

**PROPERTY DESCRIPTION**

Well-maintained, multi-tenant building with four floors, an elevator, smaller suites, and individual offices available.

On-site parking and mail delivery.

PROPERTY HIGHLIGHTS

- Excellent visibility
- Natural lighting
- Ease of parking

OFFERING SUMMARY

Lease Rate:	\$2.78 - 15.00 SF/yr (MG; Gross)
Number of Units:	12
Available SF:	735 - 2,200 SF
Lot Size:	37,931 SF
Building Size:	27,486 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	239	1,060	3,360
Total Population	543	2,400	7,642
Average HH Income	\$53,623	\$56,448	\$58,406

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OFFICE BUILDING FOR LEASE

401 S EARL AVE

Lafayette, IN 47904

SHOOK COMMERCIAL
REAL ESTATE



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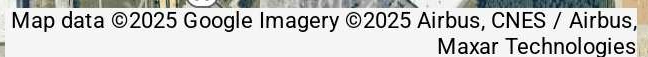
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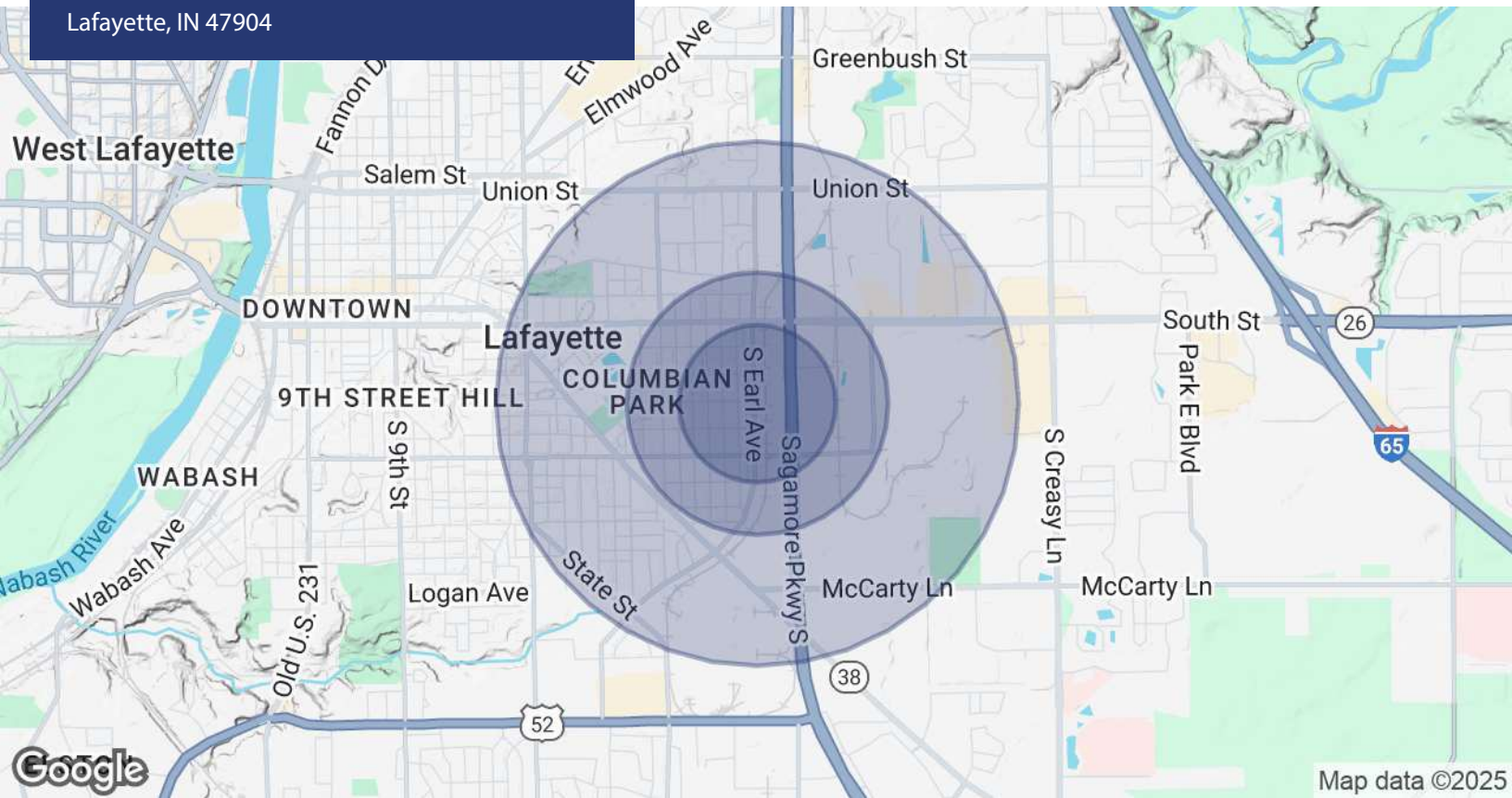
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	543	2,400	7,642
Average Age	39	39	40
Average Age (Male)	39	38	38
Average Age (Female)	39	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	239	1,060	3,360
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$53,623	\$56,448	\$58,406
Average House Value	\$115,091	\$135,547	\$156,184

Demographics data derived from AlphaMap

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