



AVAILABLE SF

16,854 SF

LEASE RATE

NEGOTIABLE

## PROPERTY HIGHLIGHTS

- Sublease available for 16,854 SF stand-alone retail building
- Former CVS
- Lease directly from the owner
- Wide open floor plan, w/ ample parking
- Located directly on US-52
- Less than two miles to I-65
- Surrounded by amenities of all kinds

FOR SUBLEASE

## CVS SUBLEASE- LAFAYETTE

50 Sagamore Pkwy  
S, Lafayette, IN  
47905



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## CVS SUBLEASE-LAFAYETTE

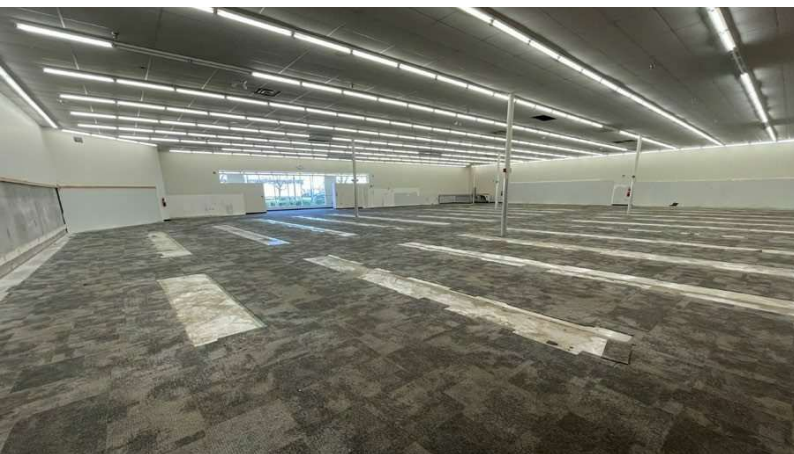
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**FOR LEASE**



### PROPERTY DESCRIPTION

Boasting a highly visible location, ample parking, & versatile floor space, this opportunity presents an ideal space for a variety of business ventures. With direct access to high foot & vehicle traffic, this space offers an unparalleled opportunity for businesses to showcase their offerings & attract customers. Lease directly from the owner to secure a prime spot in this thriving commercial corridor & elevate your brand presence in the market.



### LOCATION DESCRIPTION

Discover the vibrant community surrounding the property on Sagamore Parkway. Located in Lafayette, IN, this bustling area is surrounded by a diverse array of retail, dining, & entertainment options, offering a prime location for a retail or free-standing building tenant. Enjoy proximity to popular destinations such as Tippecanoe Mall, Columbian Park Zoo, & the historic downtown district. Also, not far from Purdue University. With easy access to major roadways & a strong local customer base, the area presents an exciting opportunity for businesses looking to thrive in a dynamic & growing market.



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# CVS SUBLEASE-LAFAYETTE

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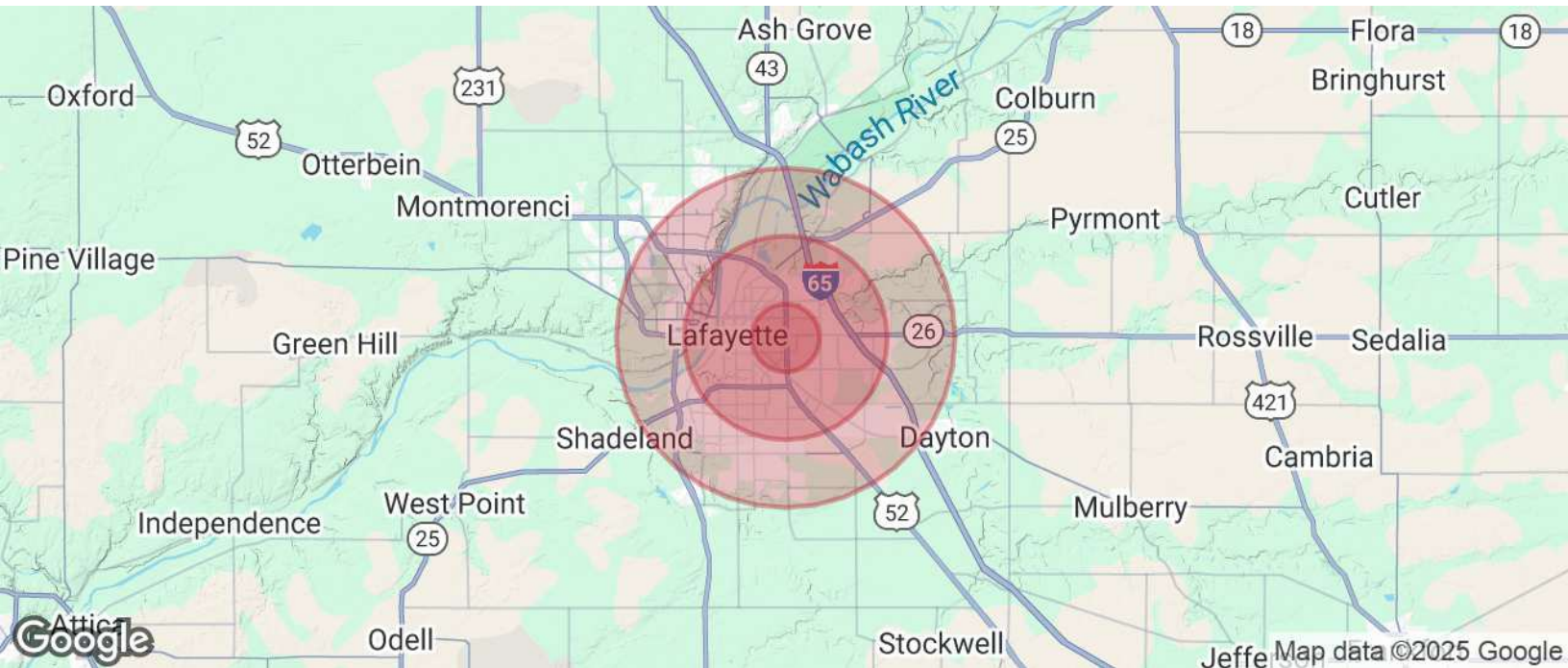
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,479	74,457	137,411
Average Age	40	36	35
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,261	33,317	53,331
# of Persons per HH	2.3	2.2	2.6
Average HH Income	\$60,401	\$59,737	\$72,128
Average House Value	\$159,058	\$213,317	\$232,754

Demographics data derived from AlphaMap

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