

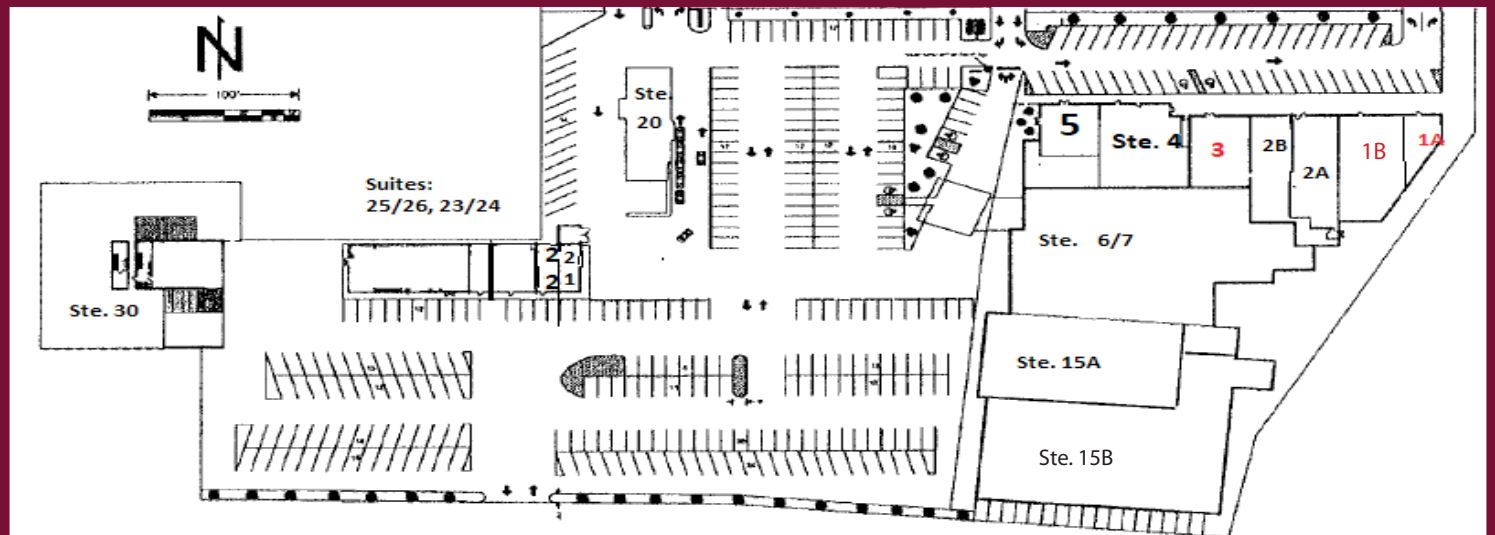


Shops For Lease

1400 Teal Road Lafayette, Indiana 47905

- **Highly visible shopping center available FOR LEASE on Lafayette’s growing south side across from the Tippecanoe County Fairgrounds**
- **Co-tenants include: Trader Buck’s, Eye Surgeons of Indiana, Arrow Workforce Solutions, The Forge Training Center, Jackson Hewitt, Healthies Lafayette Smoothie Bar, Two Men & A Truck, Shellie’s Cafe, Don’s Barbershop, Tide Rising Salon & 21 Petals!**
- **Two high schools & middle school within blocks with frontage on Teal & Winthrop.**
- **Zoned NB \$10.50/SF (\$2.25 NNN)**

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- Suite 1A --- Available**
- Suite 1B --- Available**
- Suite 2A --- Healthier Lafayette**
- Suite 2B --- Jackson Hewitt**
- Suite 3 --- Available**
- Suite 4 --- The Forge Training Center
- Suite 5 --- Arrow Workforce Solutions**
- Suite 6/7 --- Eye Surgeons of Indiana**
- Suite 15A --- Trader Buck's**
- Suite 15 B --- Trader Buck's
- Suite 20 --- Shellie's Cafe**
- Suite 21 --- Don's Barber Shop**
- Suite 22 --- Tide Rising Salon**
- Suite 23/24/25/26 --- Two Men & a Truck**
- Suite 30 --- 21 Petals Florist**

DEMOGRAPHICS (2023)

	1 Mile	3 Miles	5 Miles
Total Population	28,395	117,973	164,745
Total Households	12,927	46,482	65,146
Median Income	\$52,923	\$50,595	\$56,716

Traffic Counts: 14,046 cars/day (2024)

AVAILABLE SUITES

SPACE	SQ. FT
Suite 1A	1,306 SF
Suite 1B	3,539 SF
Suite 3	4,142 SF

*ALL INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED. BUYER SHOULD CONDUCT THEIR OWN DUE DILIGENCE.

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