

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
jpitoukkas@shook.com

TODD MURRAY

312.810.5565
tmurray@shook.com

A hand-drawn floor plan of a house, oriented with the front of the house at the top. The plan includes the following details:

- Front Porch:** Located at the top, featuring a curved roofline on the left and a flat roof on the right. Dimensions include a width of $9' \times 11/16"$ on the left and $8' 3/4" \times 4' 5' 3/4"$ on the right. A "36" door" is indicated on the left side of the porch. "Ledge" is written above the porch area.
- Main Living Area:** A large rectangular space with a width of $14' 3' 1/2"$ and a depth of $13' 4"$. A "30" door" is located on the left wall. A "5' 1/4" wall" is indicated on the right side.
- Back Room:** Located below the main living area, with a width of $14' 3' 1/2"$ and a depth of $9' 6"$. It contains a "36" door" on the left wall and a "water shut off and valve" on the right wall.
- Bathroom:** Located below the back room, with a width of $9' 6"$ and a depth of $8' 3"$. It contains a "36" door" on the left wall and a "toilet" on the right wall.
- Electrical Panel:** Located in the back room, near the bathroom.
- Other Features:** A "sink" is located in the bottom left corner. A "5' 1/4" wall" is also indicated on the left side of the back room.

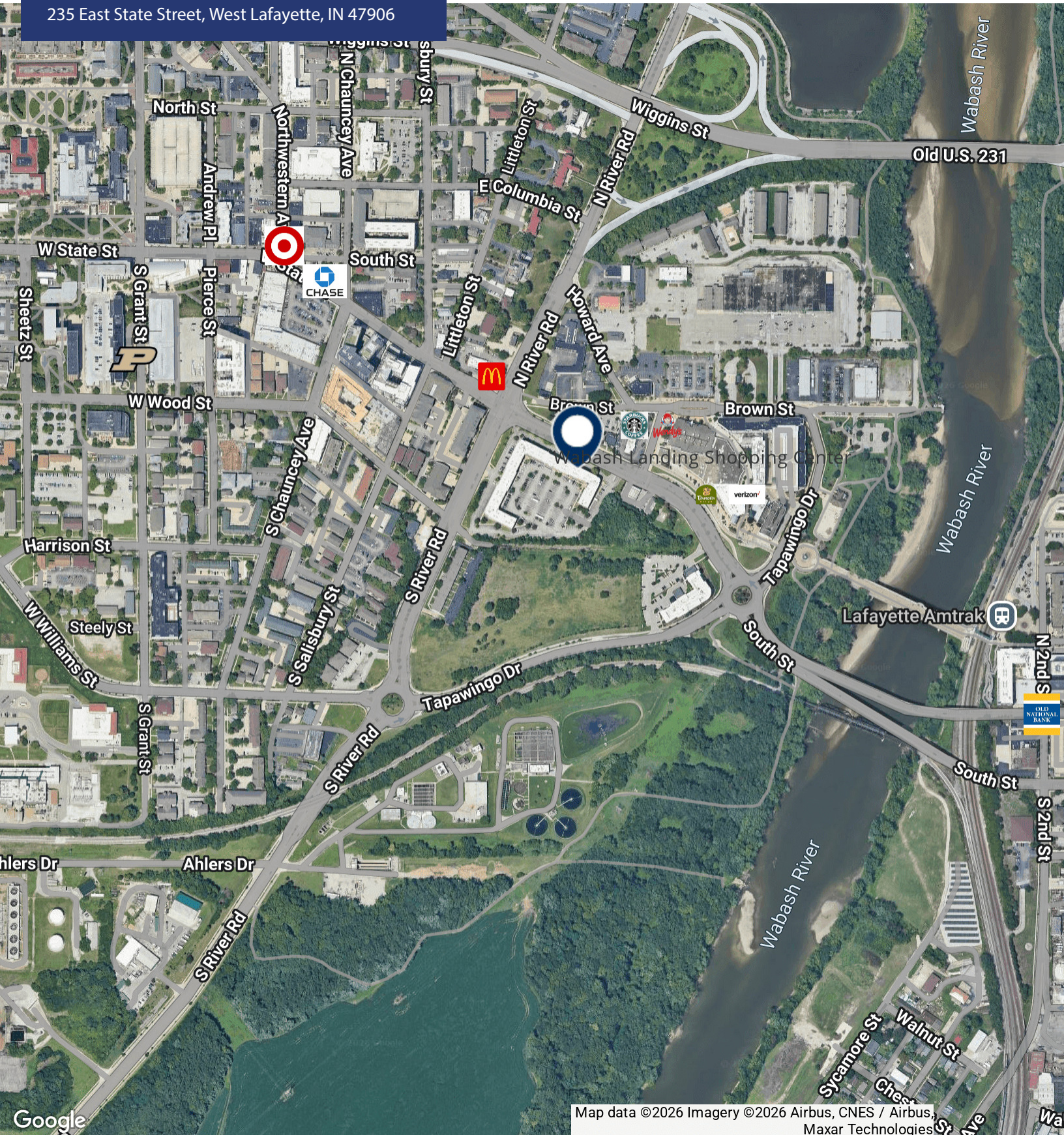
I. mechanic old STORE

RETAIL PROPERTY FOR LEASE

RIVER MARKET

235 East State Street, West Lafayette, IN 47906

SHOOK COMMERCIAL
REAL ESTATE



Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

JIM PITOUKKAS

317.281.8811

jpitoukkas@shook.com

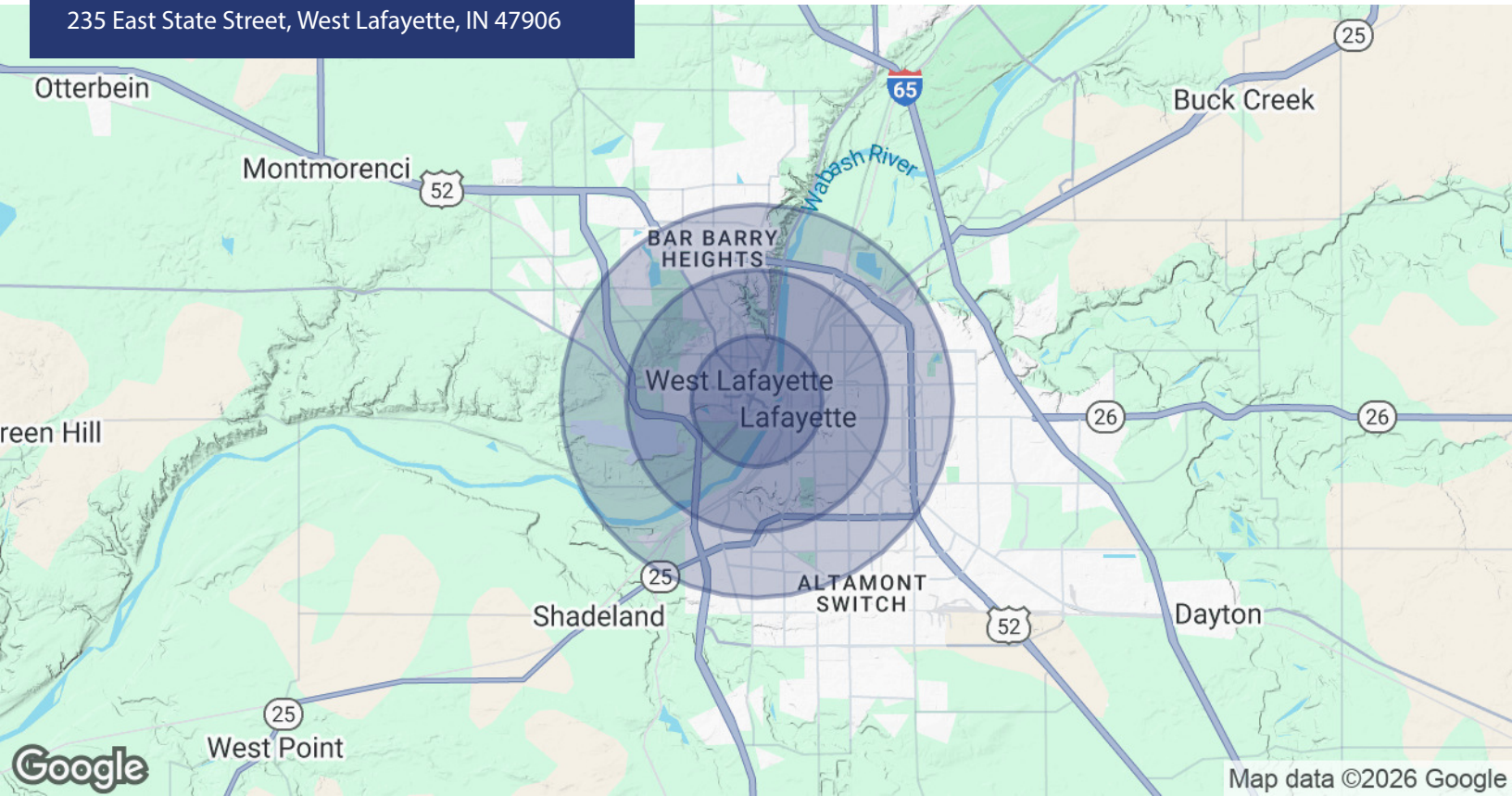
TODD MURRAY

312.810.5565

tmurray@shook.com

RIVER MARKET

235 East State Street, West Lafayette, IN 47906



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

JIM PITOUKKAS

317.281.8811

jpitoukkas@shook.com

TODD MURRAY

312.810.5565

tmurray@shook.com