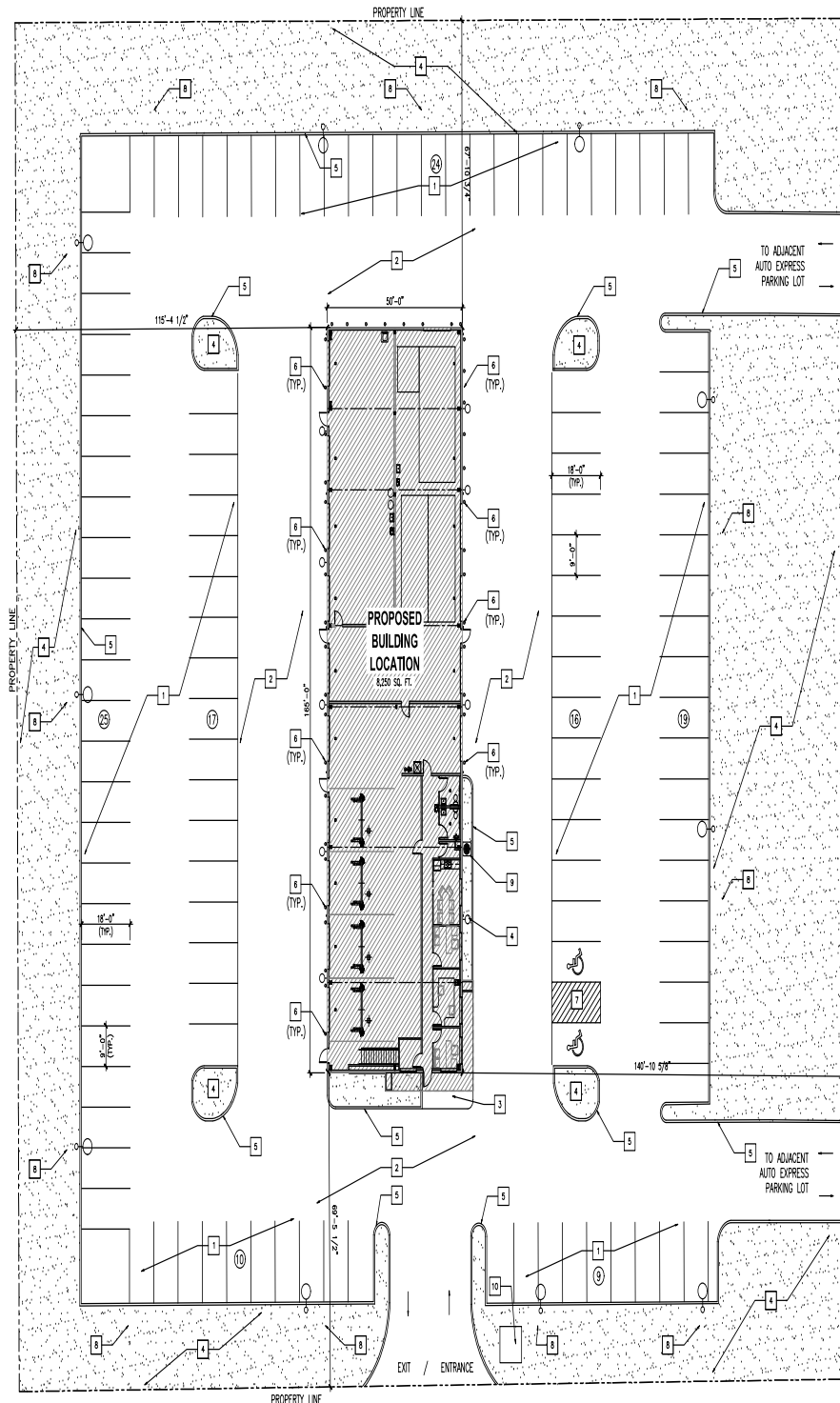
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1 ARCHITECTURAL SITE PLAN
SCALE 1/16"=1'-0"

GENERAL SHEET NOTES:

- THIS SITE IS AN ARCHITECTURAL SITE PLAN ONLY. THIS PLAN IS FOR DESIGN INTENT ONLY.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAFAYETTE AND TIPPECANOE COUNTY REQUIREMENTS AND SPECIFICATIONS.
- PROPERTY INFORMATION TAKEN FROM DOCUMENTS SUPPLIED BY THE OWNER.
- COORDINATE UTILITY LOCATIONS WITH APPLICABLE DRAWINGS AND LOCAL UTILITY COMPANY.

BUILDING / SITE DATA:

ZONING CLASSIFICATION:	GB (GENERAL BUSINESS ZONE)
BUILDING AREA:	
SITE AREA	= 82,483 S.F. (42.123 ACRES)
BUILDING FOOTPRINT	= 8,250 S.F.
OCCUPANTS (AT CAPACITY)	= SEE SHEET A300
PARKING SPACES:	
STANDARD	= 118
ACCESSIBLE	= 2
TOTAL SPACES PROVIDED	= 120
LOT COVERAGE:	
MAXIMUM BUILDING COVERAGE	= 60%
ACTUAL BUILDING COVERAGE	= 8.9%
MINIMUM VEGETATION COVERAGE	= 10%
ACTUAL VEGETATION COVERAGE	= 23.0%
BUILDING HEIGHTS:	
MAXIMUM BUILDING HEIGHT	= 35'-0"
ACTUAL BUILDING HEIGHT	= 18'-0"
BUILDING SETBACKS:	
MINIMUM SETBACKS	
FRONT SETBACK (LOCAL STREET)	= 25'-0"
REAR SETBACK (NOT ALONG STREET)	= 15'-0"
SIDE SETBACK (NOT ALONG STREET)	= 0'-0"
ACTUAL SETBACKS:	
FRONT SETBACK (PRIMARY ARTERIAL)	= 65'-0"
REAR SETBACK (NOT ALONG STREET)	= 67'-10"
SIDE VARD SETBACK (NOT ALONG STREET)	= 115'-45"

SITE KEYNOTES:

- PAVED PARKING STRIPES, 8'-0" x 18'-0" (TYP.)
- ASPHALT PAVING
- CONCRETE PAVD SIDEWALK
- LANDSCAPING / GRASS
- 6" CONCRETE CURB
- 6" CONCRETE FILLED BOLLARD (TYPICAL)
- PAVED ADA PARKING SPACES AND ACCESS AISLES
- LIGHT POLE - SEE ELECTRICAL SITE PLAN
- CONDENSING UNIT - SEE MECHANICAL FOR DETAILS
- TRANSFORMER WITH PAD - SEE ELECTRICAL



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ARCHITECT & PLANNING
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SERVICE BUILDING
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LAFAYETTE, IN 47909

DISCLAIMER:

This is a conceptual drawing and is not intended to be a final design. It is for informational purposes only and does not constitute a contract. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect is not responsible for the accuracy of the information provided by the owner.

PROFESSIONAL SEAL:



PROJECT DATE:

10/16/2018

NO.	REVISION	DATE	BY

PROJECT NUMBER: A2018.083

DRAWN BY:

DRAWING TITLE:
ARCHITECTURAL
SITE PLAN

SHEET NUMBER:

A100

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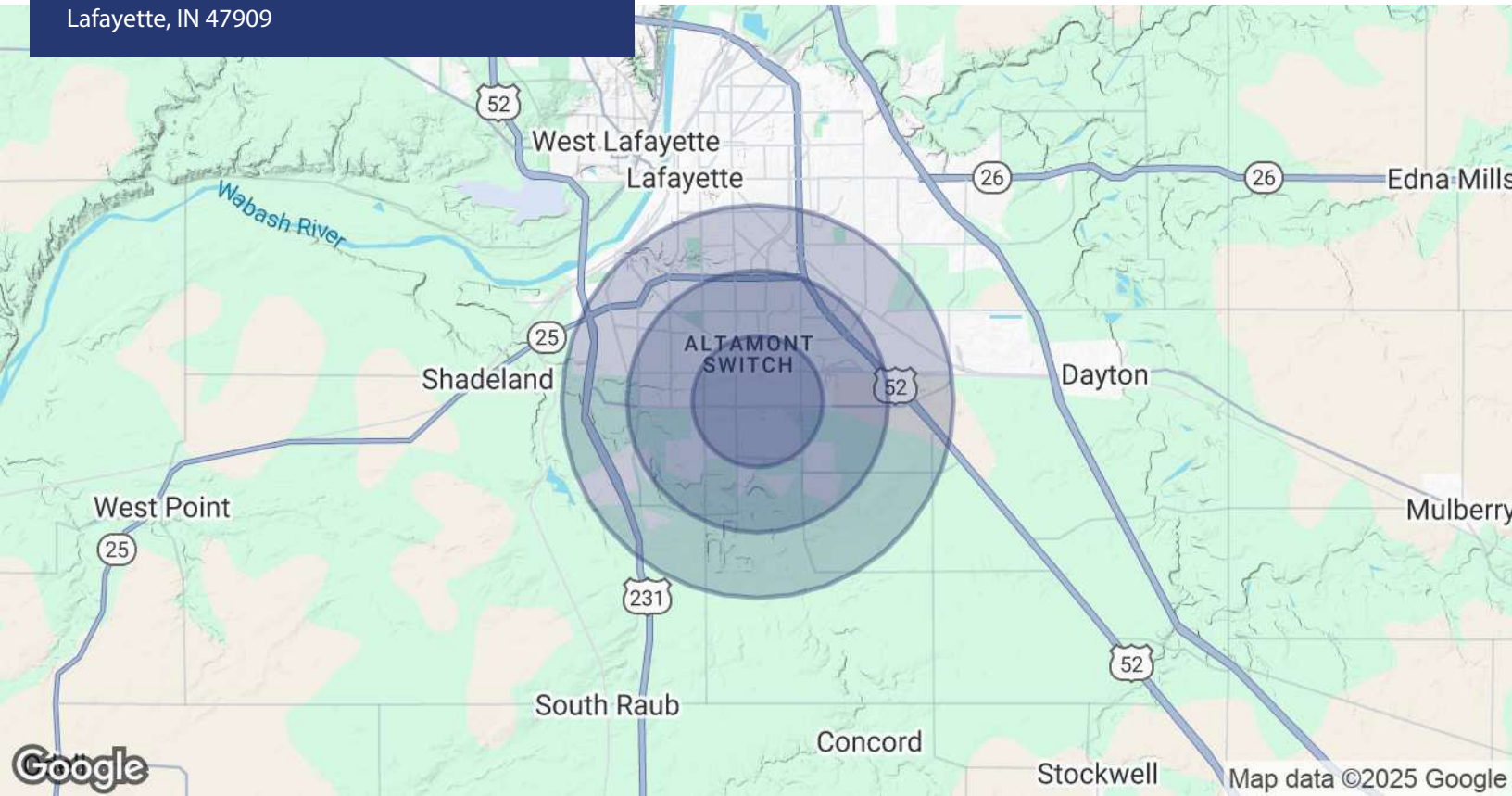
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,720	30,081	50,915
Average Age	38	37	37
Average Age (Male)	36	36	36
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,863	11,860	20,911
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$91,014	\$81,333	\$75,562
Average House Value	\$258,730	\$227,500	\$228,551

Demographics data derived from AlphaMap

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