

# LAND LEASE & BTS OPPORTUNITIES

STATE ROAD 38 AND PARK EAST BLVD LAFAYETTE, IN



## PROPERTY DESCRIPTION

- Up to 6.5 acres available, will subdivide
- Zoned GB, fuel and automotive uses permitted
- Development Ready
- Strong Visibility
- Hard Corner location with stoplight on SR 38
- Close proximity to I-65, Tippecanoe Mall, Ivy Tech,
- YMCA, the new 305 unit Anvil 38 Apartments, and numerous retail, office and industrial users.

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	5,335	56,879	118,386
Households	2,447	24,322	47,745
Avg. HH Income	\$46,894	\$76,919	\$70,343
Daytime Population	7,814	43,377	93,326

\*information deemed reliable but not guaranteed.

EXCLUSIVELY OFFERED BY:

**DREW KELLY**

317-258-5976  
drew@kellycre.com

**Kelly** COMMERCIAL  
REAL ESTATE



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Immediate Access to I-65

Prime Location at signalize light with convenient access to major transportation networks

Pad Ready; Multiple configuration available

General business zoning; Provide areas for all kinds of commercial activity, including retailing, services, some wholesaling, self storage warehousing and contracting

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# PRIVATE INVESTMENT OFFERING MEMORANDUM

**PRELIMINARY SITE PLAN**

DATE: 12/20/2024 PROJECT: LAFAYETTE COMMERCIAL DEVELOPMENT  
 DRAWN BY: J. L. L. CHECKED BY: J. L. L. SCALE: 1" = 40'

**REVISION RECORD**

NO.	DATE	DESCRIPTION
1	12/20/2024	ISSUED FOR PERMIT

**ZINKAN ENTERPRISES**  
 Lafayette Commercial Development  
 State Road 38 and Park East Blvd.  
 Lafayette, Indiana

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