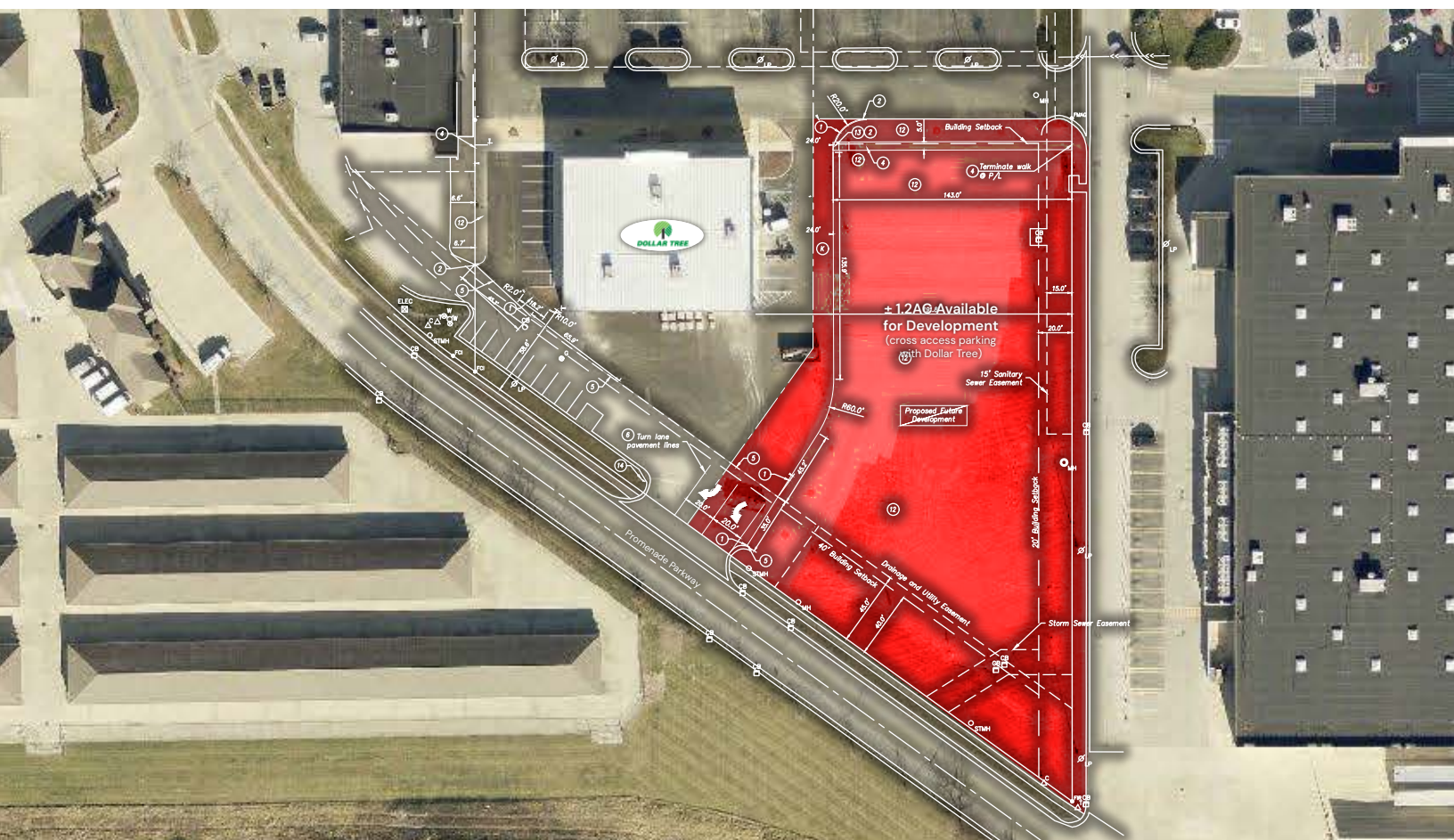




3579 Promenade Pkwy

Lafayette, IN 47909



PROPERTY DESCRIPTION

±1.2 AC located in the heart of Lafayette, IN for Sale/BTS/Land Lease, the area surrounding the property offers a vibrant and diverse community for prospective investors and tenants. Close to major retail centers, including the Tippecanoe Mall and the Cascada Business Park, the location provides a prime opportunity for retail and land investment. Nearby attractions like the Subaru of Indiana Automotive plant and the Purdue Research Park contribute to the area's strong economic activity. With a strong local economy and a growing population, the area presents an enticing prospect for businesses looking to establish a presence in a dynamic community.

OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	± 1.2 AC

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,837	43,568	71,547
Total Population	7,765	97,579	179,652
Average HH Income	\$90,771	\$57,543	\$64,434



Jeff Marchio • Sr. Vice President – Managing Broker • 317.432.5361 • jeff@tharprealty.com
Crystal Kennard • VP, Brokerage • 317.418.2464 • ckennard@tharprealty.com

FOR SALE/BTS/LAND LEASE



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BROKERAGE | MANAGEMENT | DEVELOPMENT

Tharp Realty • 6910 N Shadeland Avenue, Suite 200 • Indianapolis, IN 46220 • 317.890.1714 • tharprealty.com



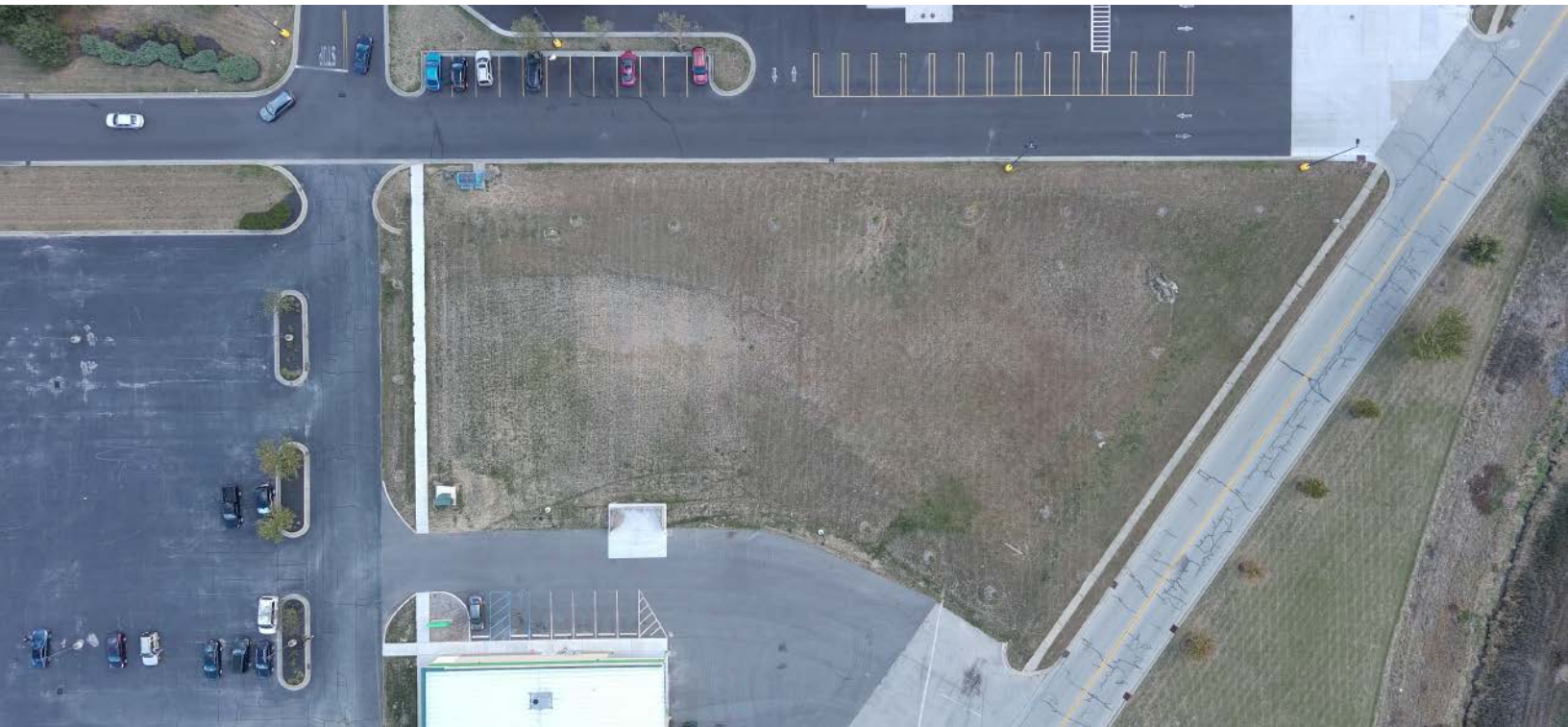
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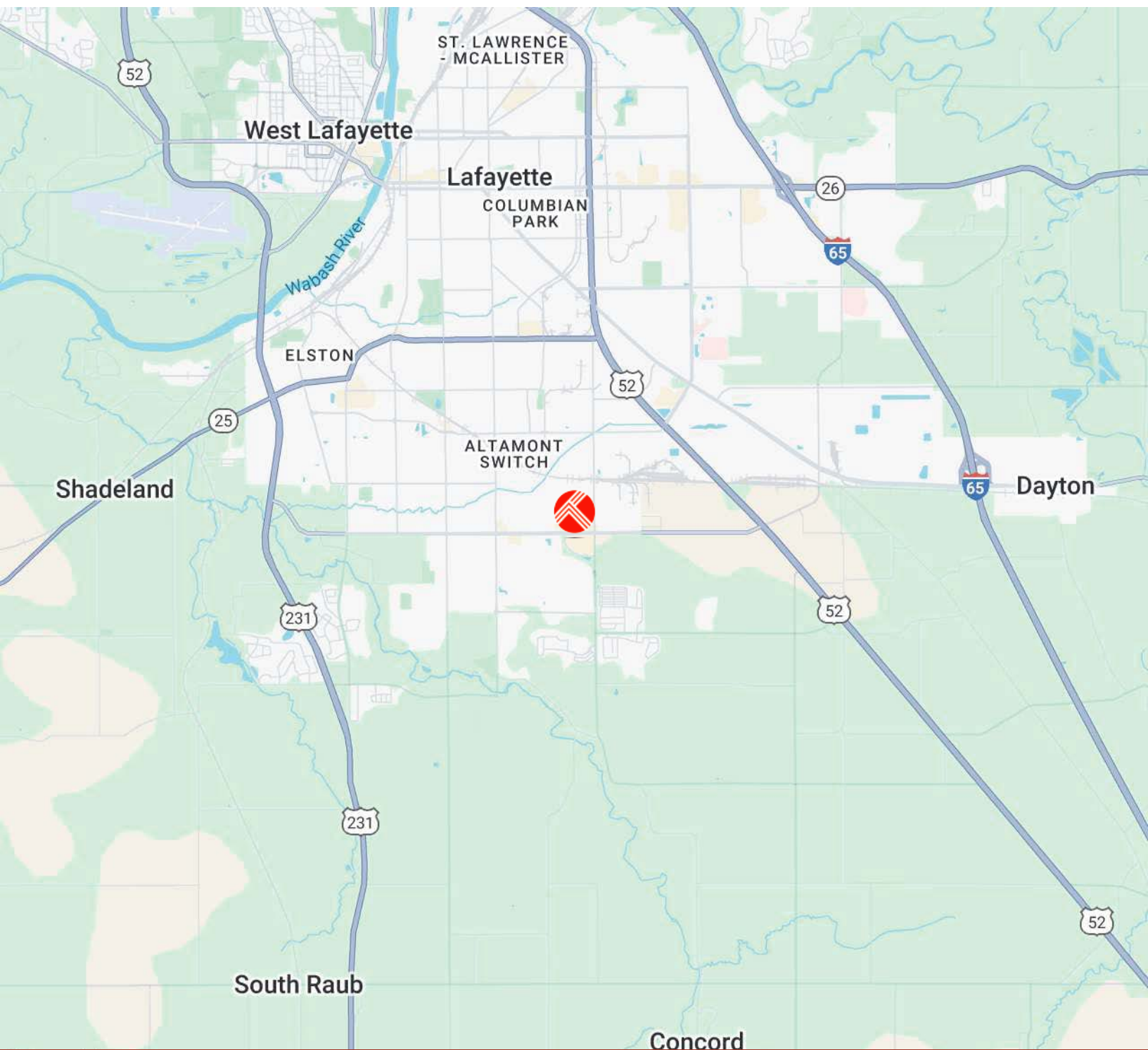




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Lafayette, IN 47909

Regional Map





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Lafayette, IN 47909

Surrounding Businesses

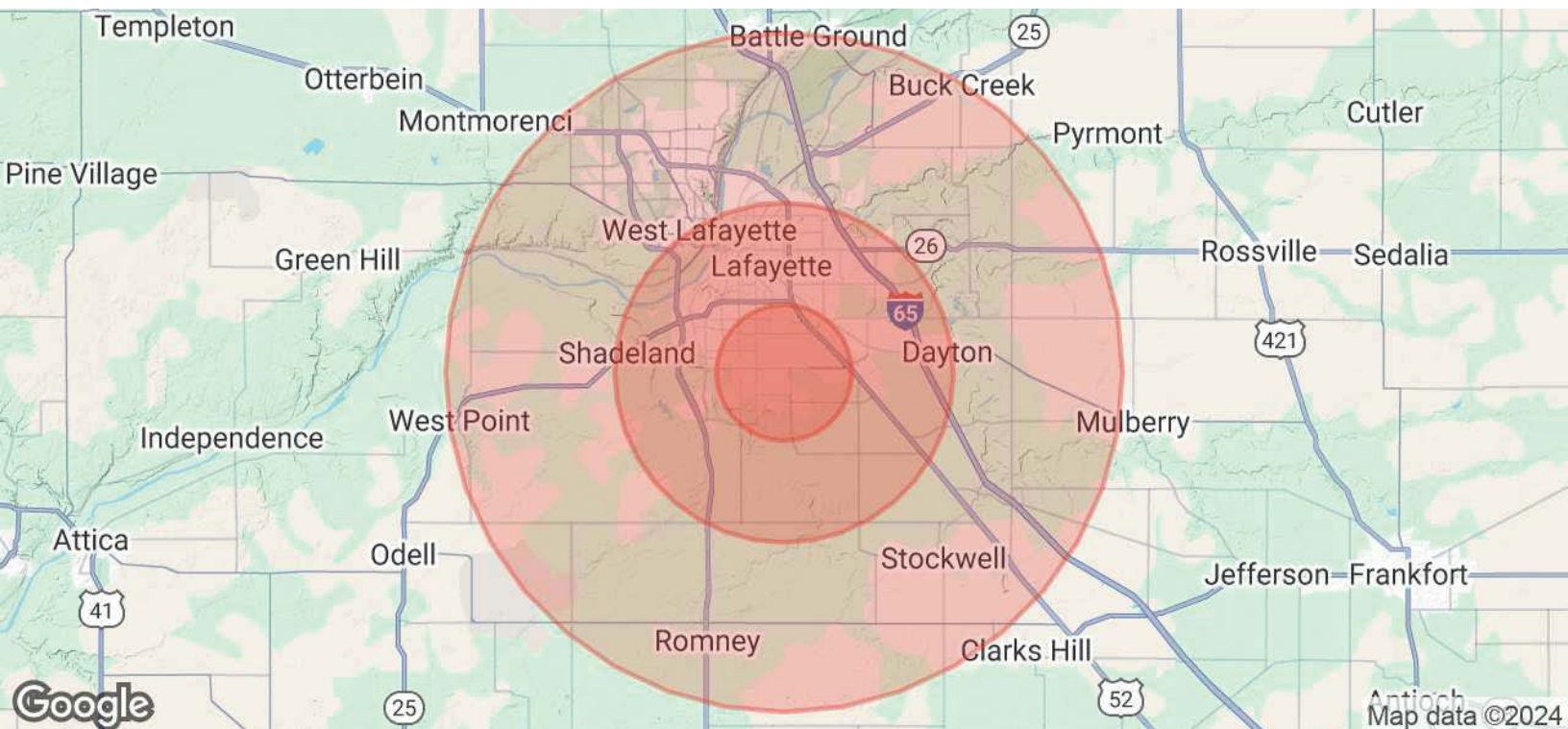




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Lafayette, IN 47909

Demographics



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	27,216	91,867	174,796
Average Age	36	37	35
Average Age (Male)	35	36	34
Average Age (Female)	37	38	36

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	10,656	39,105	67,418
# of Persons per HH	2.6	2.3	2.6
Average HH Income	\$82,398	\$71,275	\$77,362
Average House Value	\$231,389	\$227,870	\$251,556

Demographics data derived from AlphaMap

