

# 308 NORTH 4TH STREET

Lafayette, IN 47901



## PROPERTY DESCRIPTION

Welcome to 308 N 4th St, a lower-level commercial offering a flexible layout that would be suitable for a variety of uses. This space previously operated as a martial arts studio for over 20 years, and features a large open area ideal for fitness, office, or creative businesses. The layout allows for easy customization with room for group activities or workspace buildout. Includes a private restroom and storage areas. Direct street-level access provides convenience for clients and staff.

## PROPERTY HIGHLIGHTS

- Open floor plan with large usable area
- Ideal for fitness, office, or retail use
- Great for group activities or open concept spaces
- Private restroom and storage space
- Dedicated entry with stair access
- Downtown Lafayette location
- Near Purdue University
- High visibility and traffic area
- Walkable to shops, dining, and services
- Accessible parking nearby

## OFFERING SUMMARY

Lease Rate:	\$8 SF/yr (Gross)
Available SF:	2,073 SF
Building Size:	6,404 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	10,025	21,489	34,449
Total Population	20,161	57,785	88,168
Average HH Income	\$45,261	\$56,505	\$62,569

### EMILY GINN

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### GINN TEAM

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RETAIL PROPERTY FOR LEASE

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**SHOOK** COMMERCIAL  
REAL ESTATE



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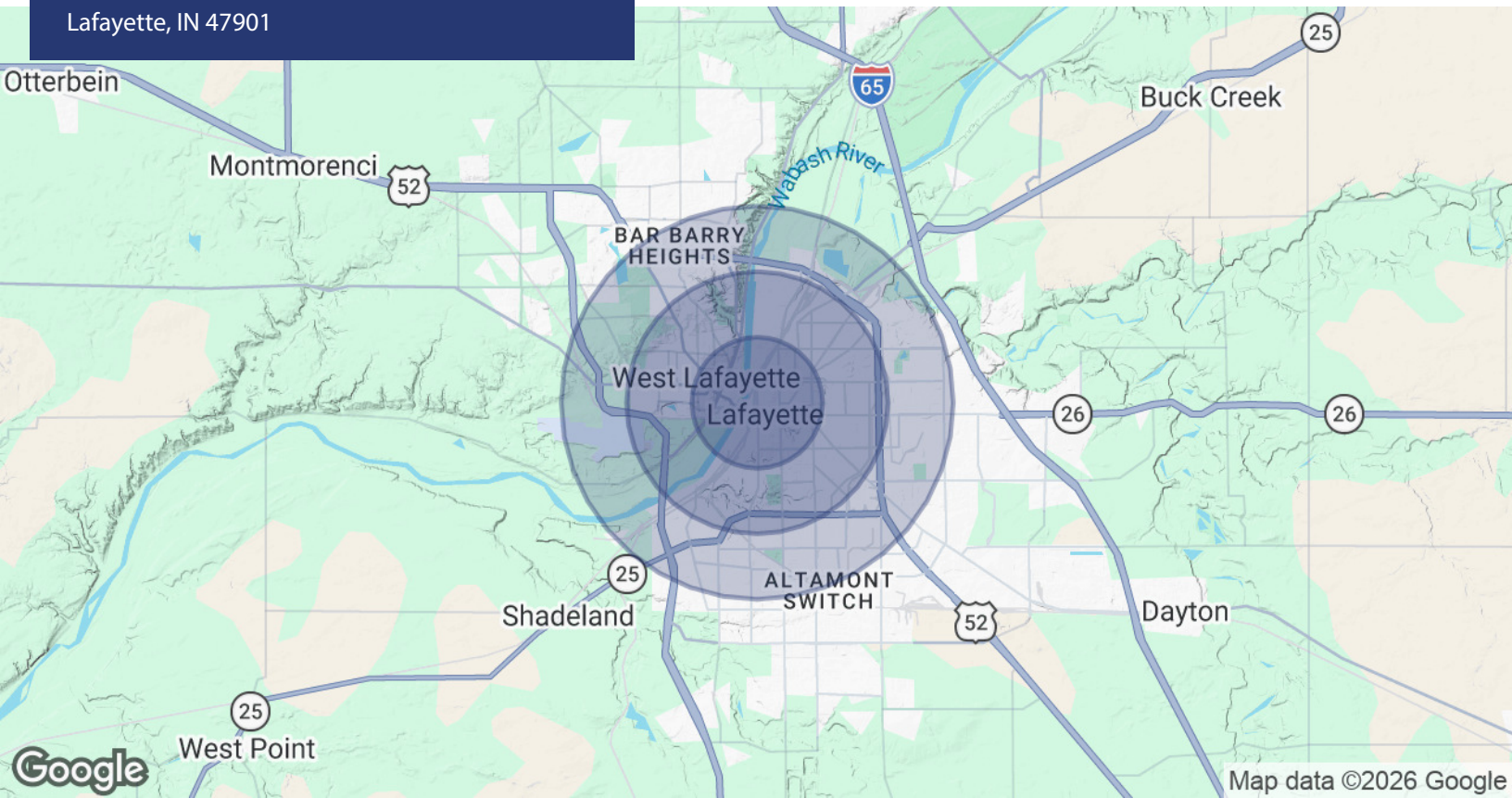
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	20,161	57,785	88,168
Average Age	28.1	28.4	30.3
Average Age (Male)	28.4	28.0	29.9
Average Age (Female)	28.1	29.6	31.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	10,025	21,489	34,449
# of Persons per HH	2.0	2.7	2.6
Average HH Income	\$45,261	\$56,505	\$62,569
Average House Value	\$165,453	\$182,132	\$192,178

2023 American Community Survey (ACS)

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