

LAND FOR LEASE

SR 38 & Park East Blvd - Lafayette, IN 47905



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

2-3 Acres Available at Hard Corner of Signalized Intersection

PROPERTY HIGHLIGHTS

- Zoned GB - Fuel and Automotive Uses Permitted
- Strategically Located Between Subaru Plant (5,800 Employees), Franciscan Hospital (199 Beds), Ivy Tech (8,000 students), and Tippecanoe Mall (800K SF)
- Less than 3 Miles to I-65
- Proximity to over 1 Million Square Feet of Industrial
- Site Serves the Fast-Growing Southeastern Portion of Lafayette

DEMOGRAPHICS	3 MILES	5 MILES
Total Population	40,275	101,869
Average HH Income	\$86,550	\$83,407
Businesses	1,890	3,934
Employees	23,500	45,718

TRAFFIC COUNTS

SR 38	19,418
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MIDLAND ATLANTIC PROPERTIES

Indianapolis Office
3801 East 82nd Street, Suite B
Indianapolis, IN 46240

MIDLANDATLANTIC.COM

SHAWN HEFFERN

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

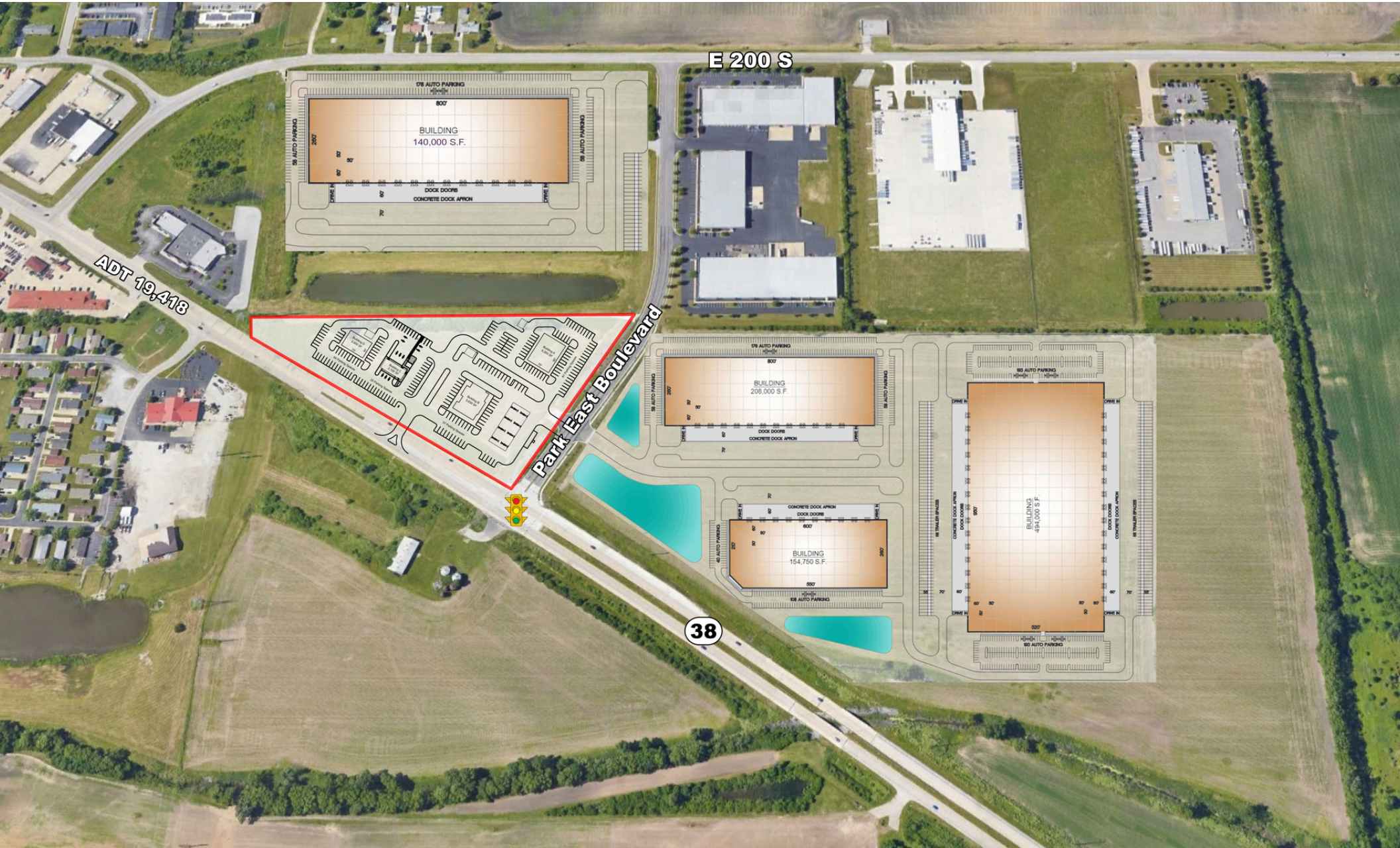
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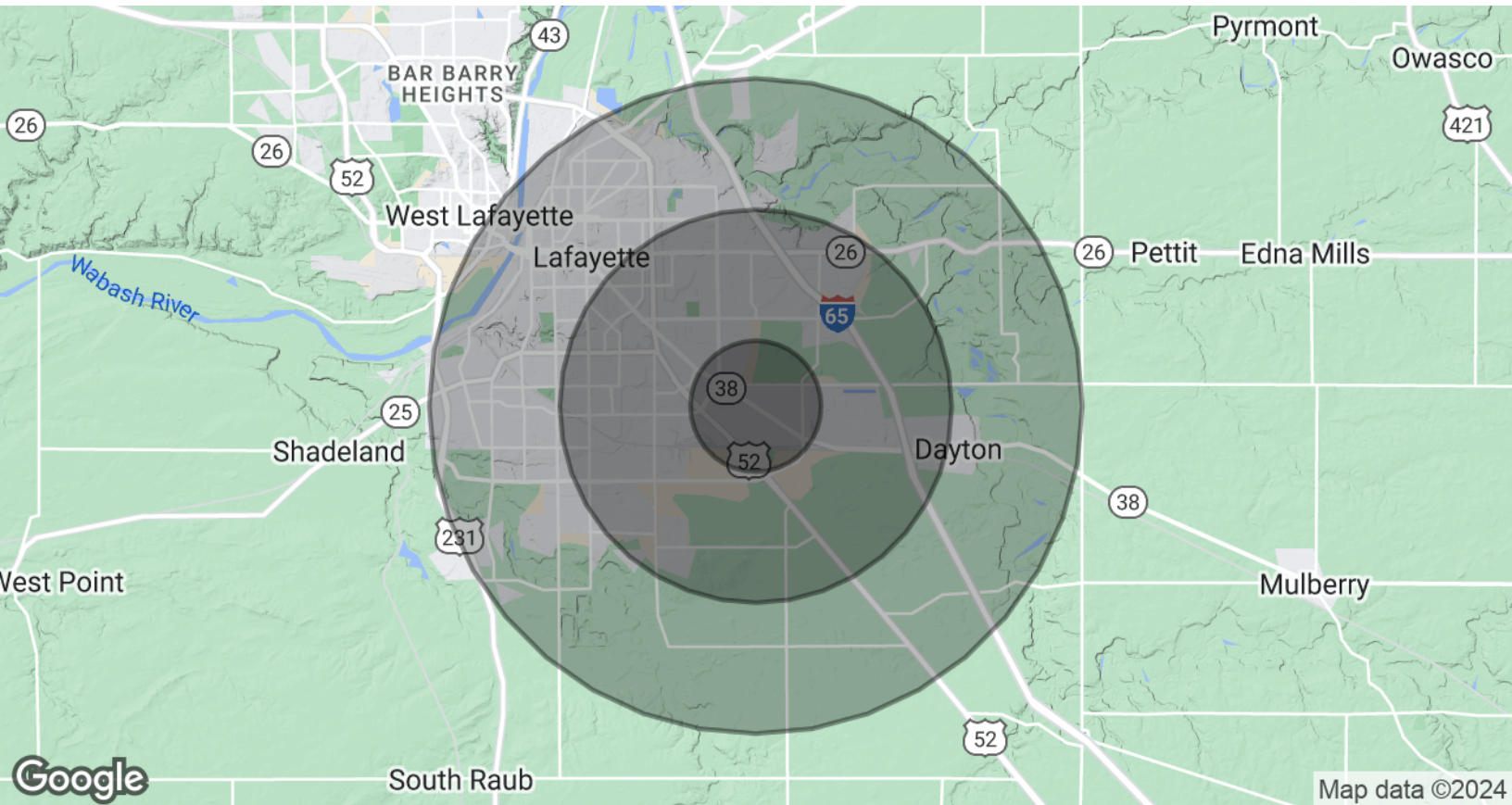


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POPULATION & HOUSING

	3 MILES	5 MILES	10 MILES
Total Population	40,275	101,869	181,910
Projected Annual Growth (2023-2028)	1.7%	1.3%	1.3%
Total Households	16,836	43,162	71,151
Median Home Value	\$179,730	\$188,134	\$210,391

INCOME & BUSINESS

	3 MILES	5 MILES	10 MILES
Average HH income	\$86,550	\$83,407	\$88,408
Daytime Population (16+ years)	33,447	73,602	130,070
Total Businesses	1,890	3,934	5,942
Total Employees	23,500	45,718	72,837

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