

# 1250 S CREASY LN

Lafayette, IN 47905



## PROPERTY DESCRIPTION

Steve Shook and Jim Pitoukkas of Shook Commercial Real Estate are proud to present the opportunity to sale or lease this attractive 50,938 square foot metal industrial building located along well travelled Creasy Lane in Lafayette, IN. The seller's business occupies approximately 1/3 of the building, their space is comprised of a mixture of office space, heated warehouse space, and outdoor space. The balance of the building is mostly office space today; however it can be converted to warehouse space. If the property is sold, the owner's business will consider leasing back their space from the buyer on a short or longer term basis. The landlord reserves the right to quote rents according to the prospective tenant's needs and proposal. Rental rates start at \$7.25/sf plus NNN.

## PROPERTY HIGHLIGHTS

- FOR SALE OR LEASE
- Flexible configurations
- Affordable rents
- Strong traffic counts and visibility
- Priced below replacement cost

## OFFERING SUMMARY

Sale Price:	\$3,520,000
Lease Rate:	\$7.25 SF/yr (NNN)
Number of Units:	1
Available SF:	50,938 SF
Lot Size:	561,079 SF
Building Size:	50,938 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,532	9,994	26,130
Total Population	5,579	22,152	59,521
Average HH Income	\$52,686	\$61,292	\$68,684

### JIM PITOUKKAS

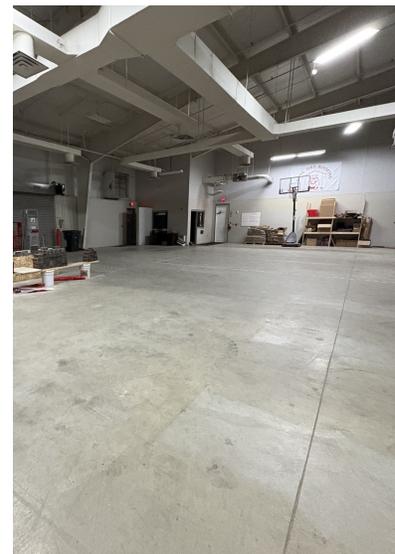
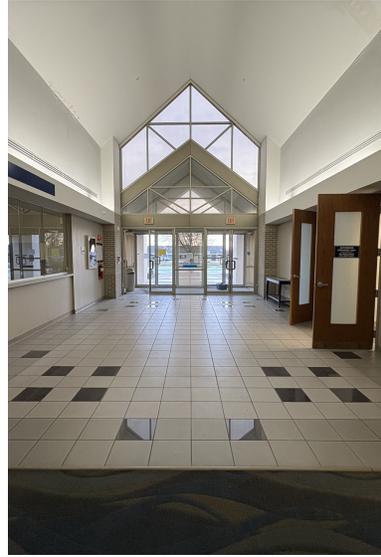
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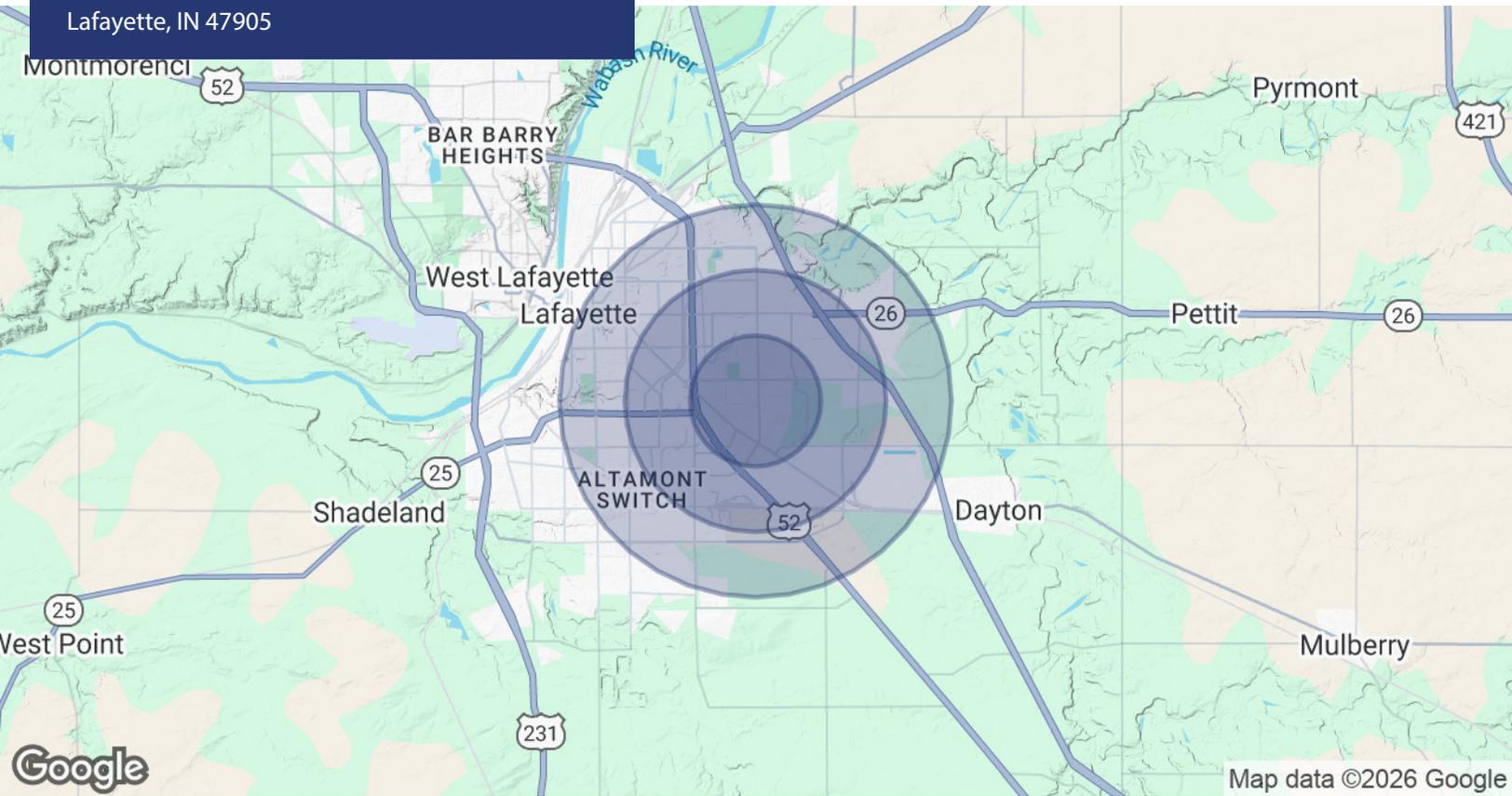
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,579	22,152	59,521
Average Age	35	38	38
Average Age (Male)	34	36	37
Average Age (Female)	37	39	39
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,532	9,994	26,130
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$52,686	\$61,292	\$68,684
Average House Value	\$205,241	\$183,129	\$209,883

Demographics data derived from AlphaMap

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