## **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



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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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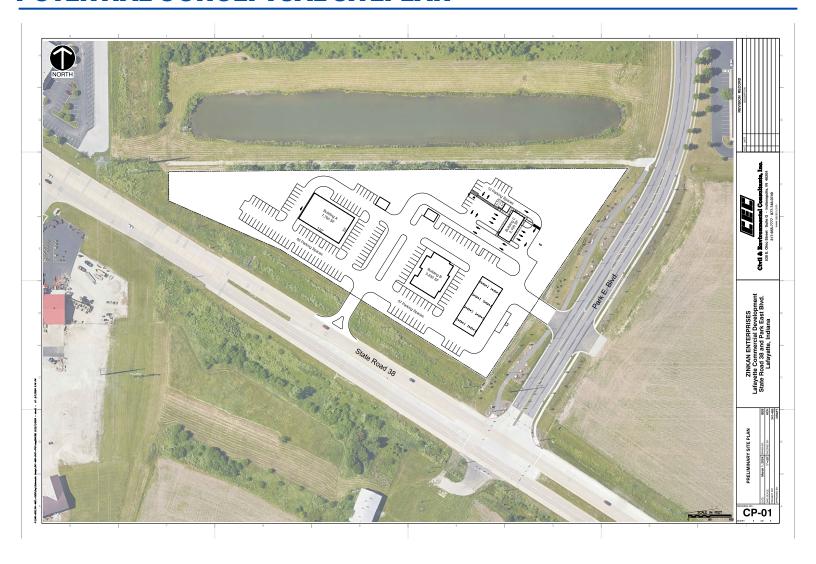


### **LAND LEASE & BTS OPPORTUNITIES**

STATE ROAD 38 AND PARK EAST BLVD

PRIVATE INVESTMENT OFFERING MEMORANDUM

### POTENTIAL CONCEPTUAL SITEPLAN



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