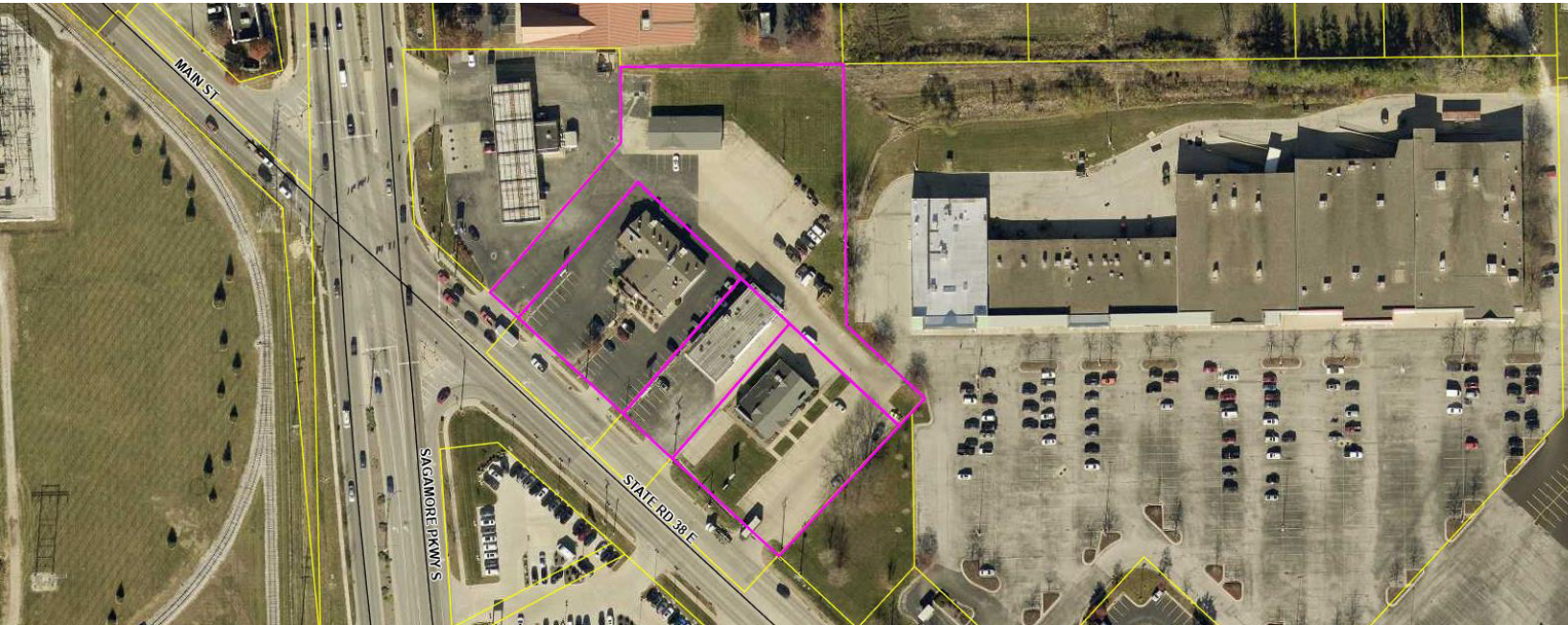


3410-3416 SR 38 E
Lafayette, IN

SHOOK COMMERCIAL
REAL ESTATE



PROPERTY DESCRIPTION

Area: 3.02 Acres

Zoned: General Business

Lease Rate: \$150,000 Per Acre

with a rate increase of 2% every year. Initial Lease term will be 10 years.

Outstanding opportunity at one of the most highly traveled intersections in Tippecanoe County! This 3.02 -acre tract of land is available for lease in 1-acre increments, offering flexibility for your development needs. The property owner will handle the demolition of existing structures, providing a clean, build-ready site for the prospective tenant. With its prime location and significant traffic counts, this property is ideal for retail, commercial, or service-oriented developments.

Brad Neihouser

bneihouser@shook.com

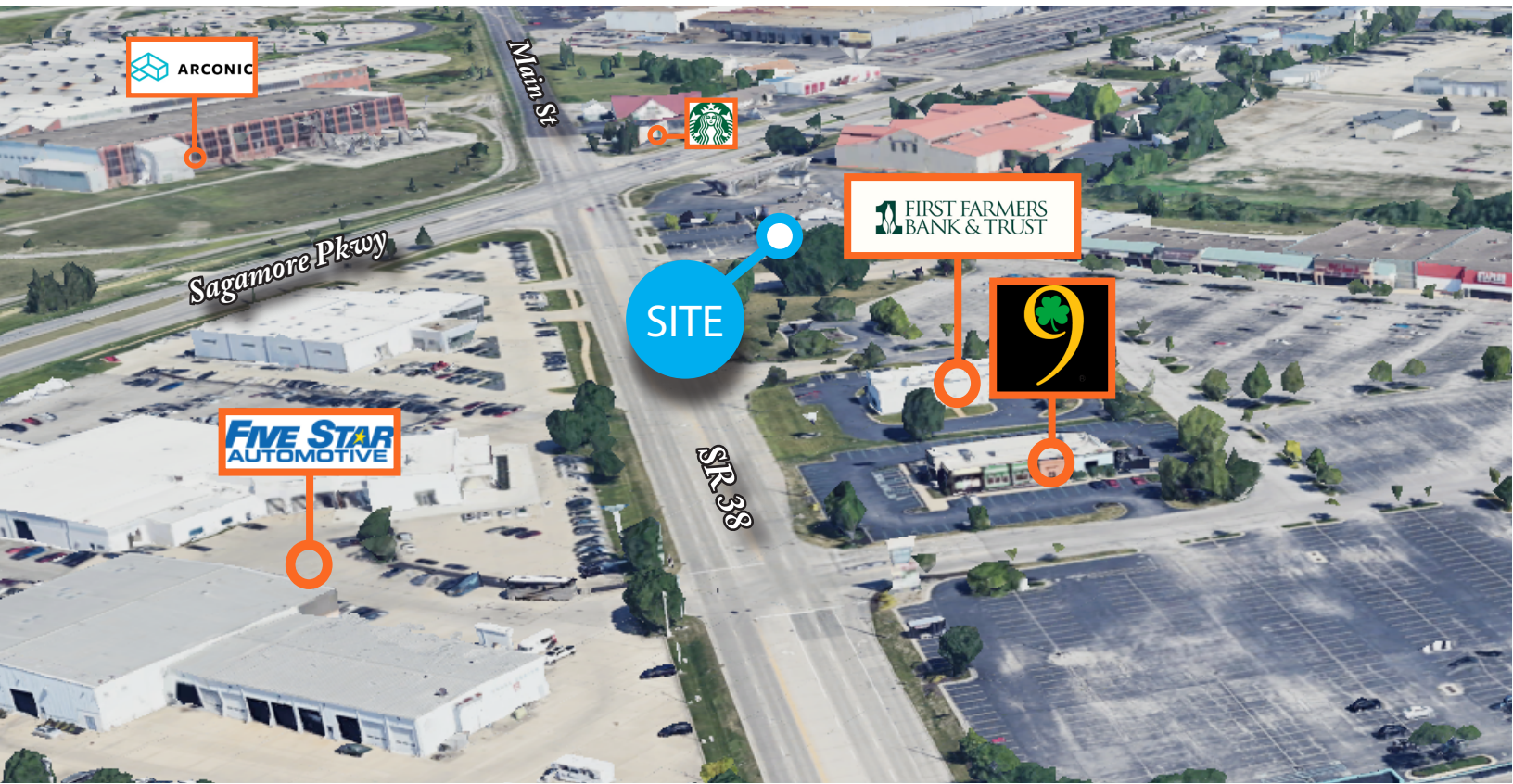
(765) 427-5052



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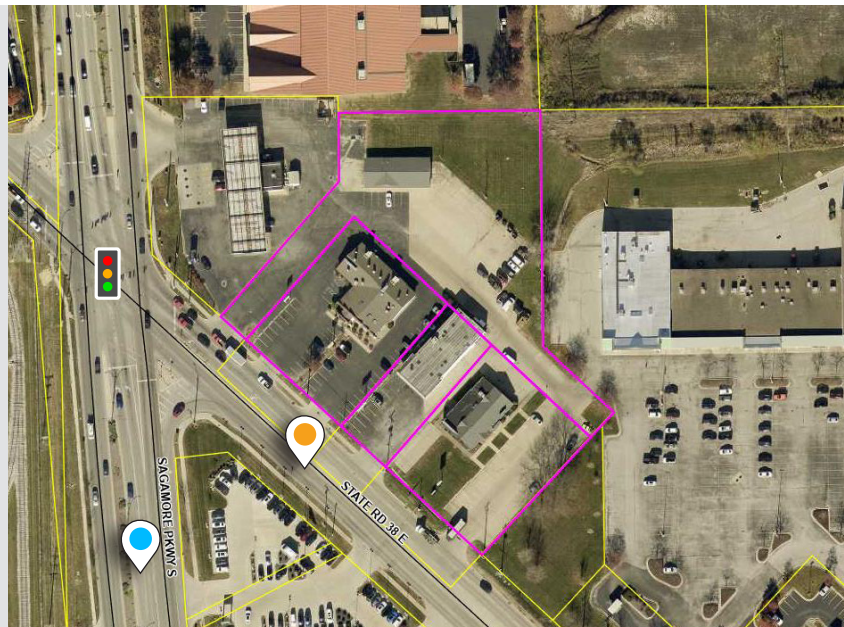
3410-3416 SR 38 E
Lafayette, IN

SHOOK COMMERCIAL
REAL ESTATE



LOCATION

Situated at the northeast corner of US Highway 52 and State Road 38, this property enjoys unparalleled visibility and accessibility in Lafayette, IN. The site sees a combined traffic volume of 38,948 vehicles daily, with 13,586 on SR 38 and 25,362 on US 52. This prime corner location ensures excellent exposure to potential customers in a thriving commercial corridor.



25,362
Sagamore Pkwy.
AADT 2023



13,586
SR 38
AADT 2023

Brad Neihouser

bneihouser@shook.com
(765) 427-5052

COLDWELL BANKER COMMERCIAL SHOOK

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