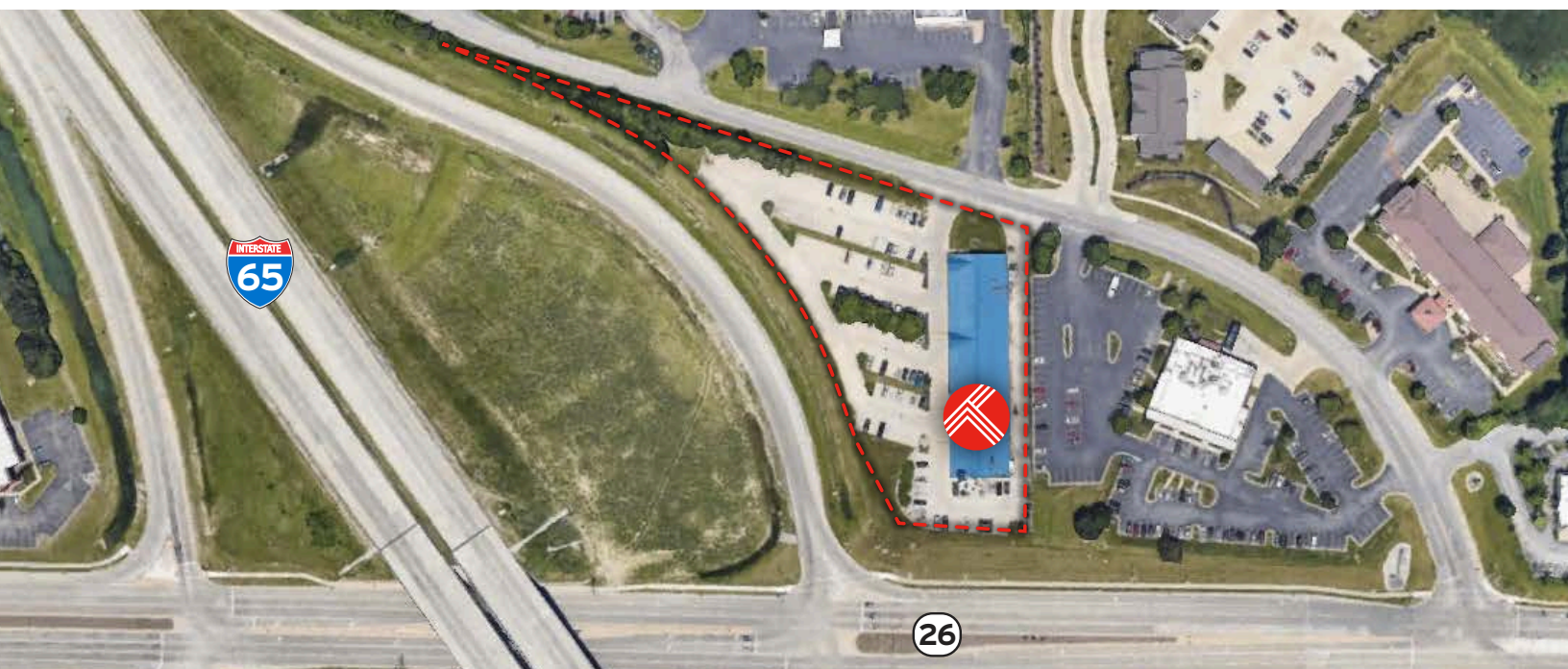




140 Frontage Rd.

Lafayette, IN 47905



An Ideal Commercial Opportunity in the Heart of a Thriving Economic Hub

This property stands at the epicenter of one of the Midwest's most dynamic regions—Greater Lafayette, a city defined by innovation, culture, and connectivity. This premier location offers unmatched visibility directly off I-65, ensuring maximum exposure for any business.

Greater Lafayette is a golden city of opportunity, for assorted reasons. Lafayette is home to world-class manufacturers like Caterpillar, Subaru of Indiana Automotive, and Wabash National. These industry giants fuel a strong local economy and attract a steady flow of business activity.

Minutes away from Purdue University with over 52,000 students from around the globe, Purdue infuses the city with cultural diversity, talent, and a steady demand for services, dining, and innovation-driven business.

For your lifestyle, from expansive shopping malls to an eclectic mix of restaurants, entertainment venues, and outdoor attractions, the area offers an exceptional quality of life and ample opportunities for work-life integration.

This property sits at an unmatched location at Lafayette's most visible point on I-65, this property benefits from incredible traffic exposure, effortless access to major highways, and a central position between Chicago and Indianapolis.

Whether you're an investor, retailer, or entrepreneur, this location offers a rare chance to plant your business in one of Indiana's most energized and future-forward communities.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Available AC:	0.5 Acres
Lot Size:	2.77 Acres
Building Size:	16,020 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,657	14,164	36,639
Total Population	5,751	33,496	86,125
Average HH Income	\$79,300	\$74,271	\$72,541

PROPERTY HIGHLIGHTS

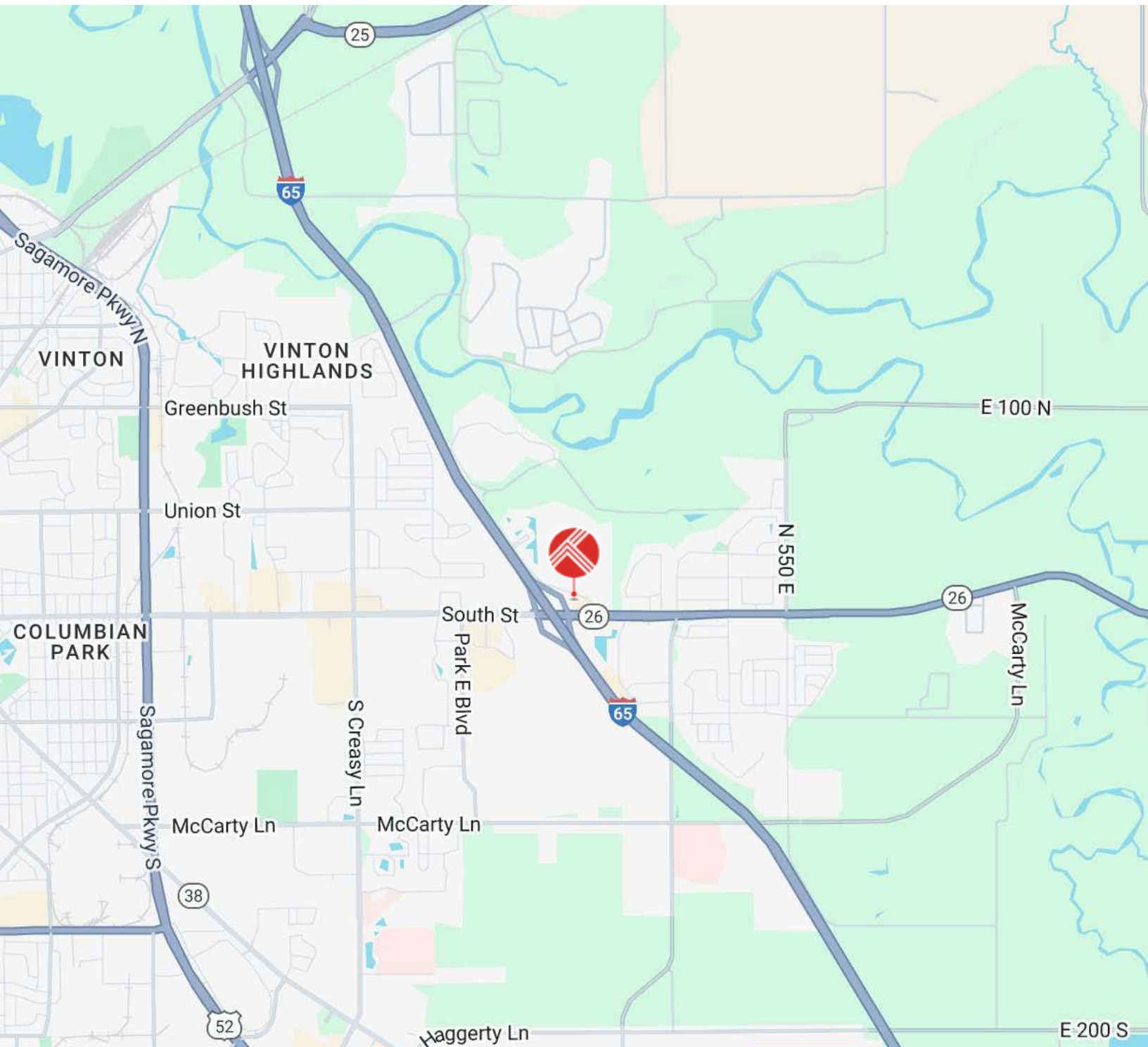
- High Visibility
- Convenient Highway Access
- High Traffic Counts
- Ample Parking





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Lafayette, IN 47905

Area Map



Elaine Farhood • VP, Development
317.446.9684 • elaine@tharpinvest.com

FOR LEASE OR GROUND LEASE



140 Frontage Rd.
Lafayette, IN 47905



BROKERAGE | MANAGEMENT | DEVELOPMENT

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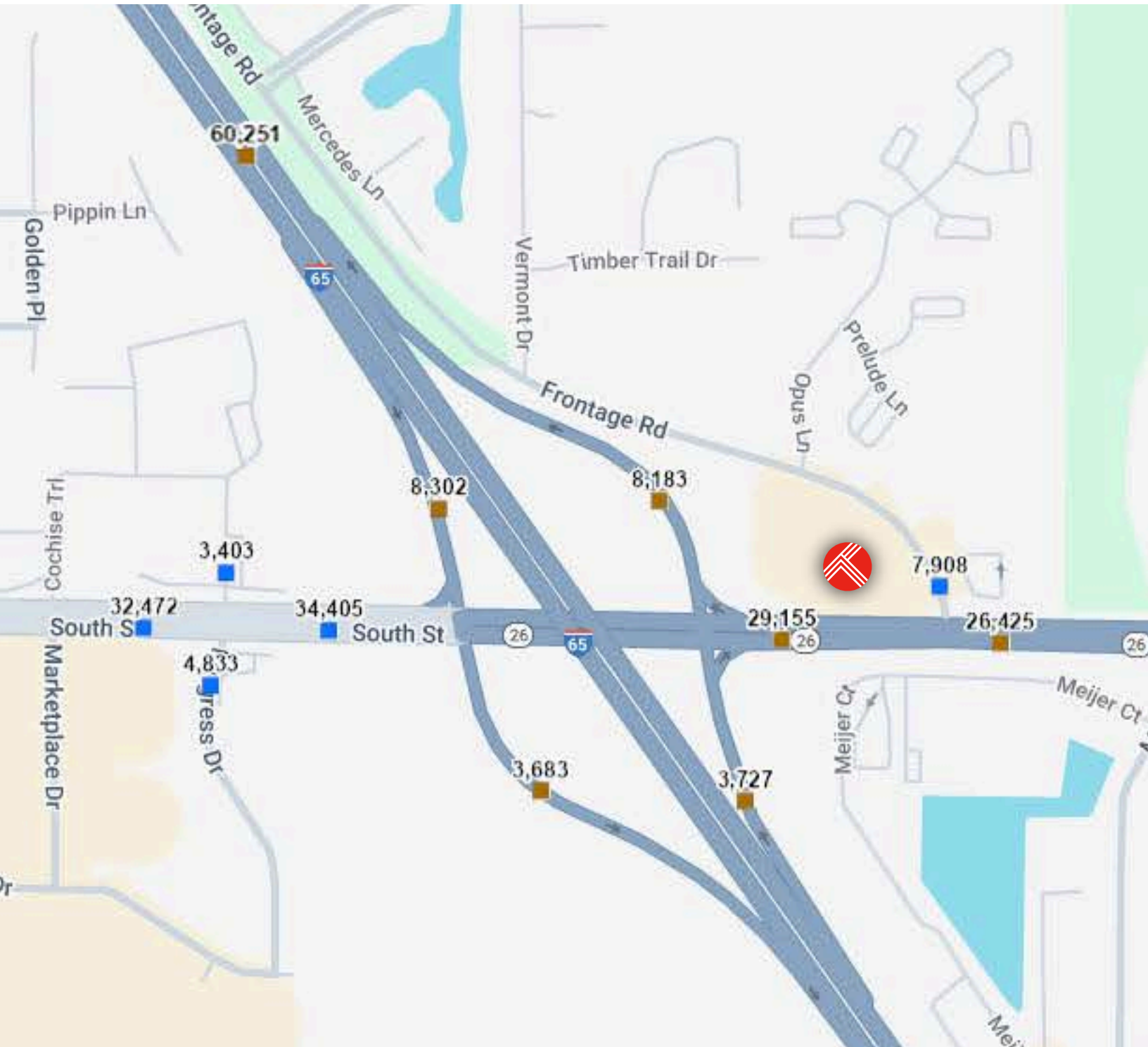
Surrounding Businesses





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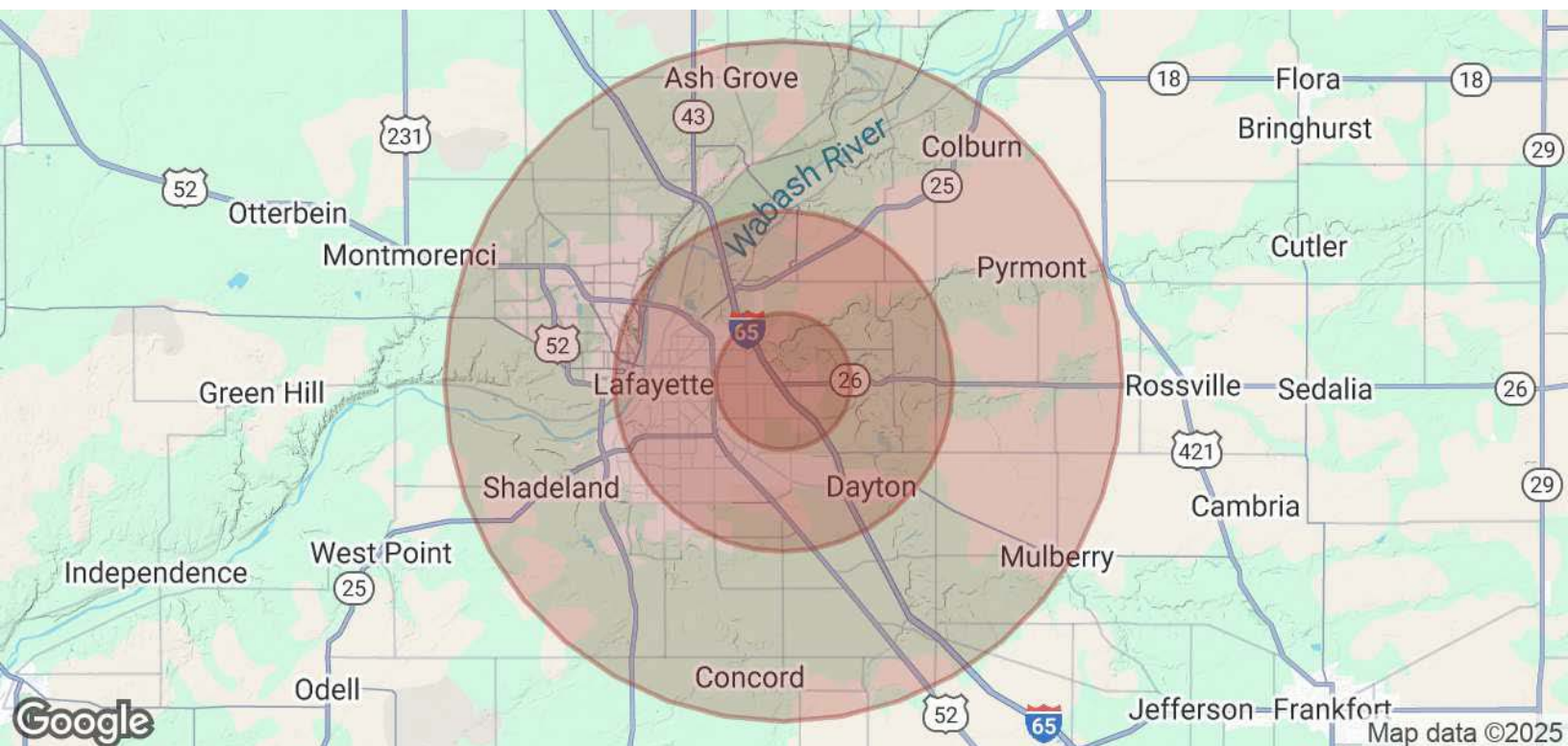
Traffic Counts





140 Frontage Rd. Lafayette, IN 47905

Demographics



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	18,555	86,125	182,969
Average Age	40	38	35
Average Age (Male)	38	37	34
Average Age (Female)	41	39	36

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	7,997	36,639	70,933
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$80,250	\$72,541	\$77,319
Average House Value	\$250,524	\$231,317	\$254,977

Demographics data derived from AlphaMap

