

500 SAGAMORE PARKWAY WEST | WEST LAFAYETTE, IN 47906



SUITE 4N

~5,000 SF DIVISIBLE
\$22/SF +NNN
NNN ~\$6.85/SF

SUMMARY

The subject property is a well located neighborhood shopping center in the heart of West Lafayette's main retail trade area. The property benefits from over 900 feet of frontage on Sagamore Parkway West where traffic counts exceed 25,000 vehicles per day. Visitors to the center enjoy ample surface parking and easy access. Tenants benefit from excellent signage and a diverse tenant mix. Co-tenants include Fifth Third Bank, Fleet Feet Shoes, Talbots, PURE Regenerative Medicine, Star Nails, Guild Mortgage, Chicos, and more. Aldi, Goodwill, Autozone, O'Reilly, Pizza Hut, and more nationally known retailers are all located in the immediate vicinity.

The Sagamore Parkway West corridor is predominately commercial in nature. Immediately north and south of the corridor the area transitions to established and desirable residential areas. Located less than 2 miles to Purdue University, the businesses in the area can easily serve the university and local population alike. West Lafayette has been, and continues to be, nationally recognized for affordable housing options, excellent career opportunities, and high quality of life.

AREA DEMOGRAPHICS

2023 Total Population (within 3 miles): 73,331
2023 Average Household Income (within 1 mile): \$107,682



DUSTIN ZUFALL

765-427-2047 | dzufall@shook.com

JIM PITOUKKAS

317-281-8811 | jpitoukkas@shook.com

COMMERCIAL SPACE FOR LEASE



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TENANTS

Talbots	Star Nails	Fleet Feet
ReNu You Med Spa	Chico's	Guild Mortgage
Team Rehabilitation	Fifth Third Bank	Pure Regenerative Medicine
765 Korean Eats		



DUSTIN ZUFALL

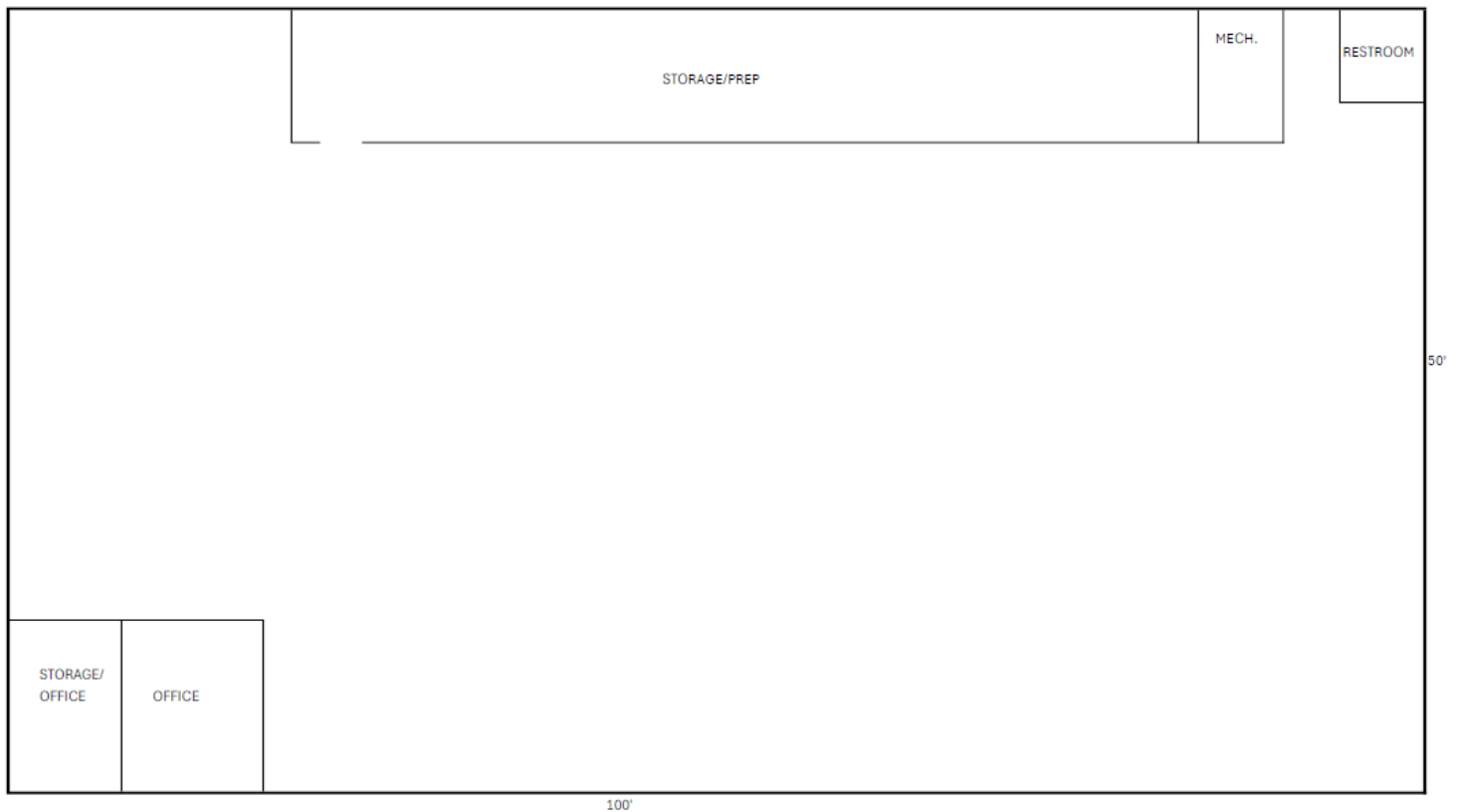
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SUITE 4N SPACE PLAN



*ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD BE VERIFIED BY TENANT

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