

RIVER MARKET

235 East State Street, West Lafayette, IN 47906



PROPERTY DESCRIPTION

River Market Apartments and Shoppes is an established mixed use property just moments from Purdue University. The property offers three floors of apartments above ground level commercial suites. Ample surface parking serves the tenants, a rarity in this area. Commercial tenants benefit from excellent visibility to State Street and South River Road. Furthermore it is conveniently located to both local and University traffic. There is currently one commercial space available for lease. 235 E. State Street is 344 square feet and available for lease at a base rent of \$25/sf/year triple net (NNN). The triple net estimate is \$7.63/sf/year.

PROPERTY HIGHLIGHTS

- Great visibility
- Strong traffic counts
- Existing buildout

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	344 SF
Building Size:	368,316 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	8,691	19,494	32,802
Total Population	20,768	55,350	86,433
Average HH Income	\$39,525	\$56,649	\$60,997

JIM PITOUKKAS

317.281.8811

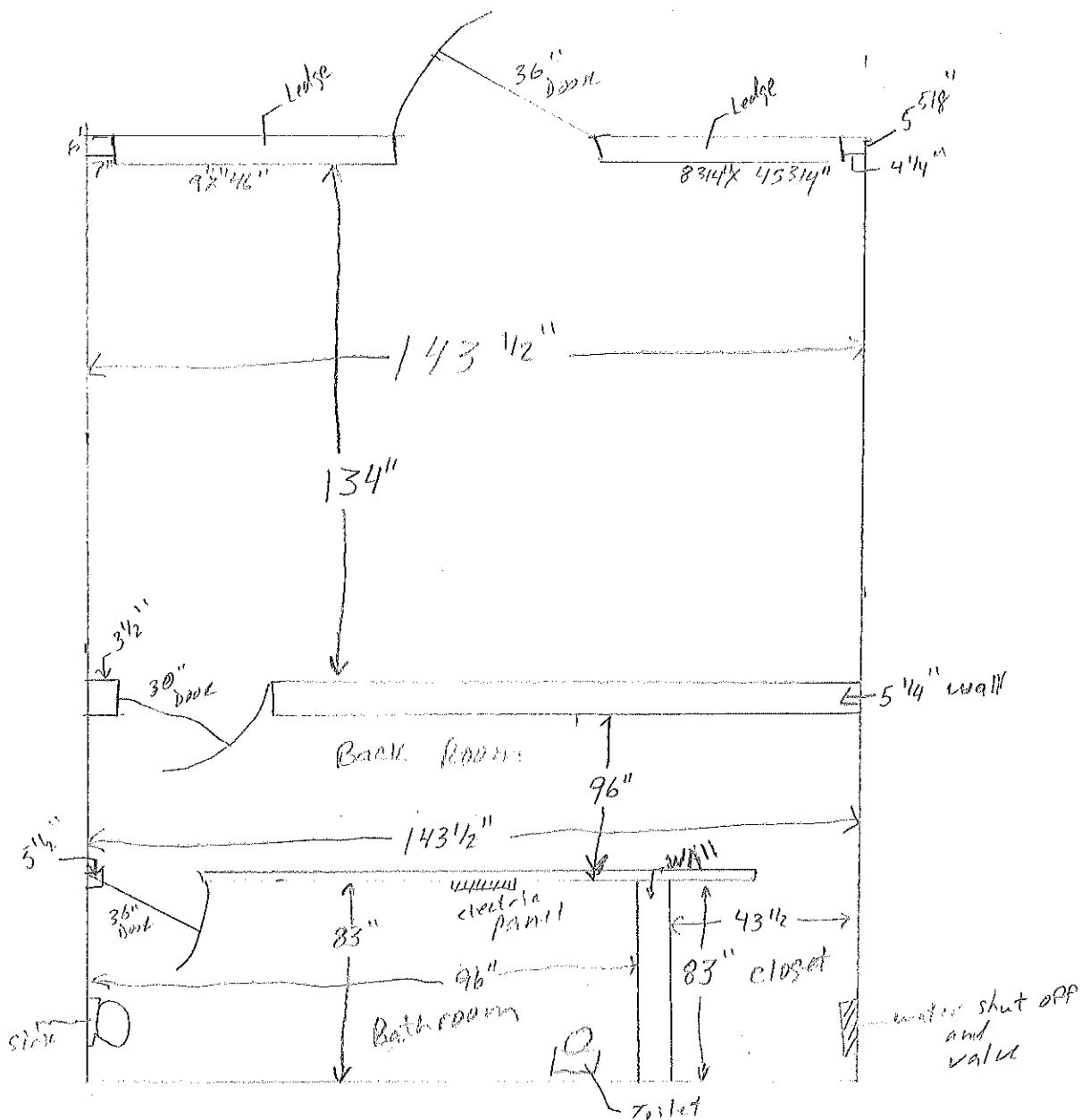
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front of 5700 ft



J. Mechanic and STORE

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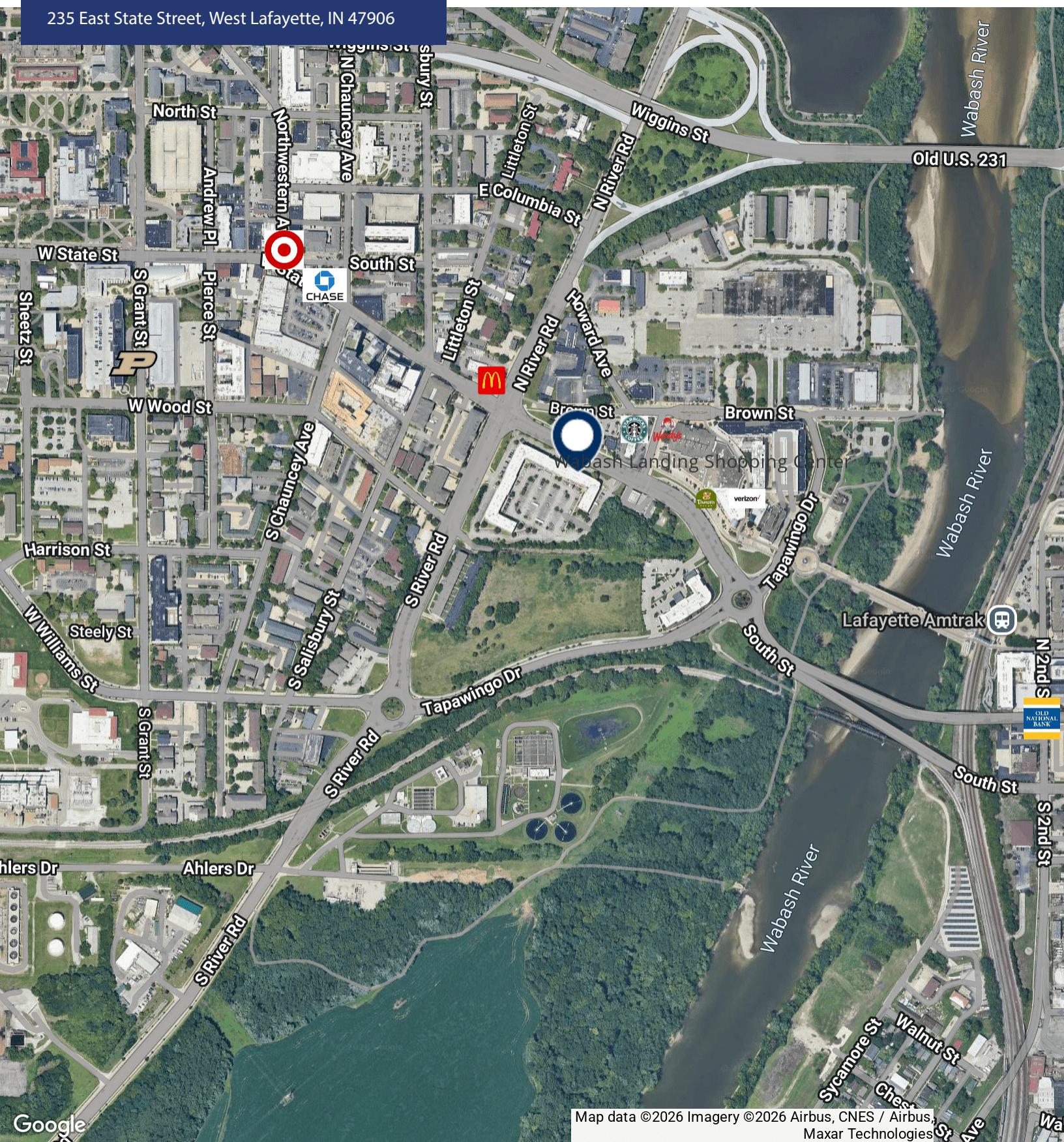
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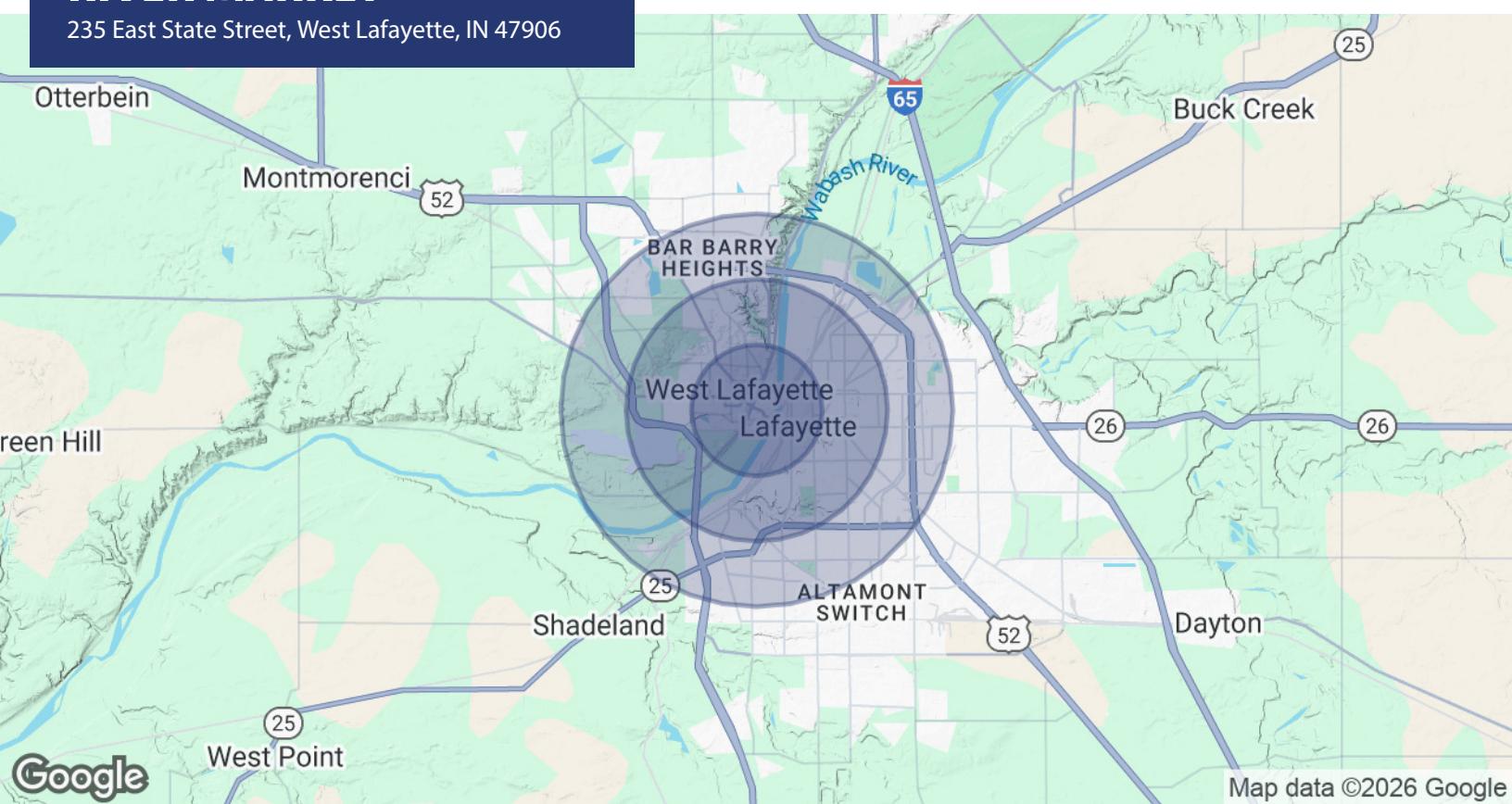
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	20,768	55,350	86,433
Average Age	27	30	33
Average Age (Male)	27	30	32
Average Age (Female)	27	31	33

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	8,691	19,494	32,802
# of Persons per HH	2.4	2.8	2.6
Average HH Income	\$39,525	\$56,649	\$60,997
Average House Value	\$224,405	\$203,161	\$211,467

Demographics data derived from AlphaMap

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