

300 North 5th Street, Lafayette, IN 47901  
765.742.5096  
<https://commercial.shook.com>

OFFICE BUILDING FOR SALE / LEASE

# 3990 STATE ROUTE 38

Lafayette, IN 47905

**DUSTIN ZUFALL**

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Shook Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



SECTION 1

# PROPERTY INFORMATION







## 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





## 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.

## LOCATION DESCRIPTION

Ideally positioned on SR-38 in Lafayette's south/east trade area, the site benefits from steady traffic, strong nearby neighborhoods, and quick regional access via I-65 and Veterans Memorial Parkway—easy for customers and staff from across Tippecanoe County.



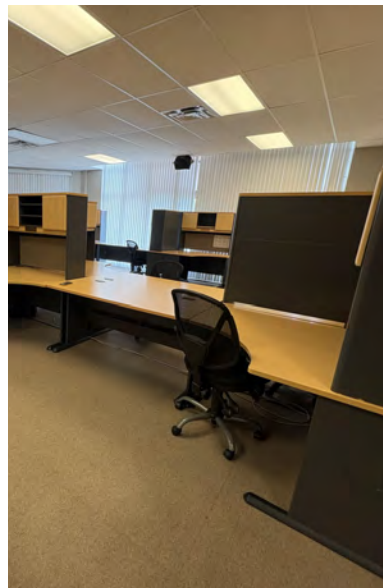
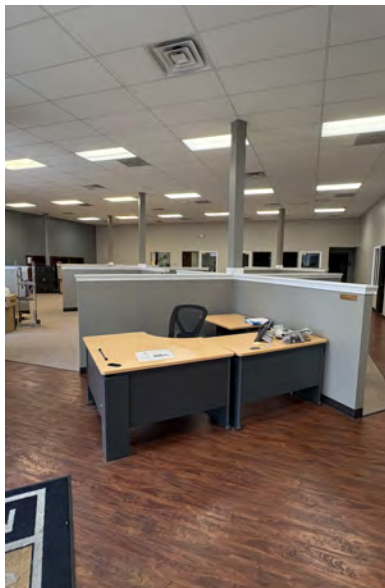
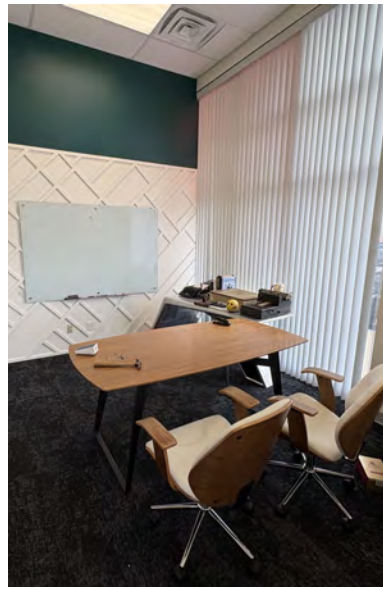
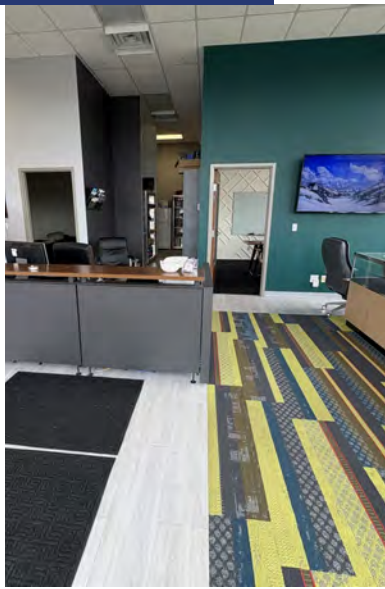
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# ADDITIONAL PHOTOS





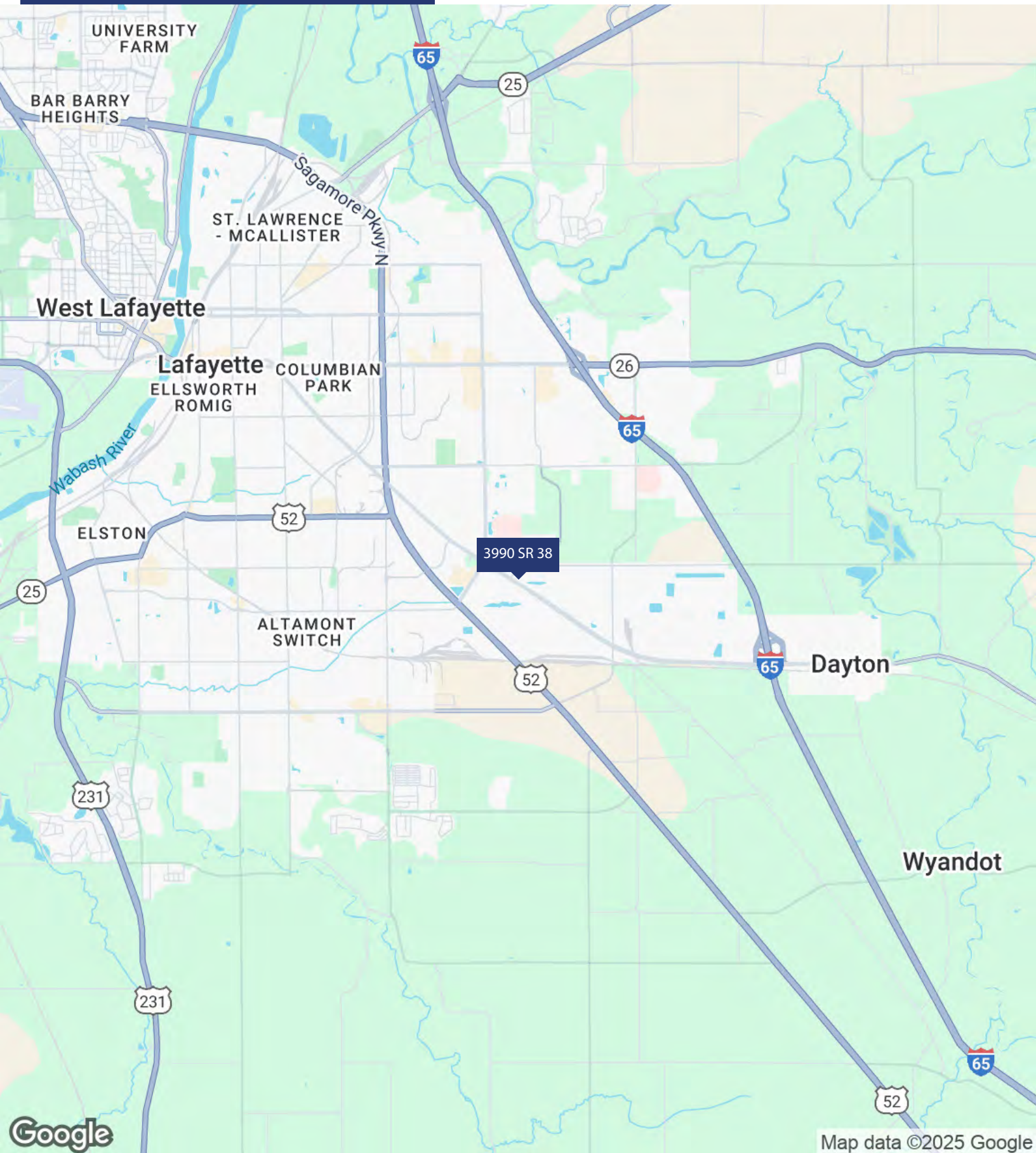
SECTION 2

# LOCATION INFORMATION



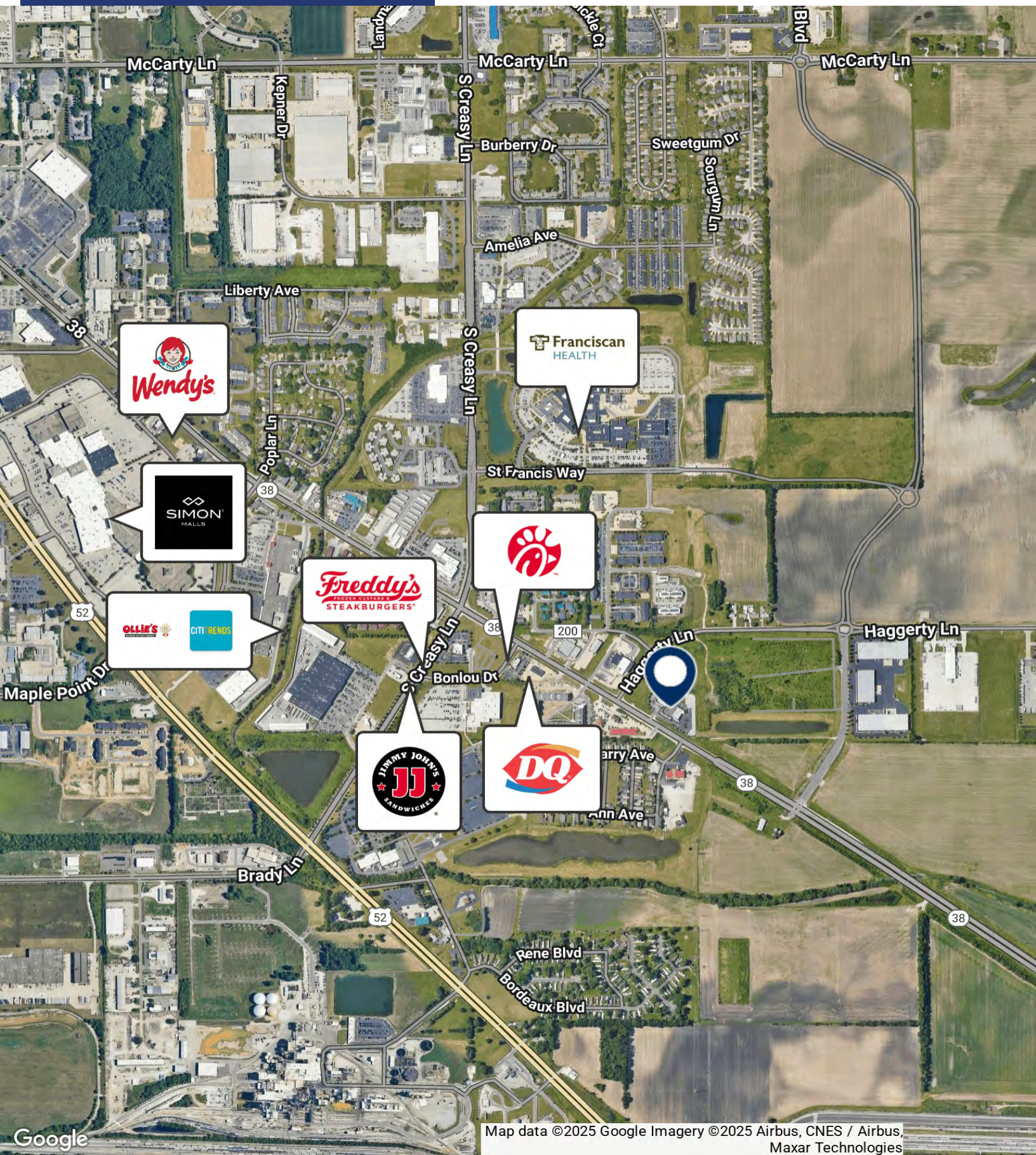


# REGIONAL MAP





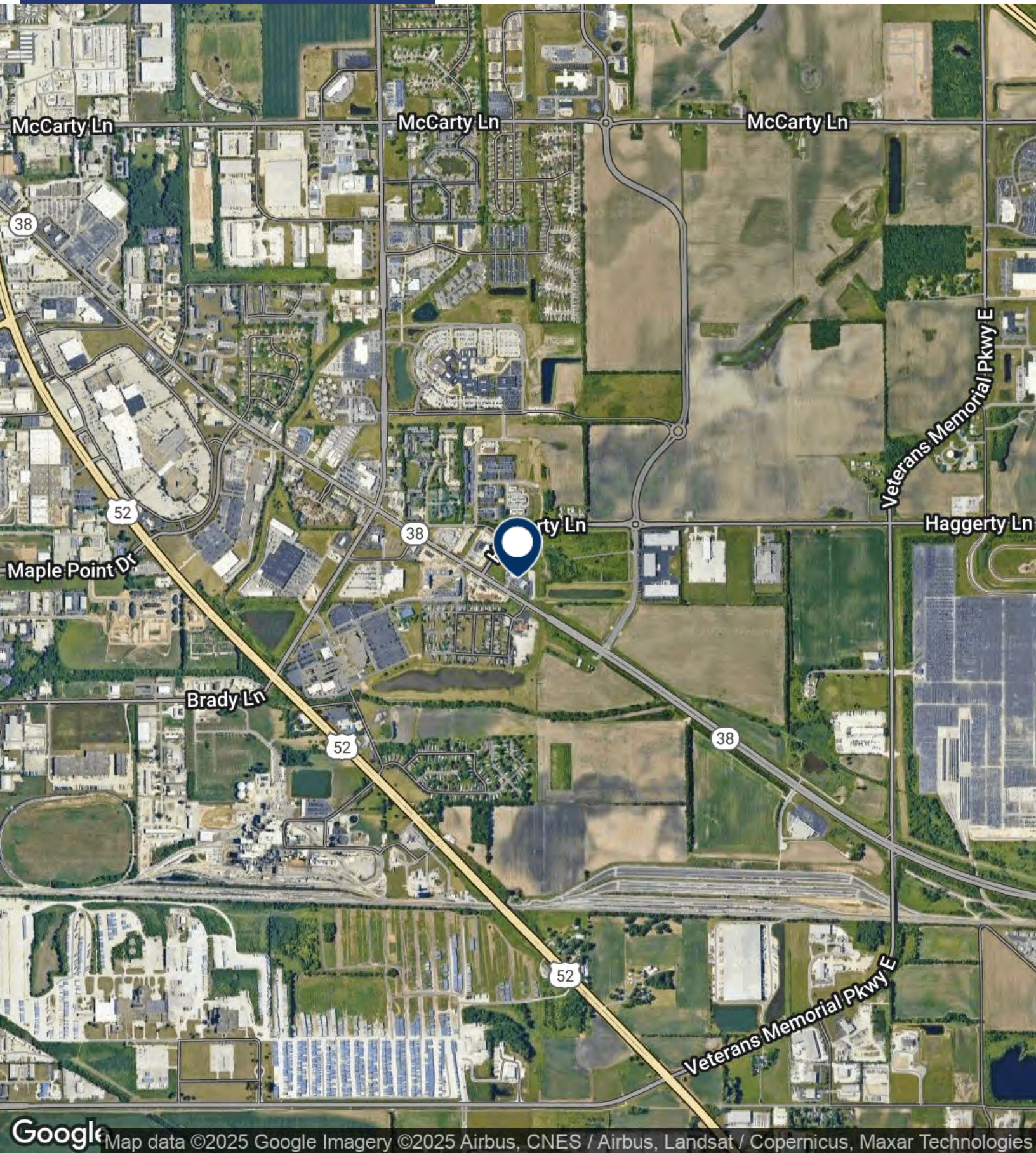
# RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies



# AERIAL MAP



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies



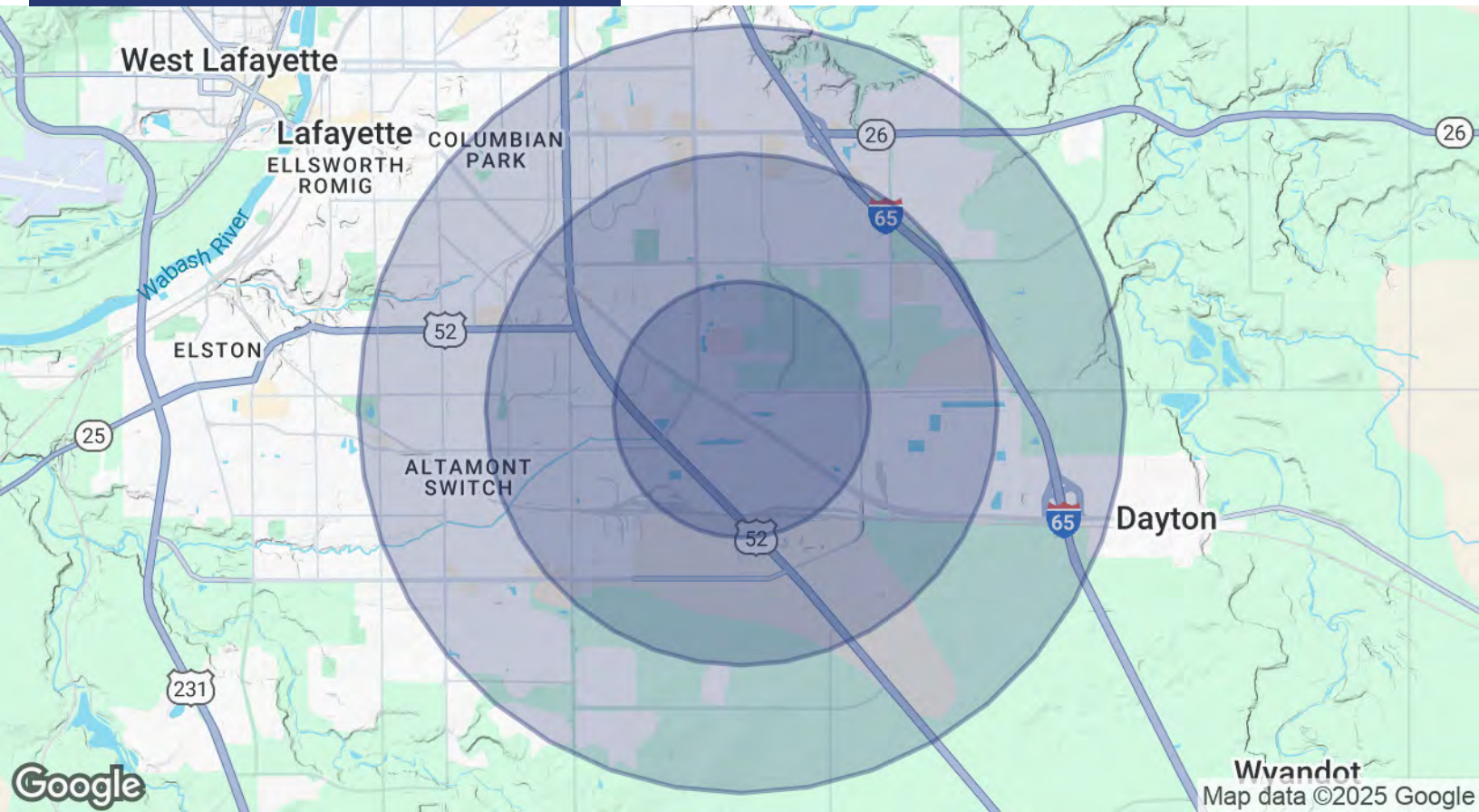
SECTION 3

# DEMOGRAPHICS





# DEMOGRAPHICS MAP & REPORT



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

SECTION 4

# ADVISOR BIOS







## DUSTIN ZUFALL

[dzufall@shook.com](mailto:dzufall@shook.com)

Direct: **765.427.2047**

## PROFESSIONAL BACKGROUND

With over a decade of hands-on experience in real estate, Dustin Zufall brings a dynamic and comprehensive skill set to every client relationship. His background spans property management, residential and commercial development, and business ownership—equipping him with a strategic, full-spectrum view of the market.

Dustin began his career in property management, where he quickly established a reputation for operational excellence and tenant satisfaction. His keen eye for identifying value-add opportunities led him to pivot into real estate development, overseeing projects from acquisition through design, construction, and successful lease-up or sale.

As a business owner, Dustin understands the financial and operational demands that investors, landlords, and entrepreneurs face. This perspective enables him to deliver tailored solutions, whether assisting first-time investors, guiding seasoned developers, or helping clients strategically expand their real estate portfolios.

Known for his integrity, work ethic, and ability to navigate complex transactions, Dustin is a trusted advisor who consistently delivers results. Whether you're buying, selling, managing, or developing property, Dustin Zufall brings the experience and insight to move your real estate goals forward.

## EDUCATION

B.S. with Distinction, Leadership & Supervision, Purdue University

Collegiate Athletics: Football and Baseball, Manchester University

## MEMBERSHIPS

Indiana Commercial Board of Realtors

National Association of Realtors

Governing Board Member of the Art Museum of Greater Lafayette

Housing Corporation Board Member of the Omega Chapter of Pi Kappa Phi

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