

213 N 5TH ST

Lafayette, IN 47901



PROPERTY DESCRIPTION

Located at 213 N 5th St, this property offers a great mix of office and warehouse space, making it a solid fit for a wide range of commercial and industrial businesses.

The office spaces is ideal for administrative operations and customer interactions, while the attached warehouse offers plenty of room for storage, inventory, light manufacturing, or distribution. The layout is designed to keep your office and warehouse operations together in one convenient location.

PROPERTY HIGHLIGHTS

- Office and warehouse can be rented together or separately
- Centrally located in Downtown Lafayette
- Easy access to major roads and surrounding commercial areas
- Available for immediate lease (if applicable)

OFFERING SUMMARY

Lease Rate:	\$6 - 10 SF/yr (Gross)
Available SF:	1 SF
Lot Size:	4,352 SF
Building Size:	4,752 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	9,903	21,716	34,814
Total Population	19,547	56,932	89,001
Average HH Income	\$46,949	\$56,343	\$62,119

EMILY GINN

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GINN TEAM

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OFFICE BUILDING FOR LEASE

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SHOOK COMMERCIAL
REAL ESTATE



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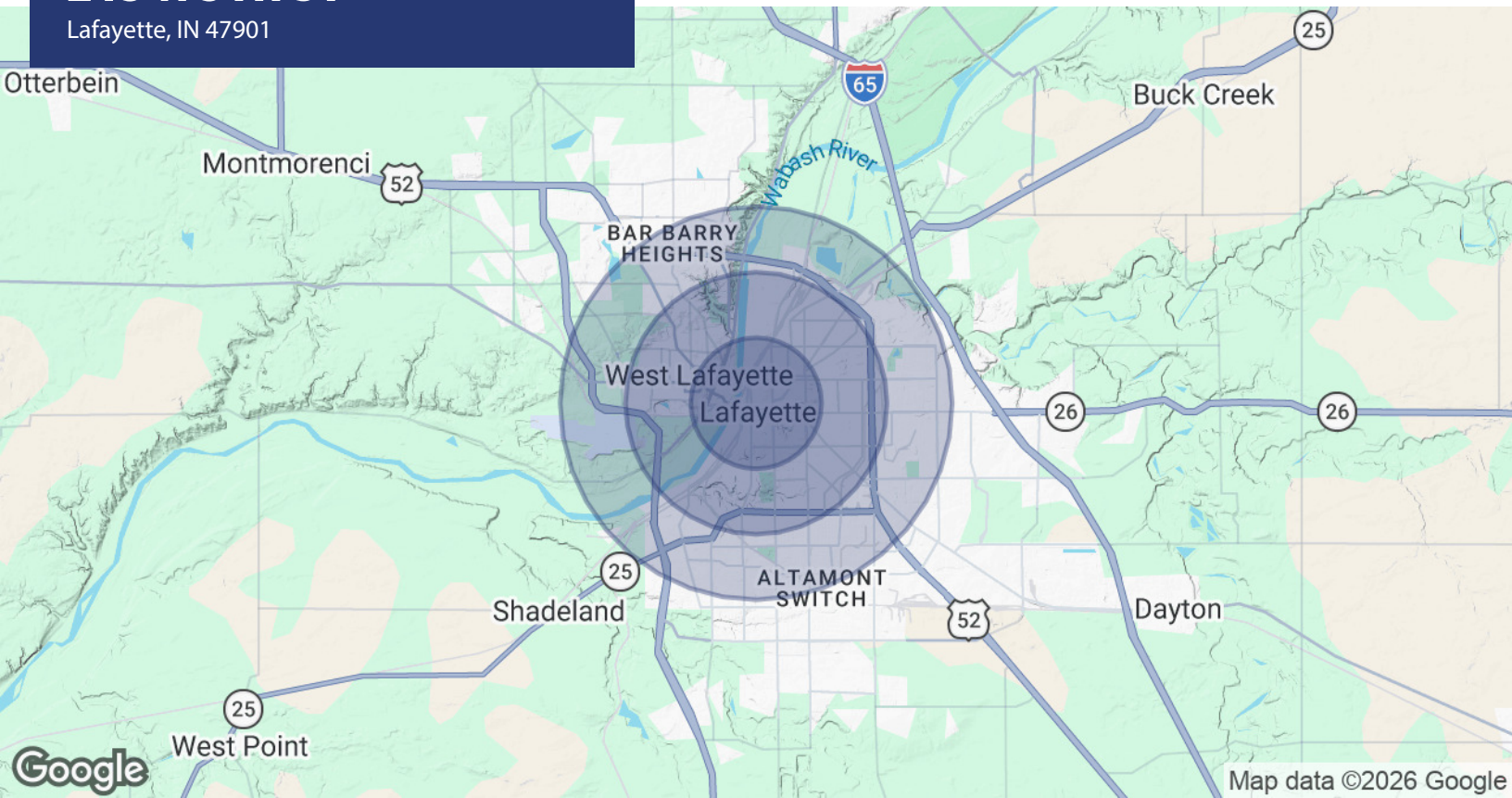
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	19,547	56,932	89,001
Average Age	29.1	28.7	30.3
Average Age (Male)	29.3	28.2	29.8
Average Age (Female)	29.3	29.9	31.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	9,903	21,716	34,814
# of Persons per HH	2.0	2.6	2.6
Average HH Income	\$46,949	\$56,343	\$62,119
Average House Value	\$162,388	\$178,397	\$190,075

2023 American Community Survey (ACS)

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