

LAND FOR SALE

4509 MCCARTY LN

Lafayette, IN 47905

SHOOK COMMERCIAL
REAL ESTATE



PROPERTY DESCRIPTION

Approximately 155 acres of industrial land near major hospitals, manufacturers, and all major Lafayette thoroughfares. High visibility and easy access from McCarty Lane. Devising options are available.

PROPERTY HIGHLIGHTS

- Less than twenty minutes to Purdue University's campus in West Lafayette and minutes to all area thoroughfares to all directions.
- Heavy traffic counts and main road frontage ensure easy access and excellent visibility

OFFERING SUMMARY

Sale Price:	\$110,000 / acre
Lot Size:	155 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	86	1,895
Total Population	50	163	4,044
Average HH Income	\$74,352	\$72,344	\$72,984

JIM PITOUKKAS

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STEPHEN SHOOK

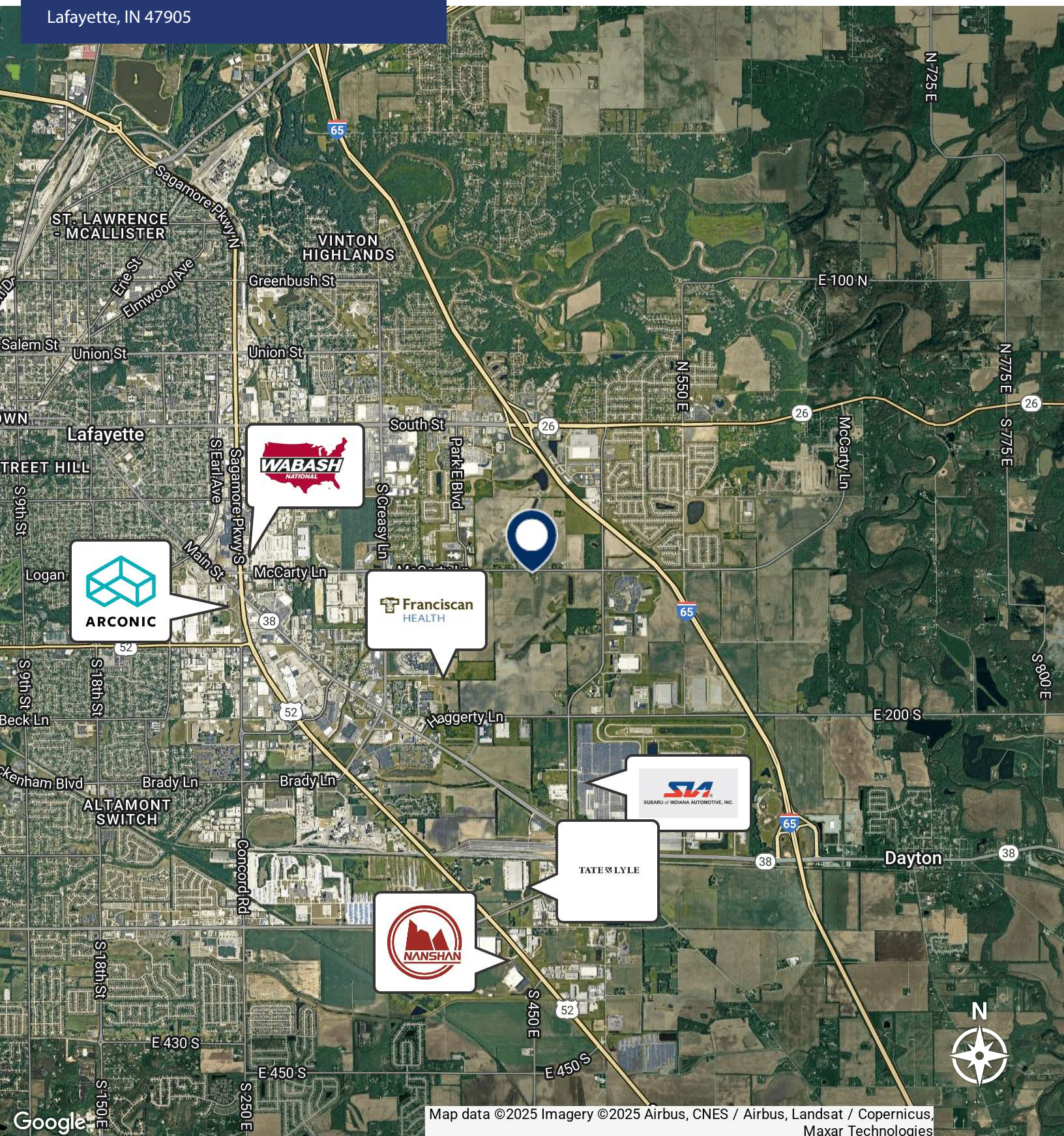
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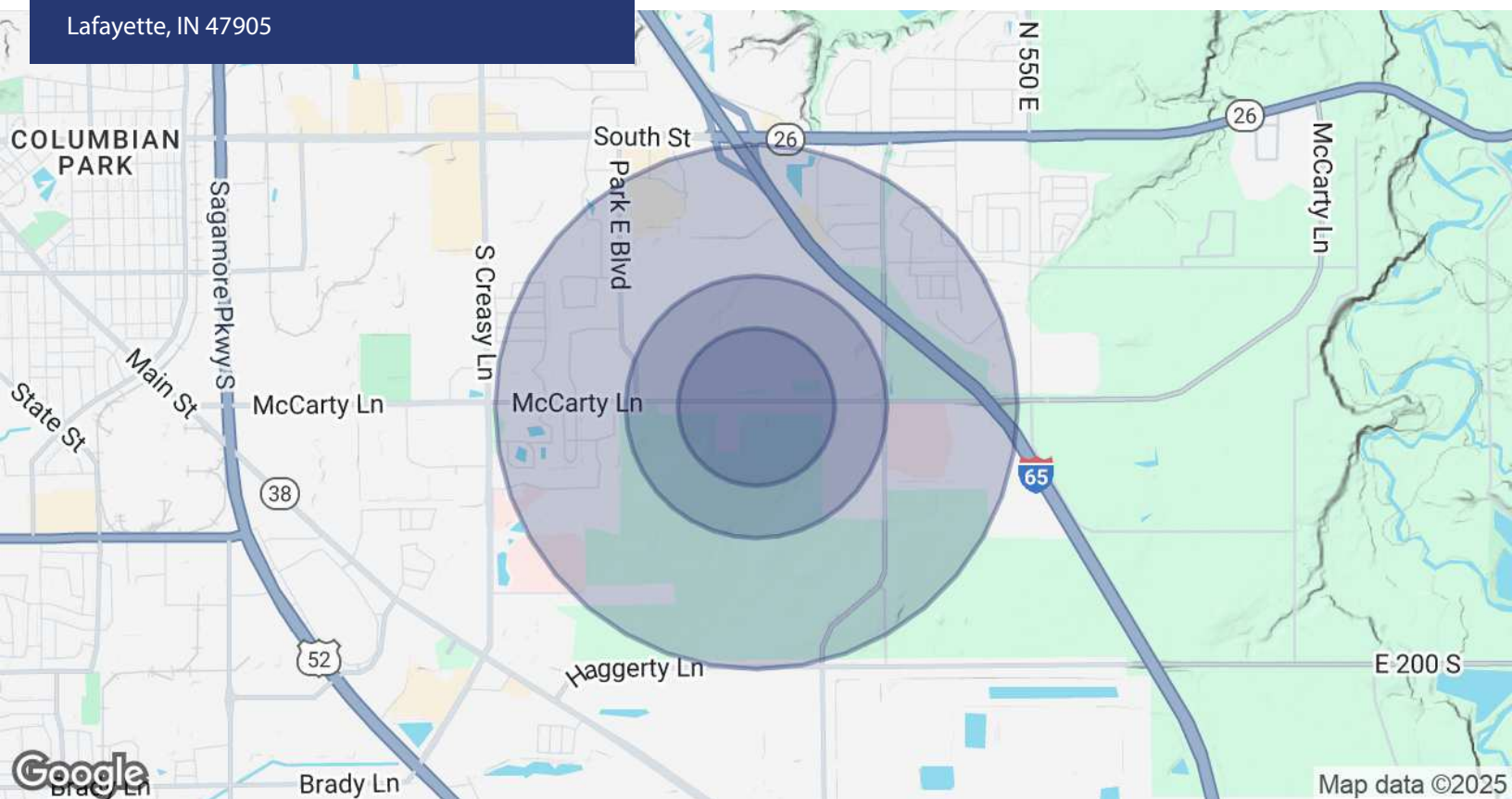
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	50	163	4,044
Average Age	43	41	37
Average Age (Male)	41	39	36
Average Age (Female)	45	43	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	86	1,895
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$74,352	\$72,344	\$72,984
Average House Value	\$297,994	\$282,329	\$222,334

Demographics data derived from AlphaMap

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LAND FOR SALE

4509 McCARTY LANE | LAFAYETTE, IN

SHOOK
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- **11,455** cars per day
McCarty Ln. 0.25 mi. W of
Veteran's Memorial Pkwy
- **11,539** cars per day
Veteran's Memorial Pkwy
0.25 mi. N or CR200 S
- **46,181** cars per day
I-65 1.00 mi. N or SR 38
- **16,095** cars per day
McCarty Ln. 0.25 mi. E of
Creasy Ln.

DEMOGRAPHICS

	3 mi.	5 mi.	7 mi.
Population:	34,835	103,385	148,201
Households:	14,876	42,628	56,120
Income:	\$62,999	\$59,291	\$64,378

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