

**PROPERTY DESCRIPTION**

Amazing stand-alone building offers abundant parking and potential access to a large (on property) storage shed in Lafayette's expanding downtown area. With great visibility from Main Street, this is an excellent opportunity for any office or retail user. Recently renovated, the first-floor space offers 2 private offices, 1 restroom and 2 large, open areas perfect for a reception area or meeting rooms.

PROPERTY HIGHLIGHTS

- Ample parking
- Zoned "CB"
- Move-in ready (renovated in 2023)
- Storage Shed/Garage onsite (negotiable)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,750 SF
Building Size:	1,640 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	7,620	21,160	34,813
Total Population	16,112	49,459	91,045
Average HH Income	\$55,566	\$52,291	\$60,732

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OFFICE BUILDING FOR LEASE

1200 MAIN ST

Lafayette, IN 47901

SHOOK COMMERCIAL
REAL ESTATE



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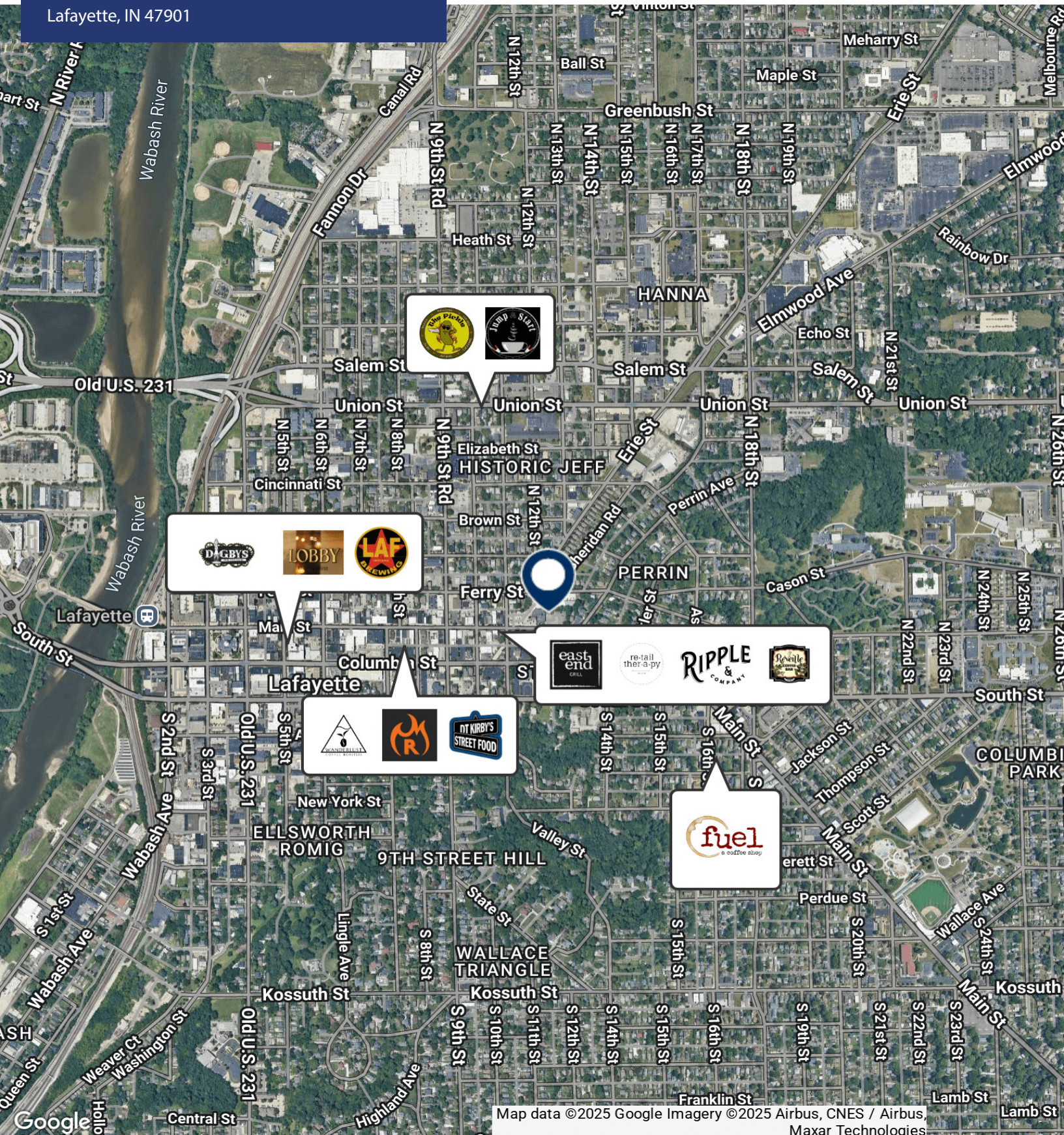
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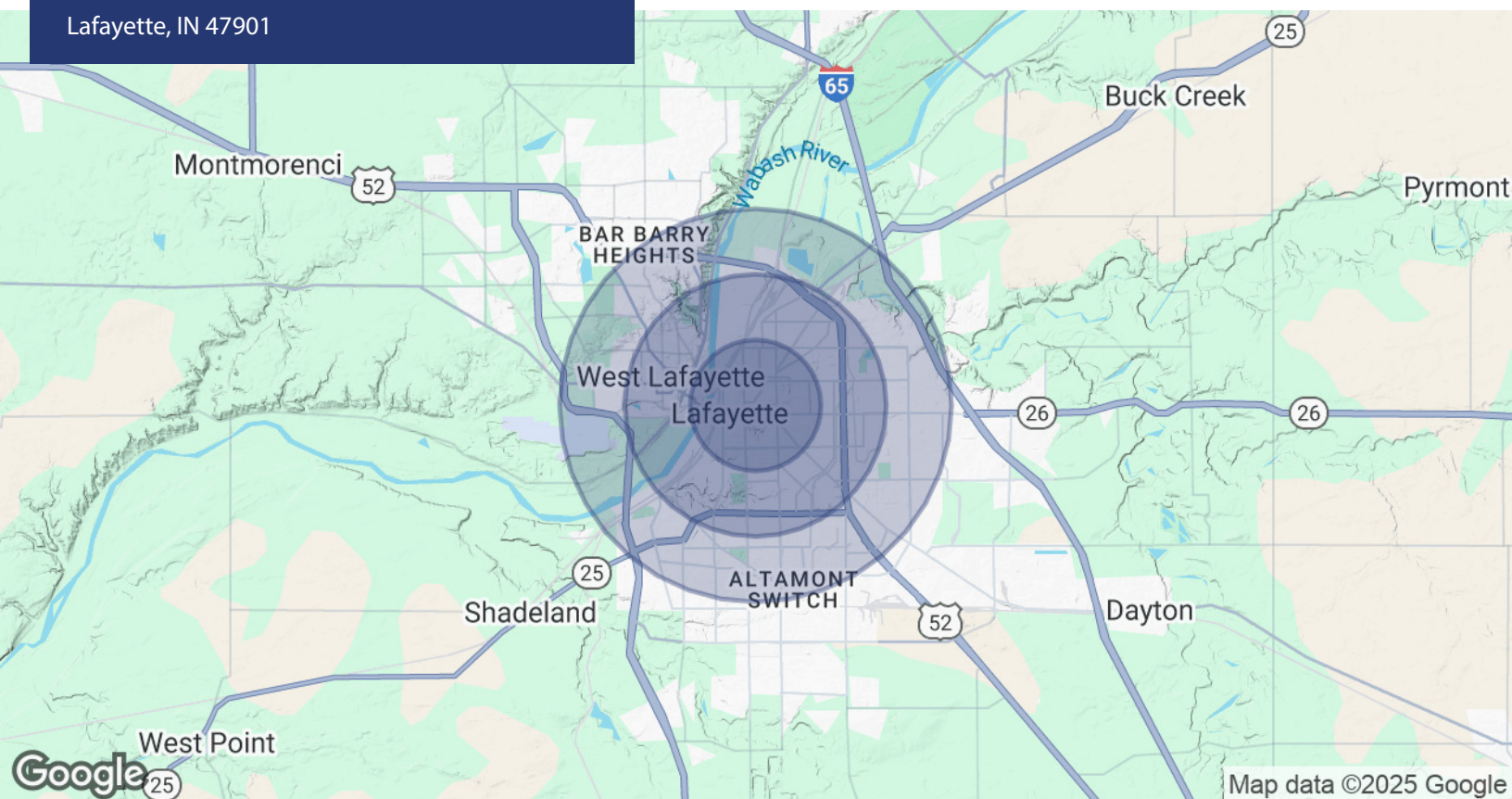
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1200 MAIN ST

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,112	49,459	91,045
Average Age	37	33	33
Average Age (Male)	36	33	32
Average Age (Female)	38	34	34

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,620	21,160	34,813
# of Persons per HH	2.1	2.3	2.6
Average HH Income	\$55,566	\$52,291	\$60,732
Average House Value	\$219,835	\$208,340	\$201,716

Demographics data derived from AlphaMap

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