

3,300 SF AVAILABLE
400 N. Earl Ave., Lafayette, IN 47904

FOR LEASE



Earl Plaza

- Great location
- Lease terms are negotiable
- Recent renovations include updated electrical and roof improvements
- Perfect for event center, retail, or community center
- Large pylon sign
- Channel lettering installed on all sides

CONTACT

Max Profeta

Senior Leasing Representative
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**PROPERTY
DESCRIPTION**



Property Description

Introducing 400 N. Earl Ave., an outlot to a full shopping center, a very versatile property. This prime space offers flexible lease terms, making it an ideal opportunity for a variety of businesses, from event centers to retail stores and community centers. Its strategic location enhances its appeal, attracting both foot traffic and drive-by customers. Whether you're looking to establish a new business or expand an existing one, this property presents an exceptional canvas to build your vision. Explore the endless potential this property has to offer and make your mark in the heart of Lafayette, IN.

Location Description

Earl Plaza is in Lafayette, IN, half a mile from Sagamore Parkway and minutes from I-65 and Purdue University. Businesses that rely on foot traffic are an excellent match for this property. Multiple bus lines are accessible from Earl Plaza, with two bus stops adjacent to the property.

Max Profeta

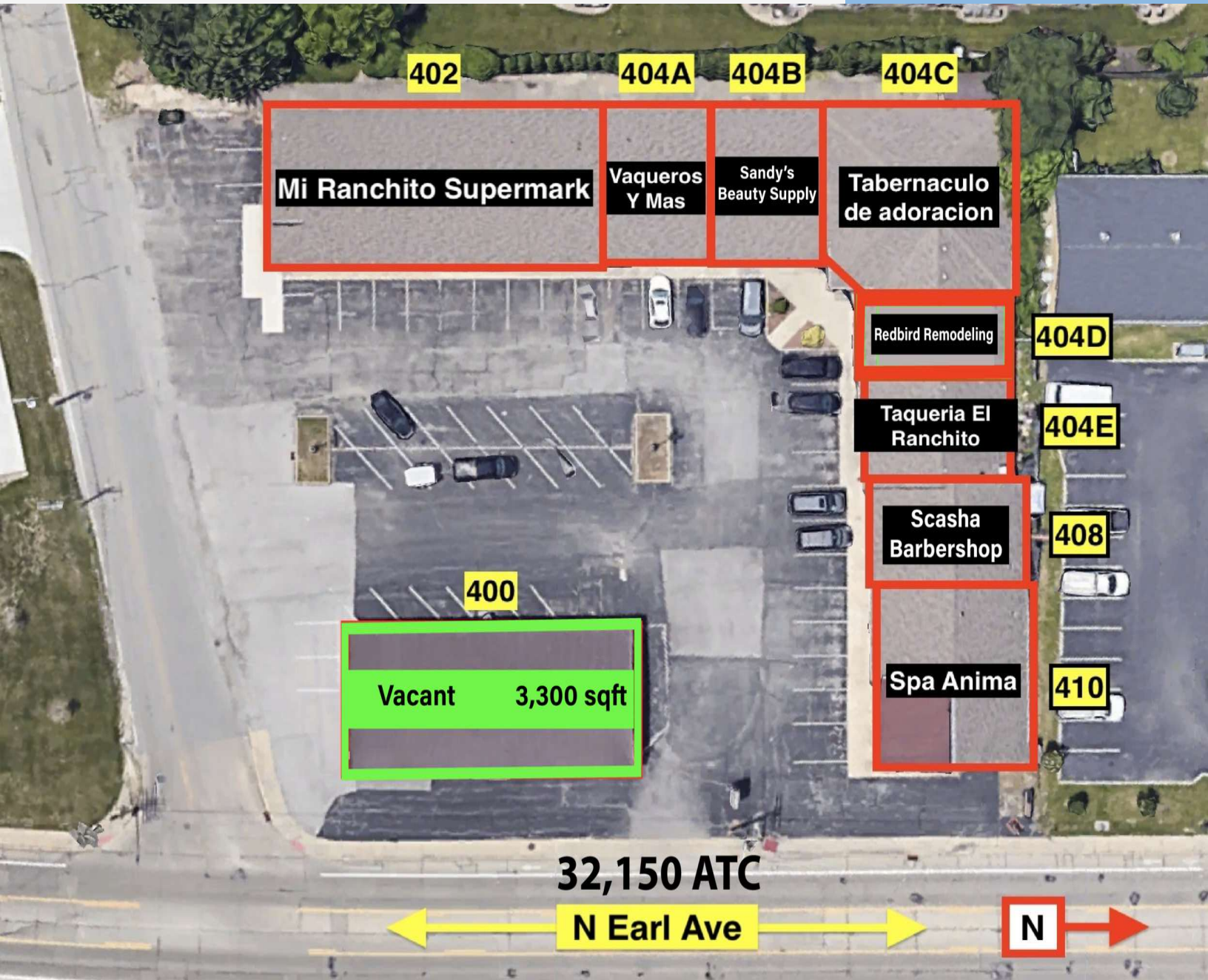
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LEASE SPACES



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,300 SF	Lease Rate:	\$12.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
400 N. Earl Ave.	Available	3,300 SF	NNN	\$12.00 SF/yr

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RETAILER MAP



Google

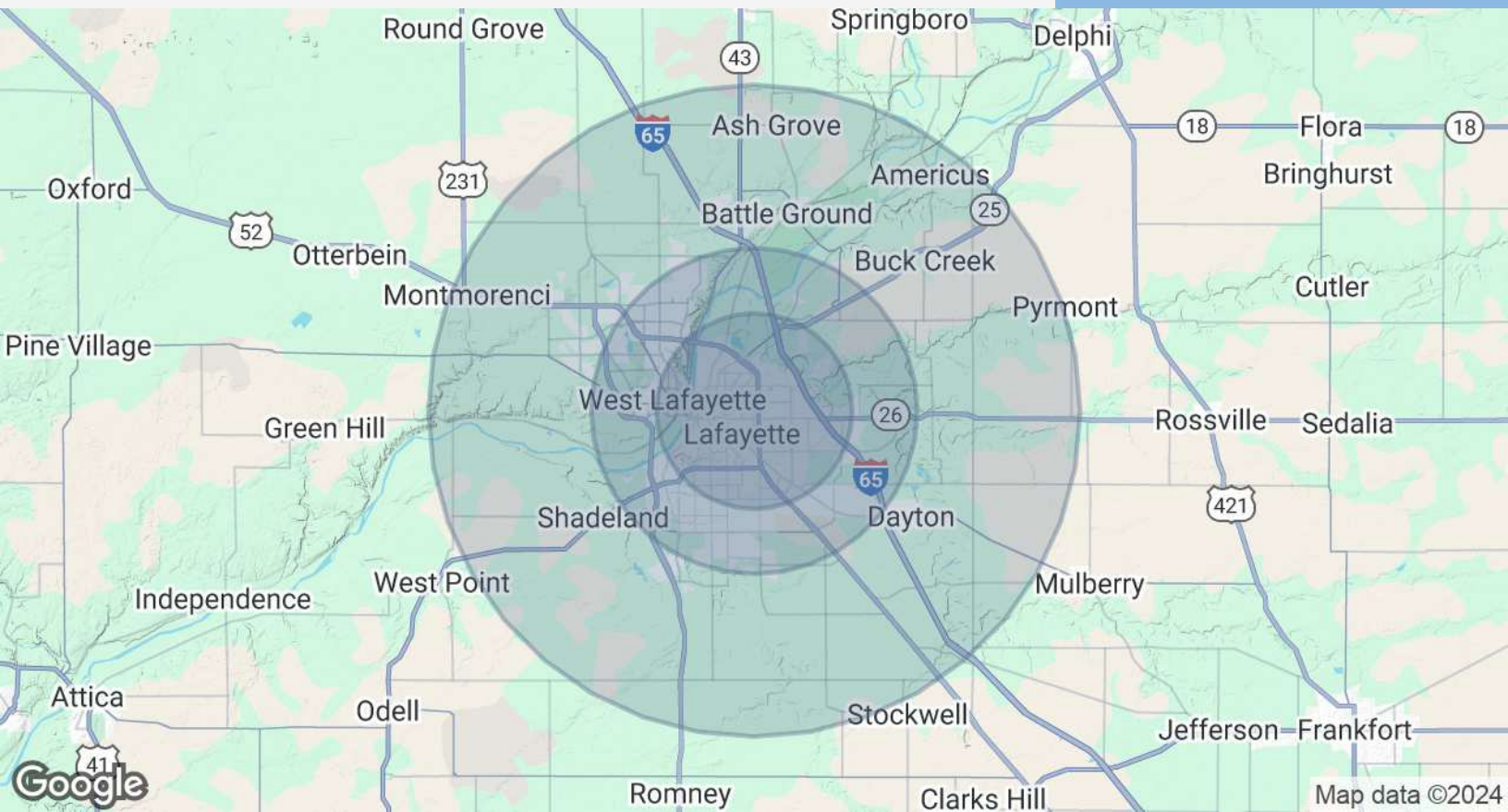
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DEMOGRAPHICS
MAP & REPORT



Population	3 Miles	5 Miles	10 Miles
Total Population	76,830	142,200	185,509
Average Age	32.2	32.2	33.1
Average Age (Male)	30.7	31.3	32.2
Average Age (Female)	33.6	33.3	34.1

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	35,166	56,870	74,140
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$49,635	\$61,499	\$65,300
Average House Value	\$106,740	\$132,268	\$142,935

2020 American Community Survey (ACS)