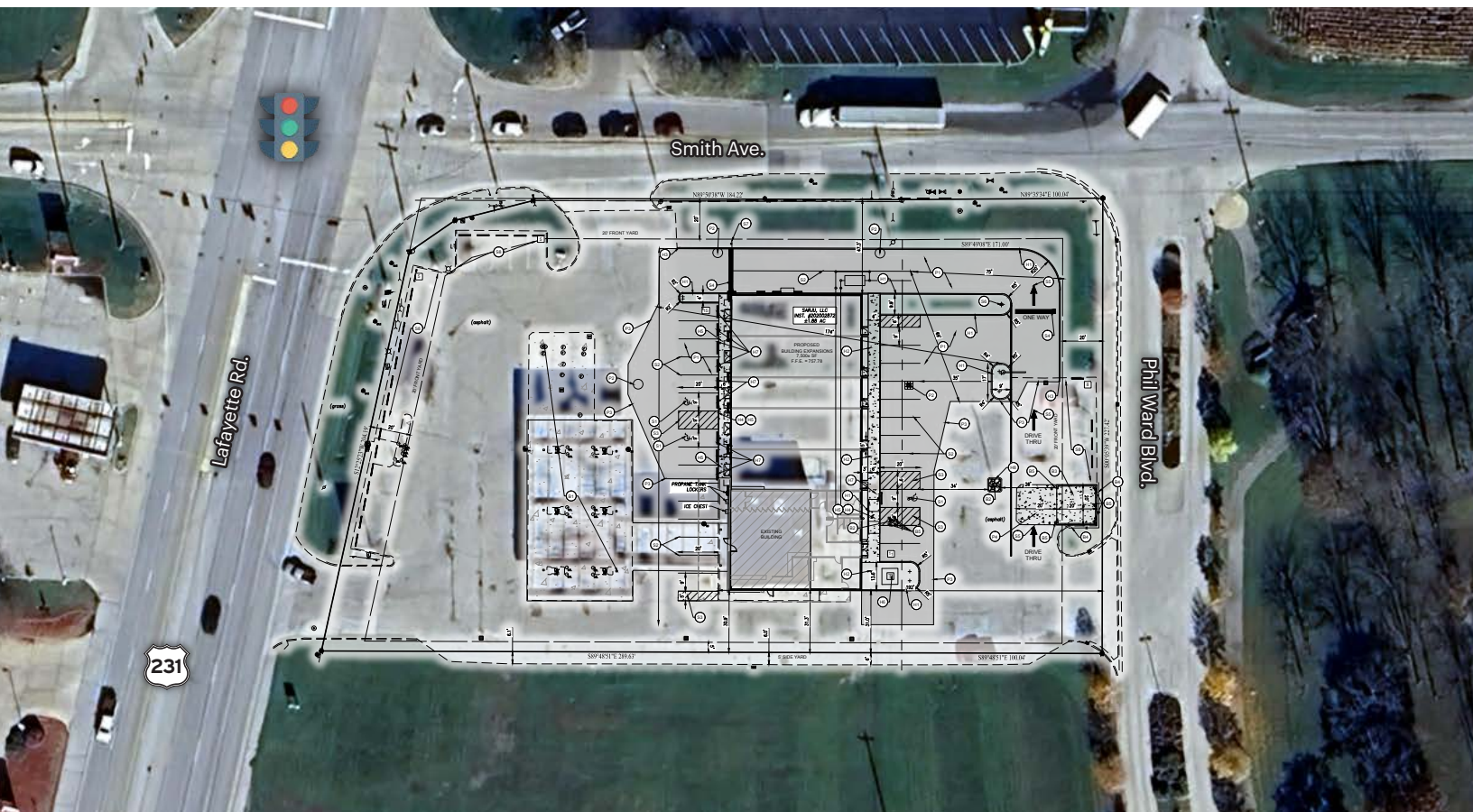




2600 Lafayette Ave.

Crawfordsville, IN 47993



PROPERTY DESCRIPTION

Located at a signalized intersection on Lafayette Rd in Crawfordsville, IN, this exceptional property offers unparalleled visibility and accessibility for your business. The spacious interior boasts customizable floor plans to suit a variety of needs, while the ample parking ensures convenience for both clients and employees. The modern design and attractive facade make a striking impression, drawing attention from passersby. This opportunity is the ideal location for your business to thrive within the Crawfordsville community.

OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Number of Available Units:	5
Available SF:	1,224 - 1,650 SF
Lot Size:	1.36 Acres
Building Size:	9,824 SF

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	839	9,100	13,476
Total Population	2,085	22,368	33,352
Average HH Income	\$82,576	\$78,712	\$84,062





2600 Lafayette Ave.
Crawfordsville, IN 47993

Conceptual Renderings

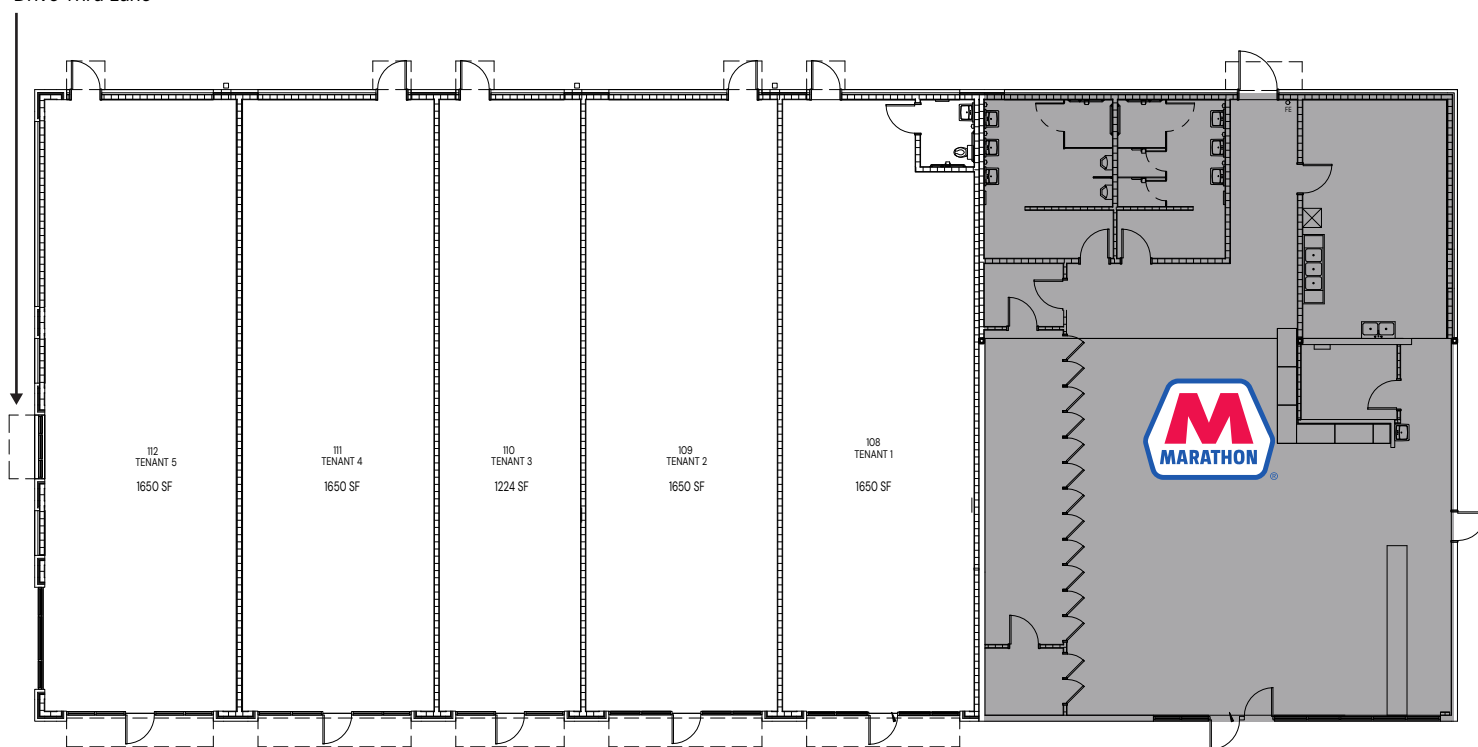




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Proposed Floorplan

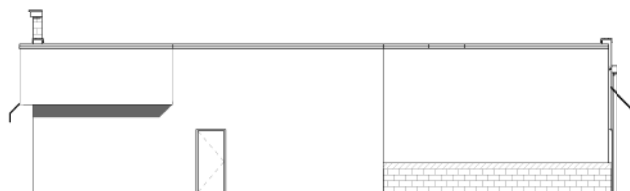
Drive Thru Lane





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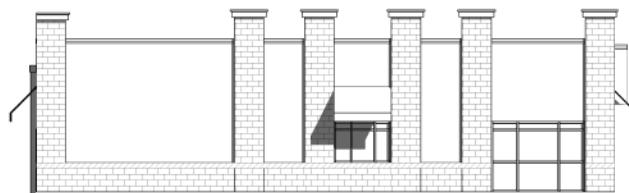
Proposed Elevations



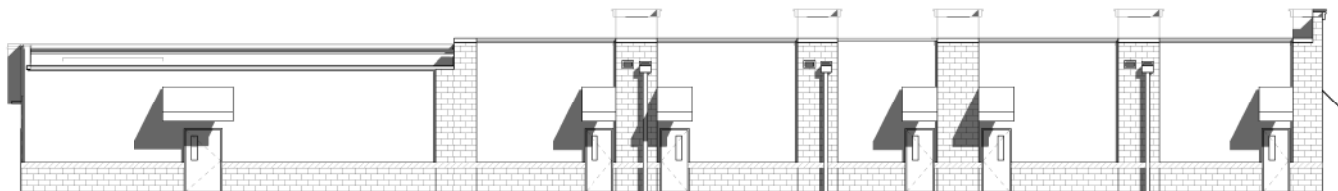
South Elevation



West Elevation



North Elevation



East Elevation

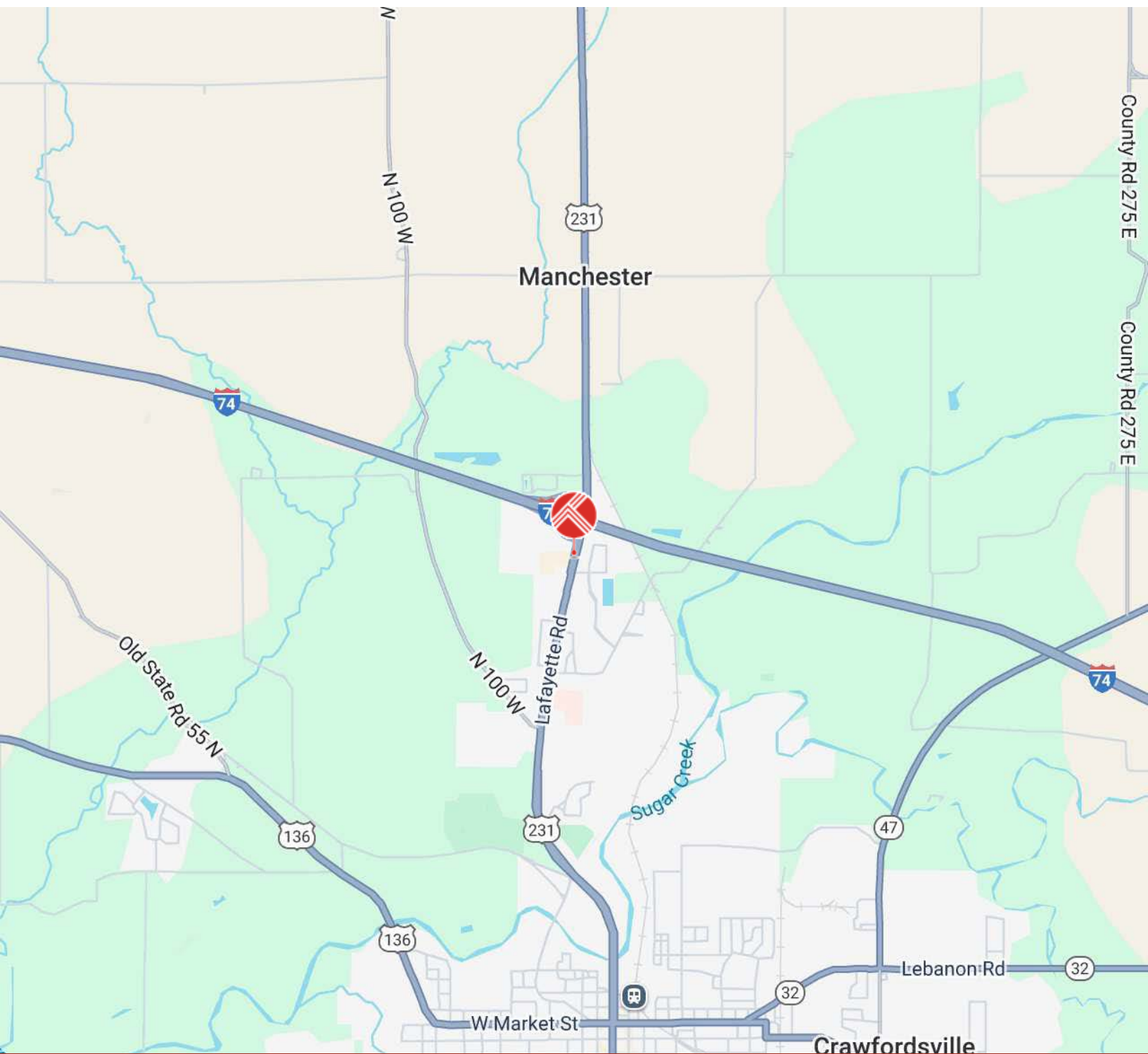




2600 Lafayette Ave.

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Area Map





2600 Lafayette Ave. Crawfordsville, IN 47993

Surrounding Businesses

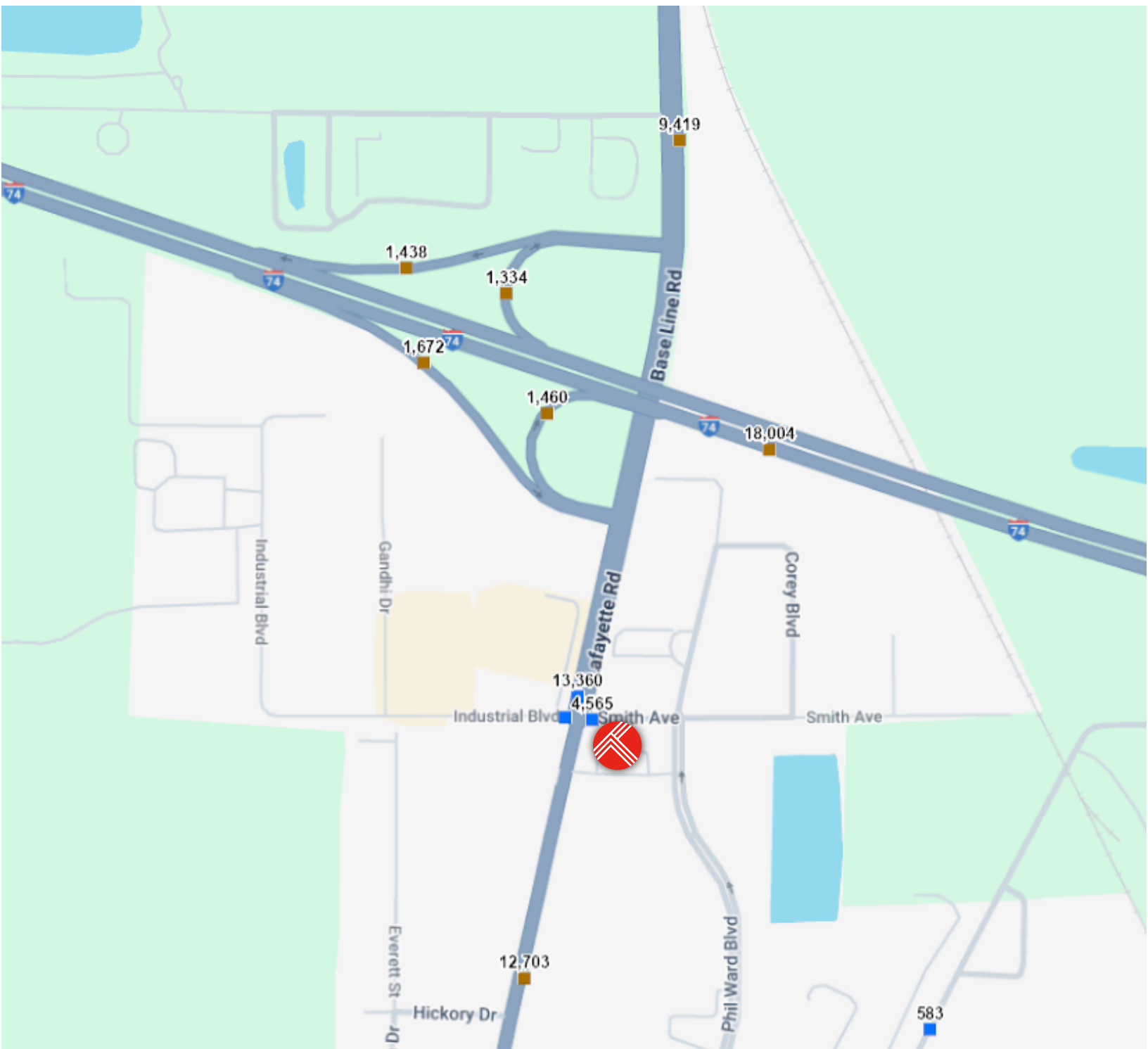




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Traffic Counts

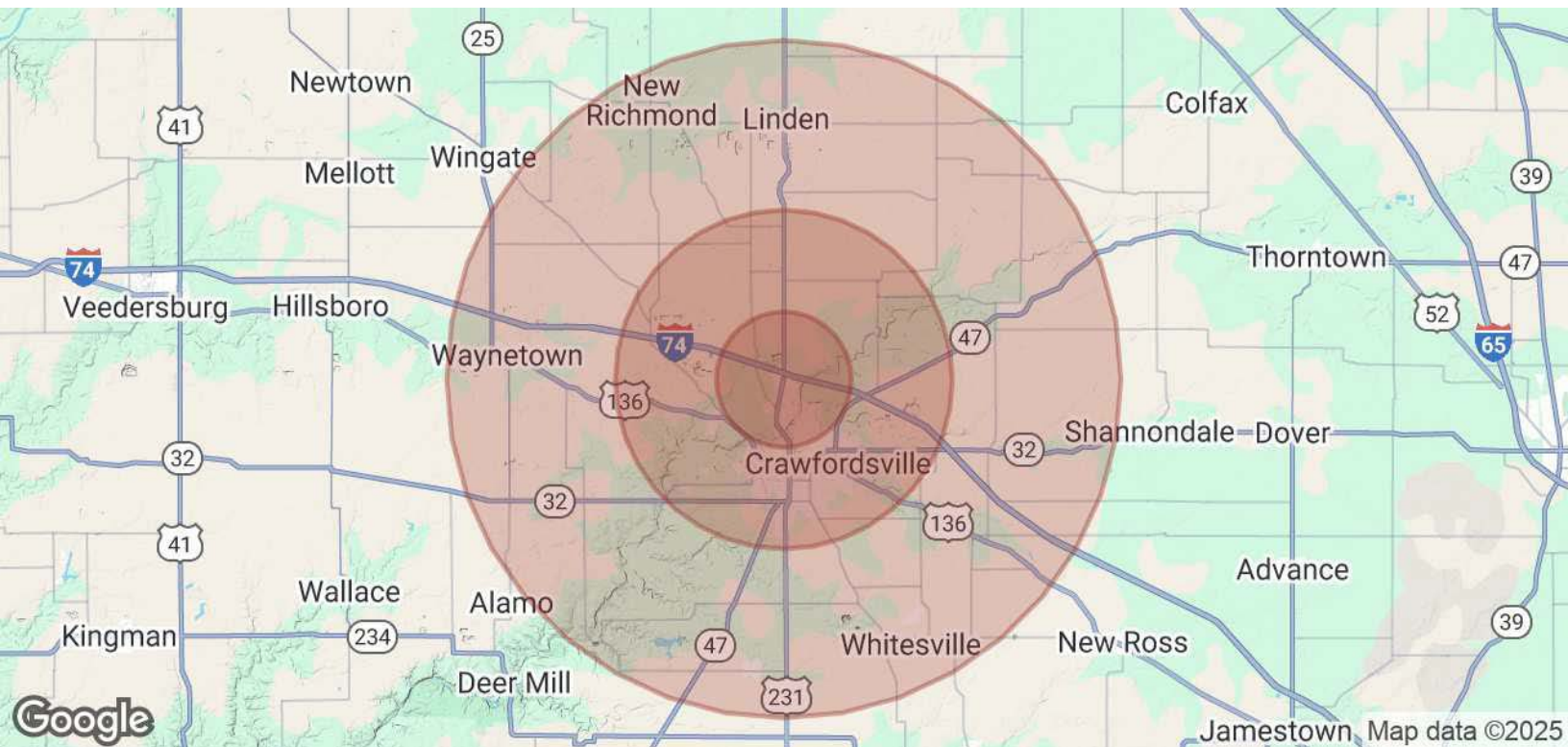




2600 Lafayette Ave.

Crawfordsville, IN 47993

Demographics



POPULATION	2 MILES	5 MILES	10 MILES
Total Population	2,085	22,368	33,352
Average Age	43	41	41
Average Age (Male)	41	39	40
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	839	9,100	13,476
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$82,576	\$78,712	\$84,062
Average House Value	\$196,241	\$180,359	\$193,750

Demographics data derived from AlphaMap

