

3990 STATE ROUTE 38

Lafayette, IN 47905



PROPERTY DESCRIPTION

Position your business on one of Lafayette's busiest corridors. 3990 State Road 38 delivers excellent visibility, easy access, and prominent signage along a well-traveled commuter and retail route. The building features an efficient, open layout with ample natural light and surface parking. General Business (GB) zoning supports a wide range of uses—including medical/dental, professional office, service retail, showroom, fitness, and light flex—making this a versatile option for owner-occupants or tenants. Minutes to I-65, Veterans Memorial Parkway, and dense residential neighborhoods, the location puts you close to rooftops, employers, and daily-needs traffic.

PROPERTY HIGHLIGHTS

- Zoning: General Business (GB) – broad use permissions (medical, office, retail/service, showroom, fitness, and more)
- Visibility: Strong frontage and signage opportunities on SR-38
- Access: Quick connections to I-65 & Veterans Memorial Pkwy
- Parking: On-site surface parking
- Interiors: Open, adaptable floor plan (private office/showroom buildouts feasible)
- Area drivers: Dense rooftops, schools, employers, and daily-needs retail nearby

OFFERING SUMMARY

Sale Price:	\$3,750,000
Lease Rate:	\$12.00 - \$18.00 SF/yr plus NNN (approx. \$4.00/SF)
Available SF:	1,250 SF - 13,600 SF
Building Size:	25,020 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,860	5,333	18,450
Total Population	4,064	11,806	44,011
Average HH Income	\$51,447	\$61,669	\$75,016

DUSTIN ZUFALL

765.427.2047

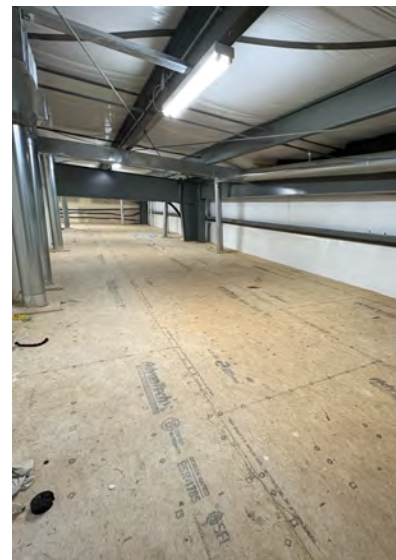
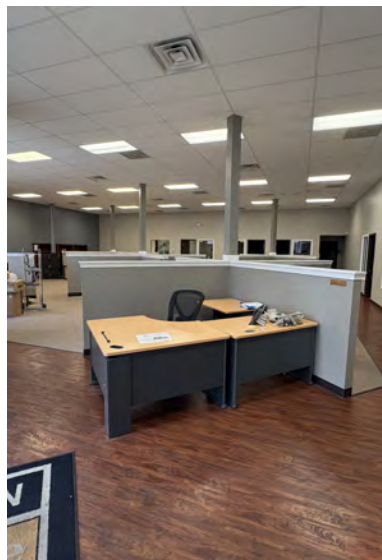
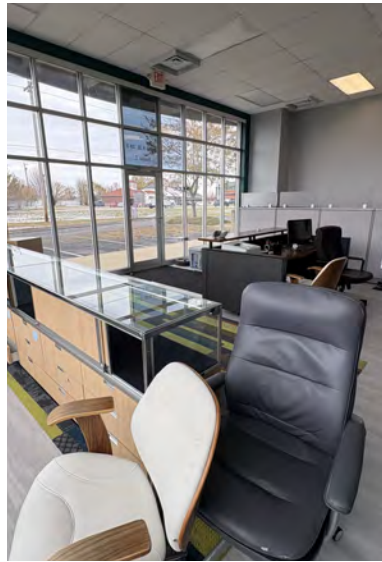
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OFFICE BUILDING FOR SALE / LEASE

3990 STATE ROUTE 38

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SHOOK COMMERCIAL
REAL ESTATE



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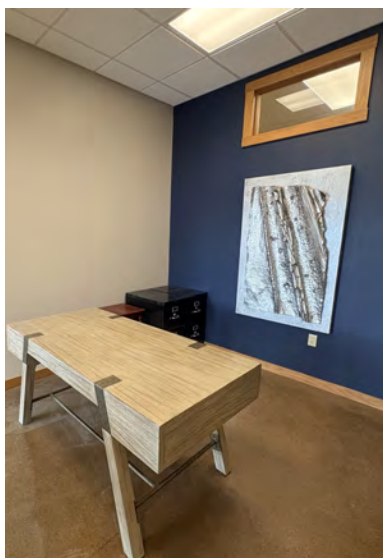
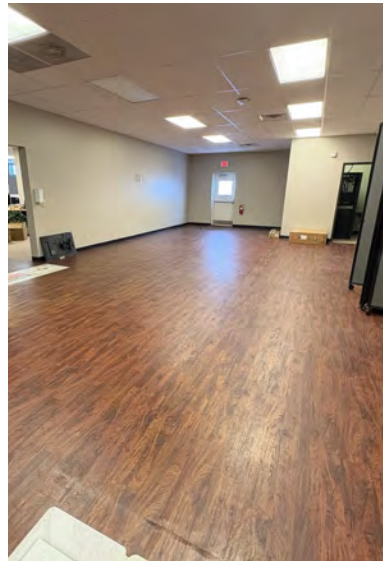
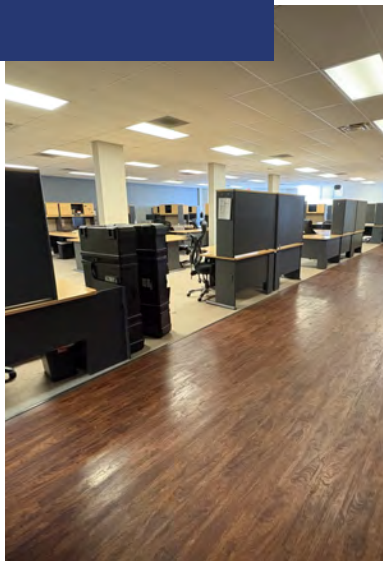
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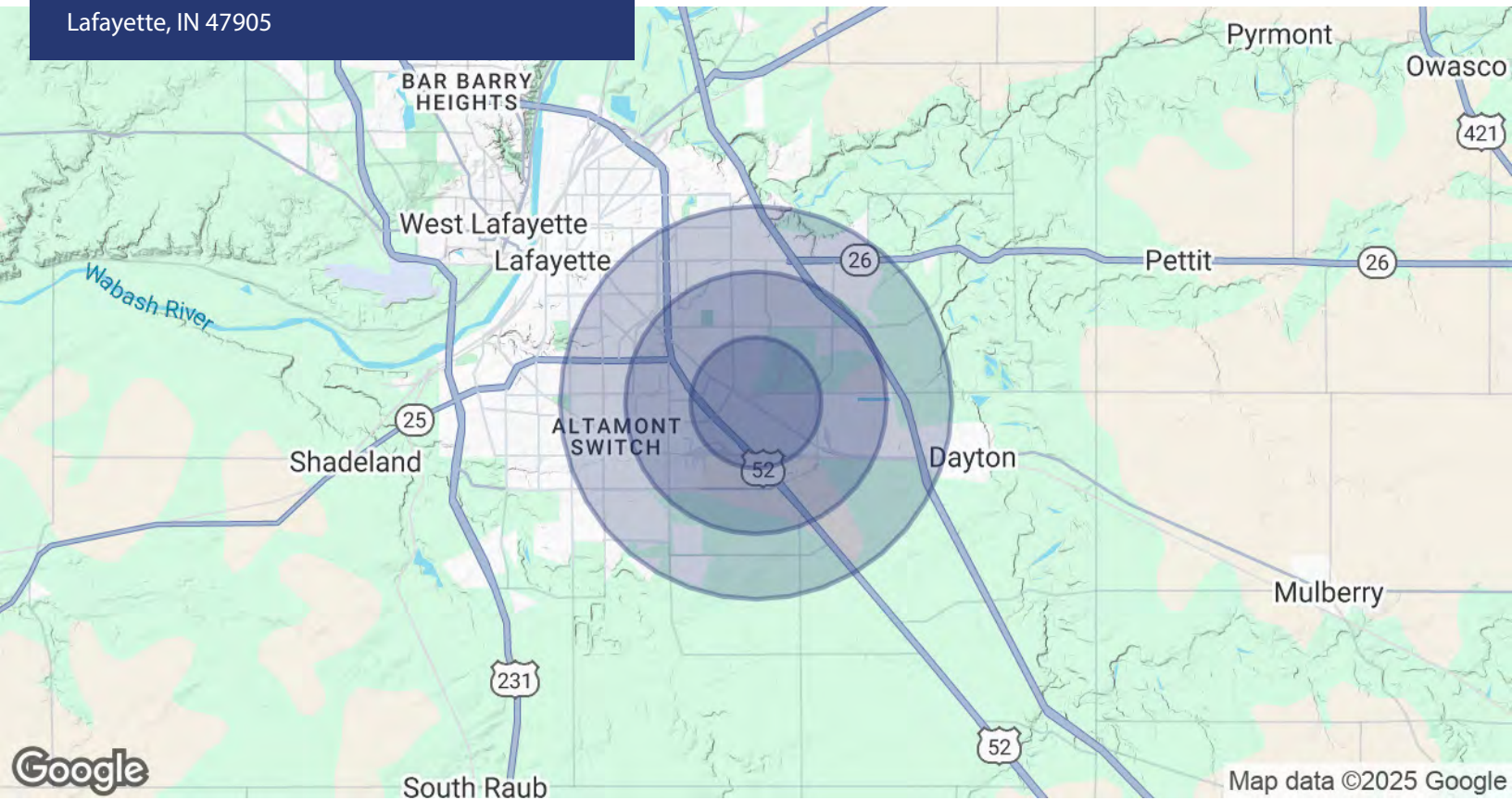
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,064	11,806	44,011
Average Age	35	36	37
Average Age (Male)	33	34	36
Average Age (Female)	37	37	39

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,860	5,333	18,450
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$51,447	\$61,669	\$75,016
Average House Value	\$221,114	\$211,181	\$217,243

Demographics data derived from AlphaMap

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