

HOME DEPOT CENTER

311 Sagamore Parkway, Lafayette, IN 47905



PROPERTY DESCRIPTION

The property features ample parking, easy access with multiple access points, and proximity to major roadways, including quick access to I-65. The area is well-established with a range of amenities, including shopping centers like Target, Walmart, Meijer, restaurants, and essential services, making it a convenient and strategic choice for businesses seeking a central and high-visibility location in Lafayette. This property is well-suited for retail, office space, or other commercial ventures.

PROPERTY HIGHLIGHTS

- Excellent visibility and lighting.
- Ample Parking
- Entrances off South St & Sagamore Pkwy
- Close Proximity to Home Depot, Target, Lowe's, and other retail stores.
- High Traffic Count

OFFERING SUMMARY

Lease Rate:	\$7.05 - 13.54 SF/yr (NNN)
Available SF:	1,640 - 7,544 SF
Building Size:	88,284 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	16	485	3,444
Total Population	30	982	7,873
Average HH Income	\$60,288	\$59,269	\$60,639

TESSA NEIHOUSER

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RETAIL PROPERTY FOR LEASE

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SHOOK COMMERCIAL
REAL ESTATE



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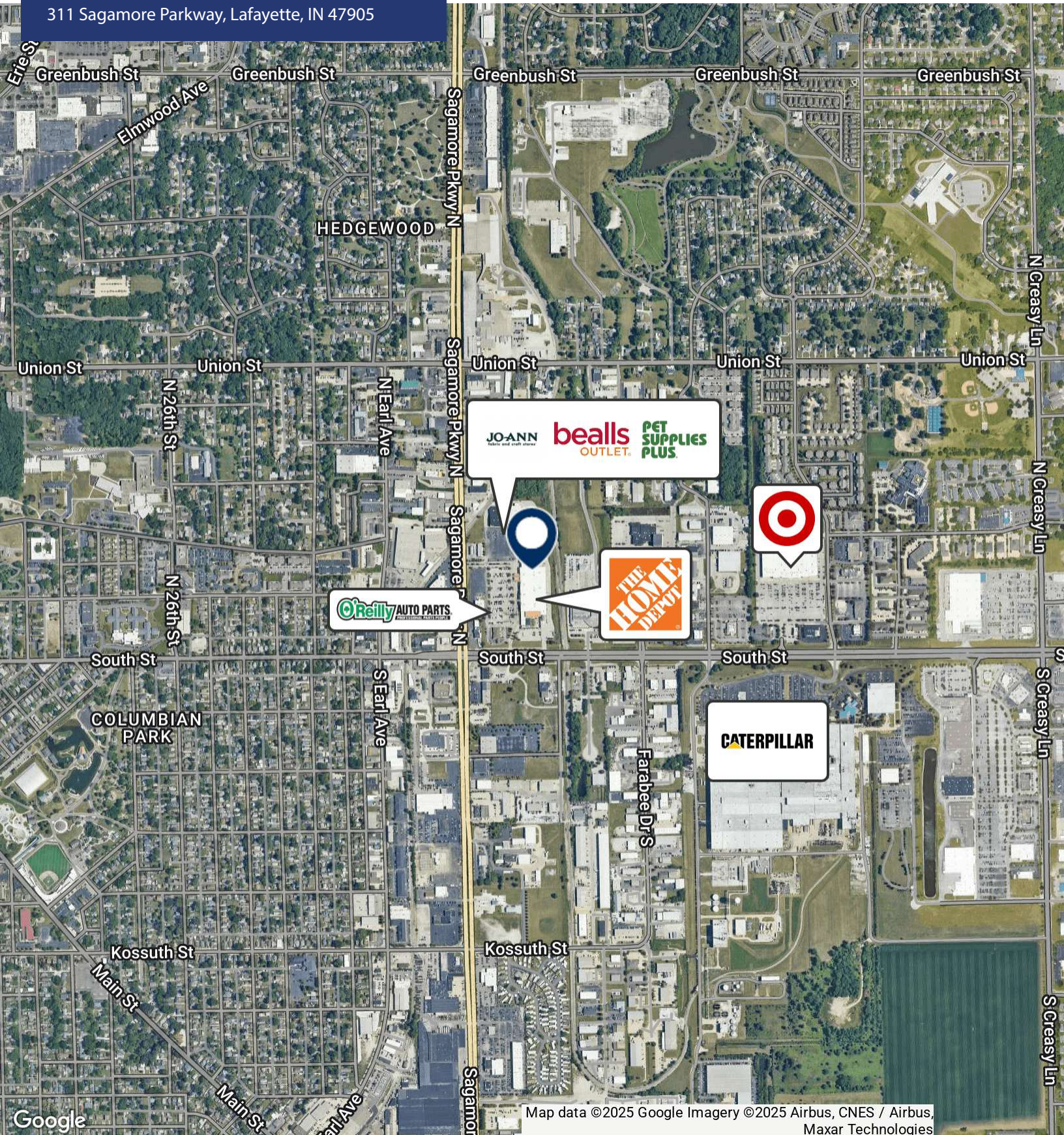
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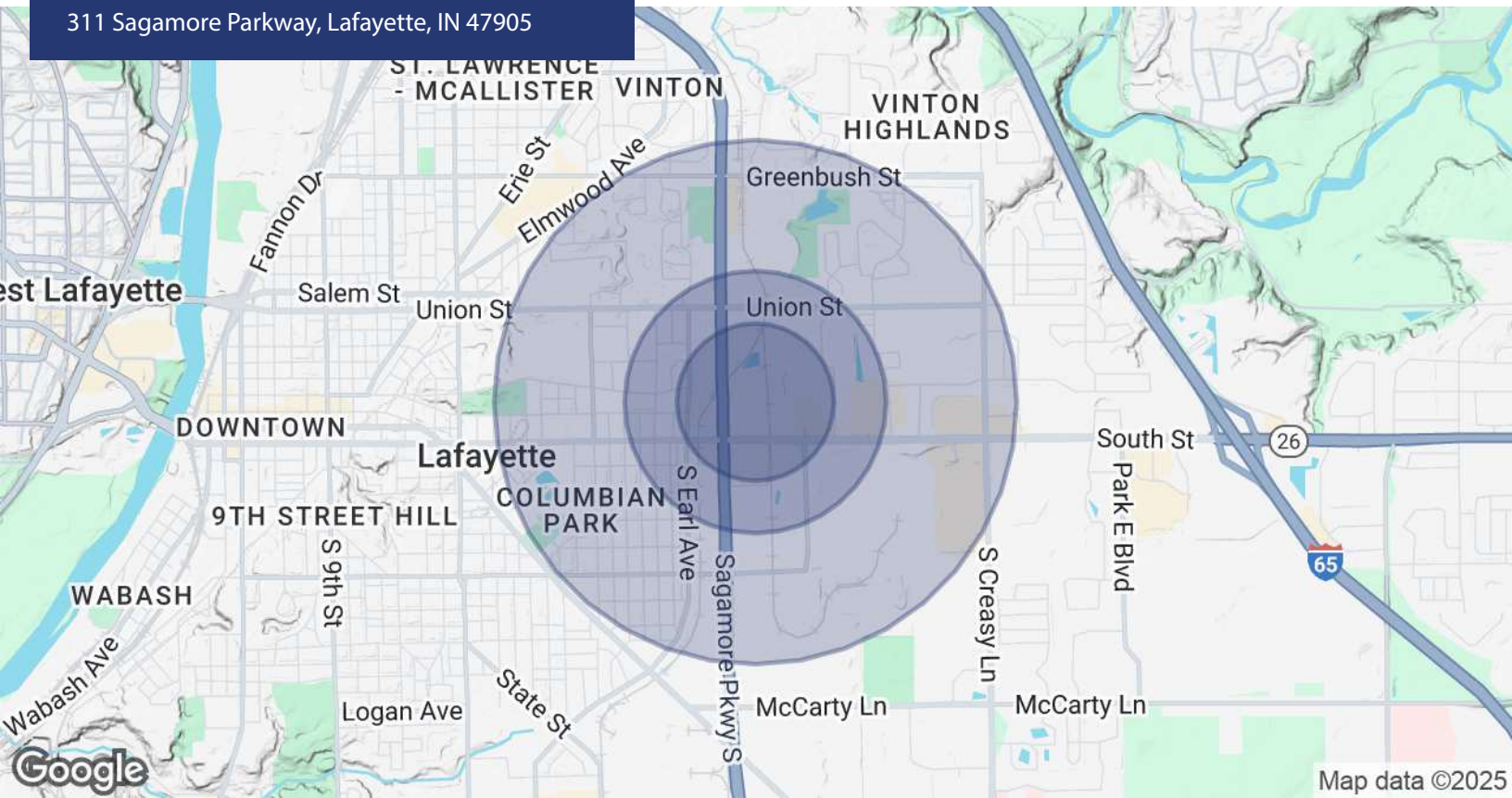
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	30	982	7,873
Average Age	43	41	40
Average Age (Male)	40	39	38
Average Age (Female)	45	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	16	485	3,444
# of Persons per HH	1.9	2	2.3
Average HH Income	\$60,288	\$59,269	\$60,639
Average House Value	\$117,732	\$134,643	\$163,481

Demographics data derived from AlphaMap

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