

# 1801 MAIN STREET

Lafayette, IN 47904



## PROPERTY DESCRIPTION

For Lease with two small offices with utilities included combined with 2 common restrooms. These 250 SF offices offer a convenient, budget-friendly solution for businesses seeking a clean, functional workspace without the overhead of a larger commercial suite. Perfect for counseling, bookkeeping, insurance, real estate, creative services, or administrative operations.

## PROPERTY HIGHLIGHTS

- Conference room
- Private offices
- Waiting room
- Off-street parking
- High visibility

## OFFERING SUMMARY

|                  |                                  |
|------------------|----------------------------------|
| Lease Rate:      | \$475.00 - 575.00 per month (MG) |
| Number of Units: | 2                                |
| Available SF:    | 250 SF                           |
| Building Size:   | 2,610 SF                         |

| DEMOGRAPHICS      | 1 MILE   | 2 MILES  | 3 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 8,108    | 21,904   | 36,027   |
| Total Population  | 17,090   | 48,860   | 92,694   |
| Average HH Income | \$60,302 | \$52,682 | \$60,070 |

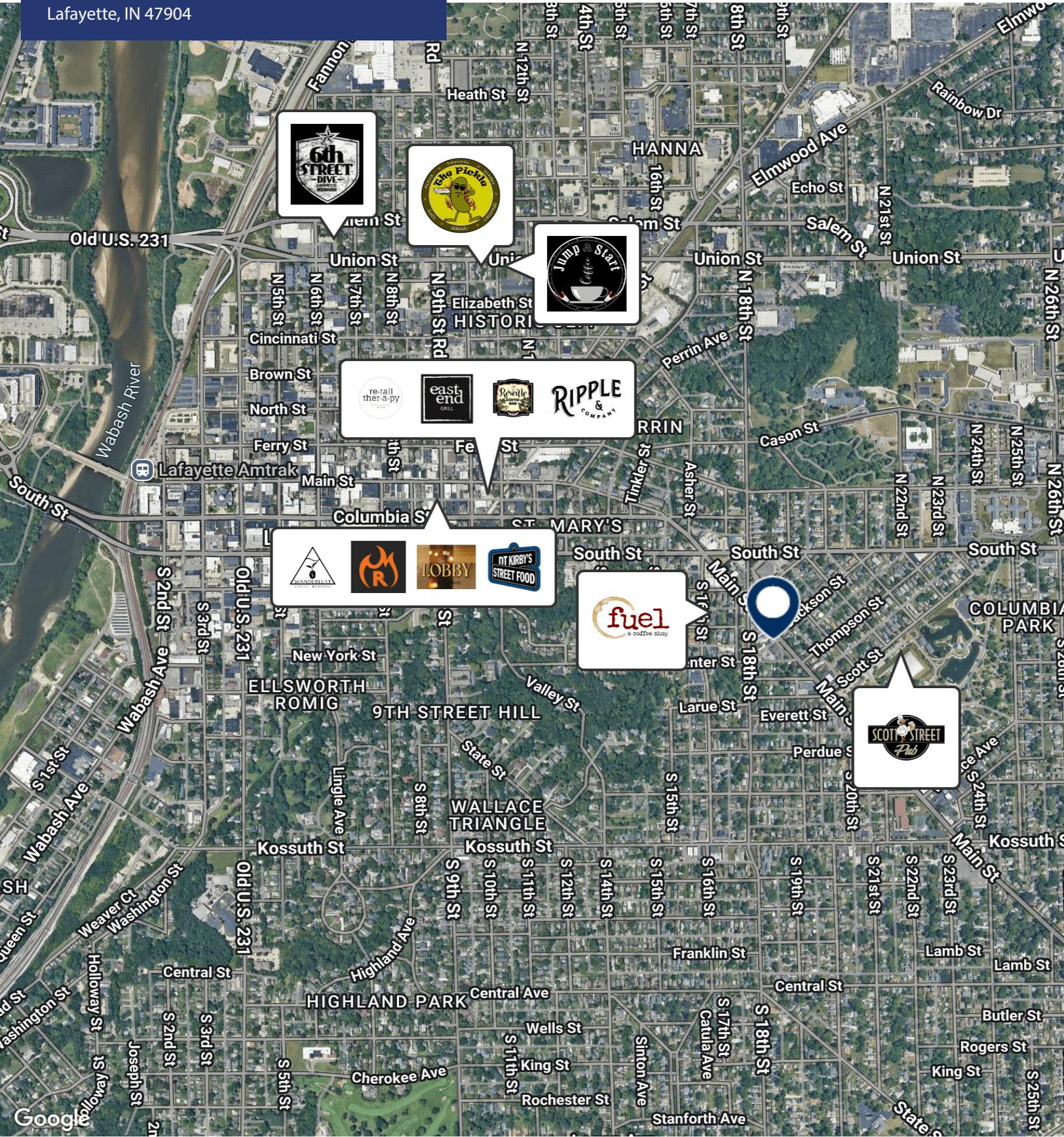
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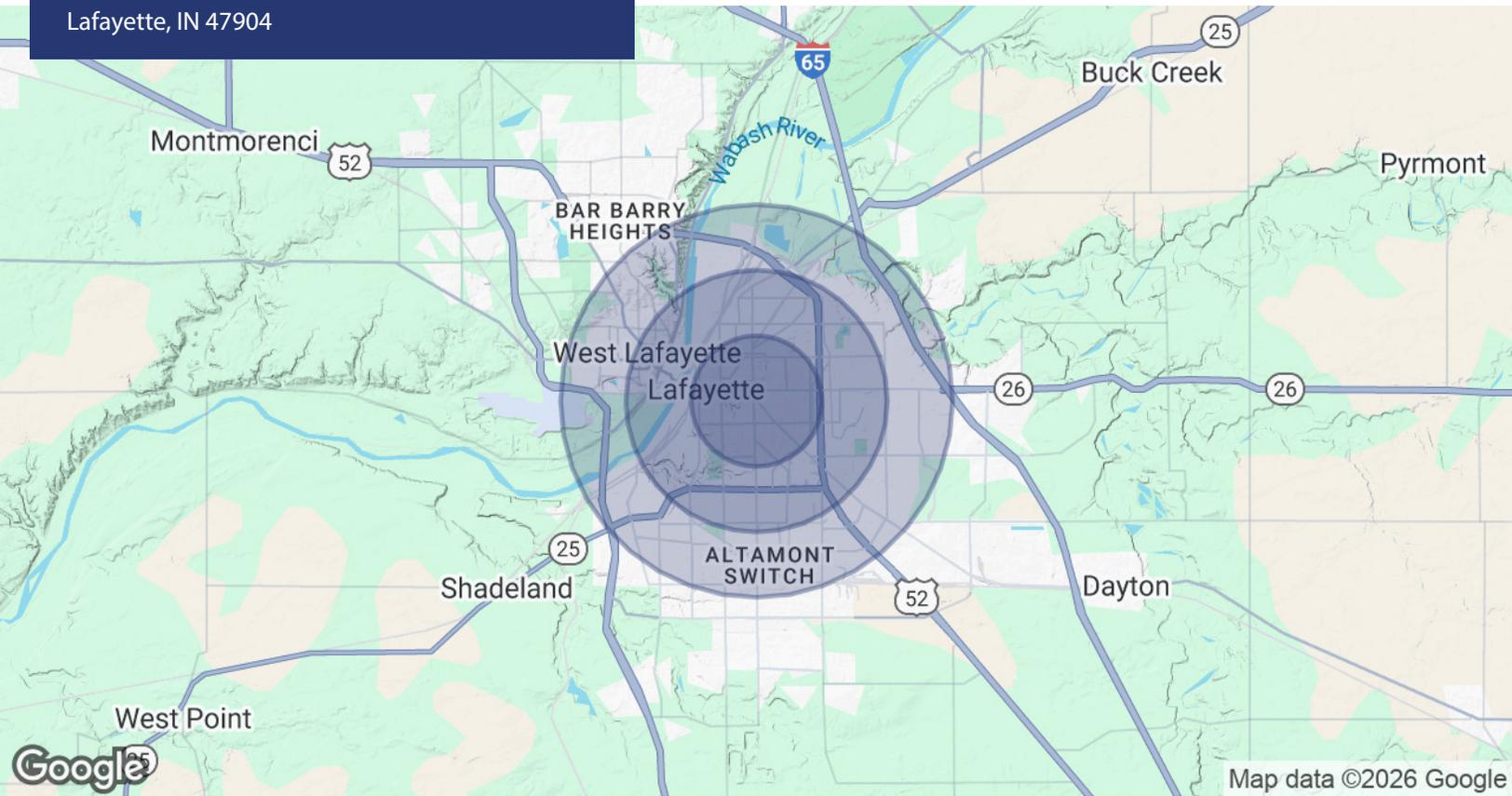
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| POPULATION           | 1 MILE    | 2 MILES   | 3 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 17,090    | 48,860    | 92,694    |
| Average Age          | 38        | 35        | 33        |
| Average Age (Male)   | 37        | 34        | 32        |
| Average Age (Female) | 39        | 36        | 34        |
| HOUSEHOLDS & INCOME  | 1 MILE    | 2 MILES   | 3 MILES   |
| Total Households     | 8,108     | 21,904    | 36,027    |
| # of Persons per HH  | 2.1       | 2.2       | 2.6       |
| Average HH Income    | \$60,302  | \$52,682  | \$60,070  |
| Average House Value  | \$194,406 | \$189,920 | \$202,390 |

Demographics data derived from AlphaMap

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