

# Prime Gas Station Investment Opportunity

Presented By:

**GOLARS**  
REAL ESTATE

2450 Sagamore Pkwy N, Lafayette, IN 47904



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## Property Details

**Price: \$3,200,000**

- Positioned on a high-traffic section of Sagamore Parkway, this gas station benefits from visibility and accessibility
- Currently leased to Village Pantry through June 2027, providing immediate, stable rental income, with a strong brand tenant in place
- West Lafayette is experiencing a surge in development, including the upcoming \$4 billion SK Hynix semiconductor factory and other major projects
- Designed with ease of access for drivers and ample fueling stations, the property can accommodate a steady flow of traffic with minimal congestion
- Expansion Opportunities and proximity to Key Amenities and Development Zones
- High Visibility and Traffic Count

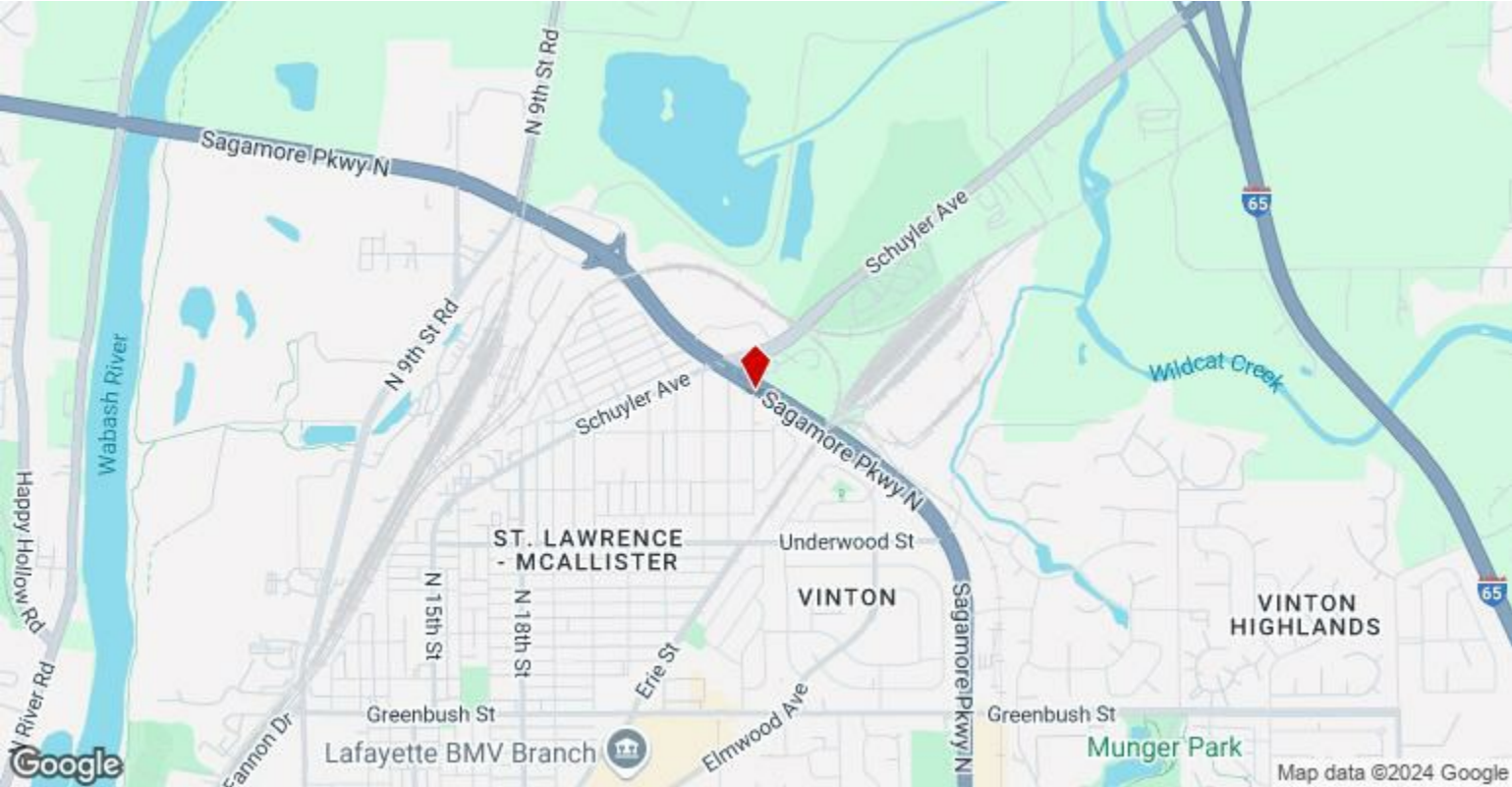
View the full listing here: <https://www.loopnet.com/Listing/2450-Sagamore-Pkwy-N-Lafayette-IN/33668834/>

|                     |                          |
|---------------------|--------------------------|
| Price:              | \$3,200,000              |
| Property Type:      | Retail                   |
| Property Subtype:   | Service Station          |
| Building Class:     | C                        |
| Sale Type:          | Owner User               |
| Sale Conditions:    | Redevelopment Project    |
| No. Stories:        | 1                        |
| Year Built:         | 1997                     |
| Tenancy:            | Single                   |
| Zoning Description: | 452-Auto Service Station |
| APN / Parcel ID:    | 79-07-15-839-037.000-004 |
| Walk Score ®:       | 46 (Car-Dependent)       |
| Transit Score ®:    | 26 (Some Transit)        |

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## Location



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## Property Photos



Village Pantry



Village Pantry

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**Investment Highlights:** This property is currently leased to Village Pantry, offering immediate, stable income through June 2027. This timeframe gives investors the flexibility to plan future property upgrades and re-tenanting strategies. The current rent is \$5,400/month. **Exceptional Location on Sagamore Pkwy N:** Positioned on Lafayette's major commercial corridor, this gas station boasts high visibility, excellent accessibility, and high daily traffic counts. Located near growing residential and commercial developments in Lafayette and adjacent West Lafayette, this property is ideally situated to benefit from continued regional growth and increasing customer demand. **High Growth Market:** West Lafayette, home to Purdue University, is undergoing significant development, including retail, residential, and infrastructure expansions. Investing now enables you to benefit from this momentum and capitalize on growing demand for convenient fuel and retail options in a fast-developing market. **Ample Time for Strategic Planning:** With the current lease in place until mid-2027, buyers have the luxury of stable rental income while strategically planning for potential upgrades and renovations to maximize the property's value and appeal in the long term. **Why Invest Now?** The recent development of the \$4 billion SK Hynix semiconductor packaging plant in West Lafayette is a significant boost for the area and enhances the investment appeal of properties like 2450 Sagamore Pkwy N. Set to open in Purdue University's Research Park, this plant is part of a broader strategy to create a "Silicon Heartland," reducing U.S. reliance on overseas semiconductor production. This facility will produce advanced memory chips essential for tech industries, bolstering the regional economy with over a thousand high-paying jobs and bringing new talent and business to the Lafayette area. The timing of this property sale aligns with substantial infrastructural growth. Buyers today could benefit from increased property value due to the anticipated rise in demand for housing, retail, and commercial services driven by this tech expansion. With SK Hynix's commitment to environmental goals and a collaboration with Purdue's semiconductor programs, the Greater Lafayette area is expected to become a tech hub that attracts additional industry and innovation. Positioning yourself now with this property allows ample time to strategize renovations and build connections with new community businesses that will arise from the area's growth. With West Lafayette's projected growth trajectory, this is an excellent opportunity for a forward-thinking investment in an evolving market landscape. Acquire now to plan and prepare for the post-lease transition, positioning yourself for growth in one of Indiana's most promising regions. Don't miss this opportunity to secure a prime gas station location in Lafayette, Indiana! Contact us today for additional details and to schedule a private tour.

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