



INVESTMENT OPPORTUNITY

1089 SAGAMORE PARKWAY WEST
WEST LAFAYETTE, IN 47906

RAECOREALTY
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EXCLUSIVELY LISTED BY:



JOSH SHIVES

RAECO REALTY, LLC
80 SAW MILL ROAD
LAFAYETTE, IN 47905

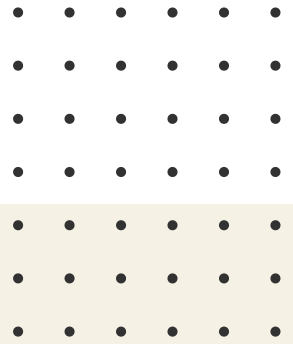
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2024 Raeco Realty, LLC

The data presented in this offering memorandum is sourced from what we believe to be reliable channels, but we make no guarantees regarding its accuracy or completeness. Forecasts, market assumptions, and cash flow analyses are intended for illustrative purposes and may change based on fluctuations in property and market conditions. Prospective buyers are highly advised to consult with their tax, financial, and legal advisors prior to engaging in any real estate purchases or transactions.

Investment Summary

Raeco Realty, LLC Is Pleased to Present Exclusively For Sale this 2,296 SF Commercial Space Located at 1089 Sagamore Parkway West in West Lafayette, IN. This Property Features Front Signage to US-52, and Includes Ample Front Parking.



OFFERING SUMMARY

PRICE
\$750,000

Square Footage
2,296



PROPERTY SUMMARY

ADDRESS

1089 Sagamore Pkwy W
West Lafayette, IN 47906

COUNTY

Tippecanoe

BUILDING AREA

2.296 SF

LAND AREA

0.162 AC

YEAR BUILT

1978

HIGHLIGHTS

- Daily Traffic Count of over 23,000
- Close Proximity to Purdue University
- Close Proximity to incoming Multi-Billion Dollar Microchip Factory
- Nearby businesses include: McDonalds, Chipotle, Wendy's, Payless Grocery, Subway, Regions Bank, Fresh Thyme Market, Crew Car Wash, ACE Hardware, and Burger King.

MARKETING DESCRIPTION

- Welcome to your next business venture! This small office building, located on State Road 52 in West Lafayette, IN, offers an unparalleled opportunity for visibility and convenience. Nestled in a prime location with great signage and dedicated parking lot, this property is strategically positioned on one of the city's main thoroughfares, boasting a daily traffic count of over 20,000 cars. This high exposure ensures that your business will be seen by thousands of potential customers each day. This free standing building also offers the opportunity to be a 2 unit if so desired. This prime real estate is awaiting a new owner ready to capitalize on its strategic location and drive their business to new heights. Don't miss out on this golden opportunity to make your mark in West Lafayette!











Location

West Lafayette, Indiana, home to Purdue University, is a vibrant community with a strong economic foundation. The university attracts global talent, fostering innovation and entrepreneurship, which has led to the development of research parks, tech startups, and business incubators. This academic influence creates a robust local economy with high demand for commercial real estate.

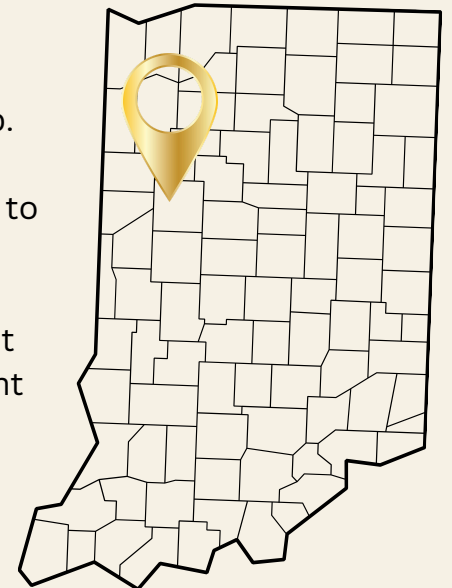
The city's strategic location offers excellent connectivity to major markets. Situated near Interstate 65, West Lafayette provides efficient transportation routes to Chicago, Indianapolis, and other economic hubs. The Purdue University Airport and the Amtrak station in nearby Lafayette further enhance connectivity, making the city attractive for business travel and logistics.

West Lafayette is also known for its quality of life, with numerous parks, recreational facilities, and cultural amenities. The city boasts a highly rated public school system and diverse housing options. The combination of a thriving economy, strategic location, and high quality of life makes West Lafayette a prime destination for commercial investment.

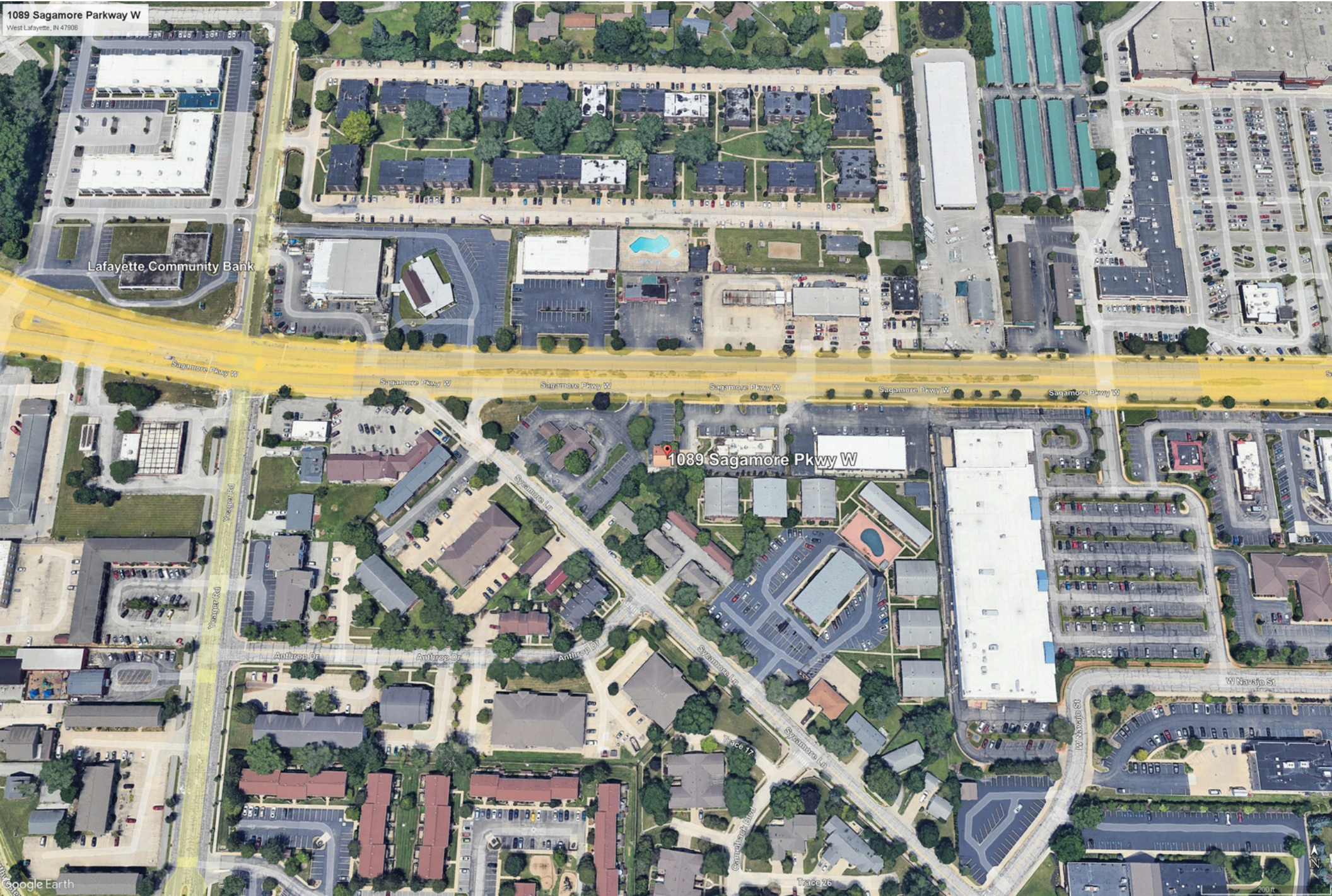


Location Highlights

- Purdue University: Major academic and innovation hub.
- Strategic Connectivity: Close to I-65, airport, and Amtrak.
- High Quality of Life: Abundant parks, amenities, and excellent schools.



1089 Sagamore Parkway W
West Lafayette, IN 47906



1089 Sagamore Pkwy W

Google Earth



**1089 Sagamore Pkwy W
West Lafayette, IN**

SAGAMORE PKWY W



1089 Sagamore Pkwy W
West Lafayette, IN 47906



Confidentiality Agreement

This Confidentiality Agreement ("Agreement") sets forth the terms and conditions under which Raeco Realty, LLC will disclose certain confidential and proprietary information contained in this offering memorandum for the property located at [Property Address] ("Property").

By accepting this memorandum, the recipient agrees to the following terms:
The recipient acknowledges that the information contained in this offering memorandum and any other related materials ("Confidential Information") is confidential. This includes, but is not limited to, financial data, business operations, market analysis, property details, and other proprietary information. The recipient agrees to use the Confidential Information solely for the purpose of evaluating the potential acquisition of the Property.

The recipient agrees to maintain the confidentiality of the Confidential Information and to take all necessary precautions to prevent its unauthorized disclosure. The recipient shall not disclose any portion of the Confidential Information to any third party without the prior written consent of Raeco Realty, LLC, except to the recipient's employees, agents, or representatives who need to know such information for the purpose of evaluating the Property and who are bound by confidentiality obligations at least as restrictive as those contained in this Agreement.

The recipient agrees to hold Raeco Realty, LLC harmless from any claim, cost, liability, or expense arising out of or related to any investigation, due diligence, or purchase of the Property. This Agreement shall remain in effect for a period of two years from the date of receipt of the Confidential Information. Upon request by Raeco Realty, LLC, the recipient agrees to return or destroy all copies of the Confidential Information. This Agreement constitutes the entire agreement concerning the disclosure of Confidential Information.





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