

RETAIL/OFFICE FOR LEASE



2108 IFCU WAY | LAFAYETTE, IN 47909



SUITE 4
LEASE TYPE: NNN
AREA: 4,500 SF
RATE: \$17.50 BASE with
\$4.50 CAM

SUMMARY

4,500 SF of exquisite retail space available in suite 4. It's ideal for a variety of business needs with a practical layout, suitable for retail, office, or service-oriented businesses. The property is well-maintained, providing a welcoming environment for clients and customers.



BRAD NEIHOUSER 765-427-5052 | bneiouser@shook.com

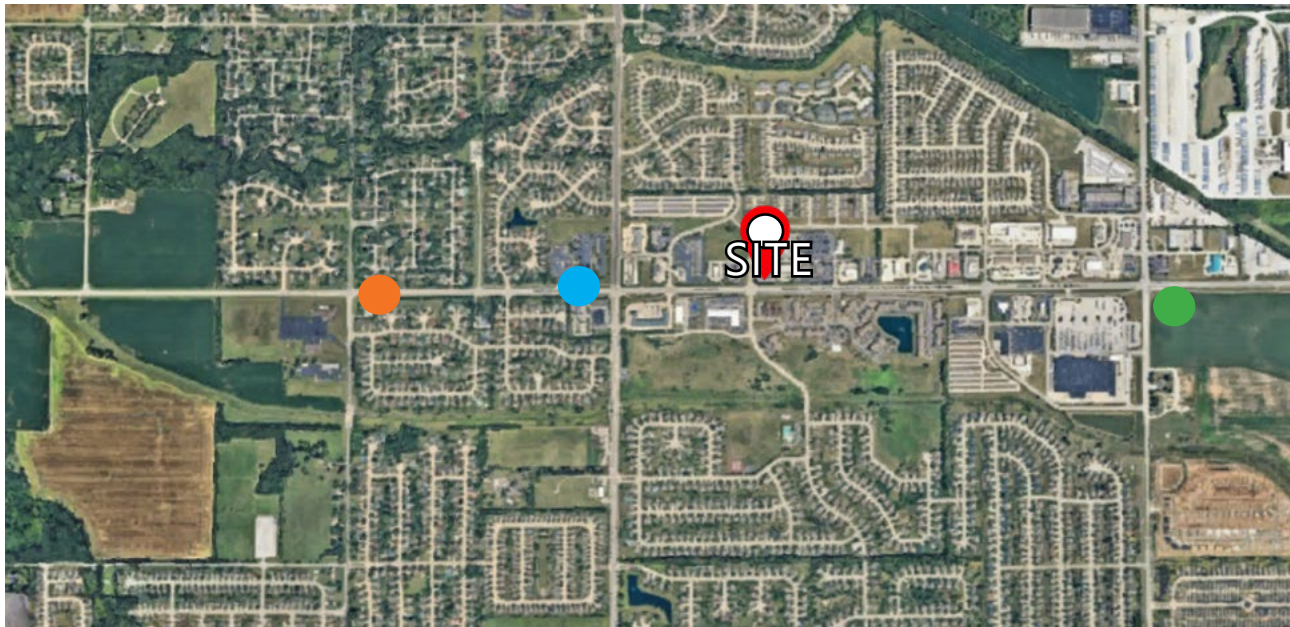


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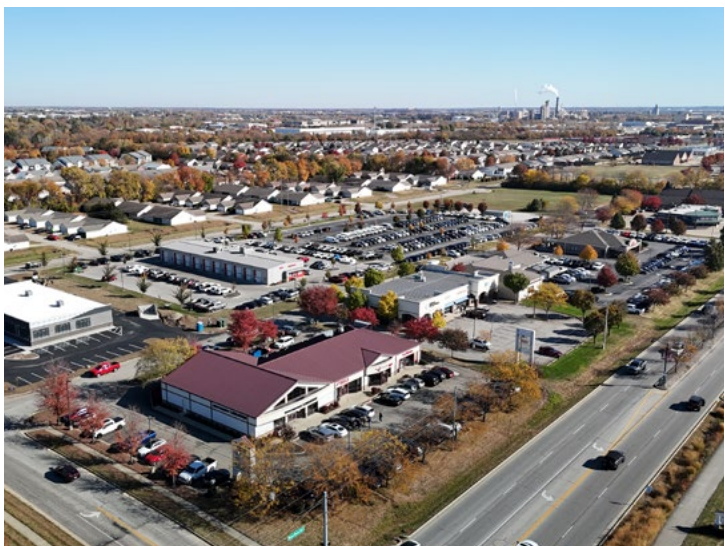
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LOCATION DESCRIPTION

This suite is situated at the corner of IFCU way and Veterans Memorial PKWY. It is nestled within the highly sought-after Veterans Memorial Parkway retail district. The location benefits from excellent visibility and is easily accessible from major roads, making it convenient for both clients and employees. This thriving retail corridor draws consistent traffic, offering businesses high exposure and an attractive customer base.

- 16,888 cars AADT (2023) 0.1 Miles East of S 9th St. on Veterans Memorial Parkway
- 6,685 cars AADT (2021) Veterans Memorial Parkway and 18th Street
- 11,648 cars AADT (2023) Concord Road and Veterans Memorial Parkway



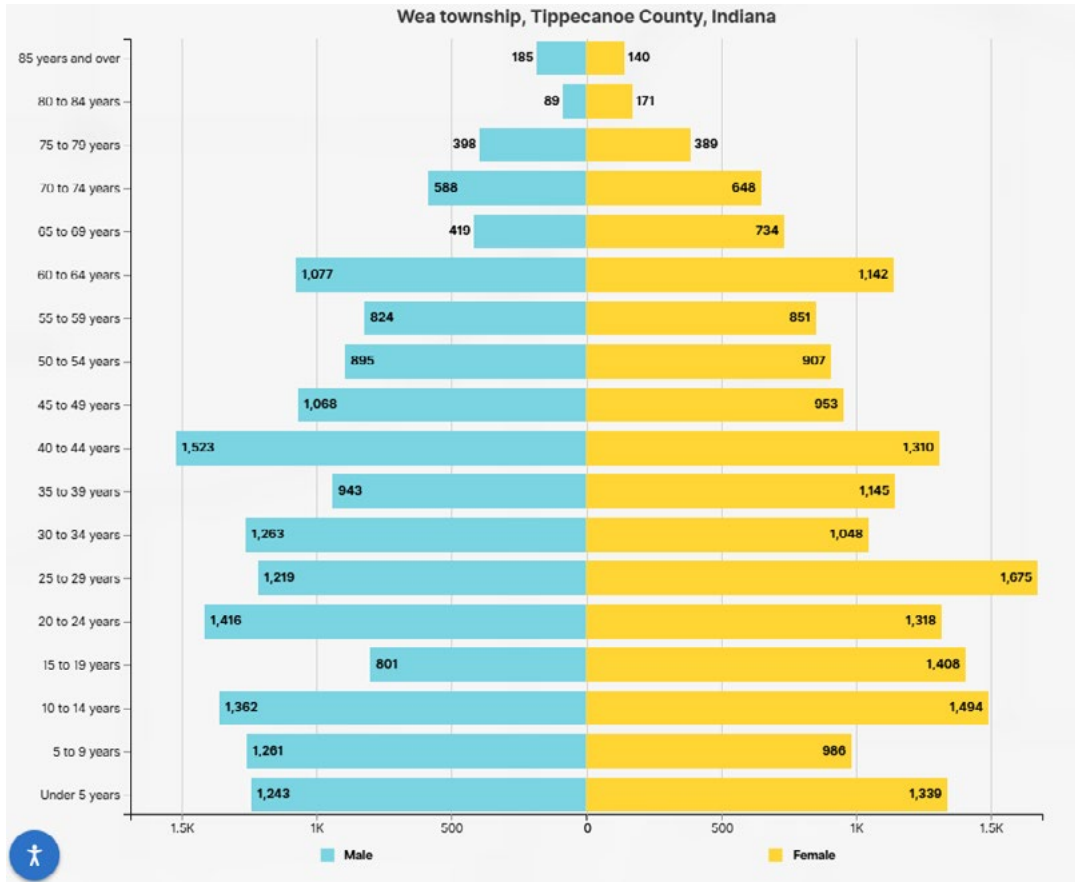
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Income and Earnings

\$66,085 ± \$4,021

Median Household Income in Wea township, Tippecanoe County, Indiana

\$60,762 ± \$2,838

Median Household Income in Tippecanoe County, Indiana

S1901 | 2022 American Community Survey 5-Year Estimates

Median Income by Types of Families

in Wea township, Tippecanoe County, Indiana

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Families - \$82,754

Married-couple families - \$93,649

Nonfamily households - \$41,014

Families
\$82,754

\$0 \$10K \$20K \$30K \$40K \$50K \$60K \$70K \$80K \$90K \$100K

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