

400 N EARL AVE

Lafayette, IN 47904



PROPERTY DESCRIPTION

Position your business for success at 400 N Earl Ave in Lafayette, IN. A highly visible corner property designed to maximize exposure and functionality. The site offers strong frontage, making it ideal for signage and brand visibility.

The property features ample on-site parking, providing convenience for both customers and staff. Its layout and visibility make it well-suited for a variety of retail, office, or service-based users seeking a professional and accessible space.

PROPERTY HIGHLIGHTS

- Excellent visibility and lighting
- Ample Parking

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Number of Units:	10
Available SF:	3,200 SF
Building Size:	17,400 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,348	17,471	33,142
Total Population	9,486	38,157	73,957
Average HH Income	\$66,627	\$65,832	\$61,664

JESSICA ETZLER

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RETAIL PROPERTY FOR LEASE

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SHOOK COMMERCIAL
REAL ESTATE



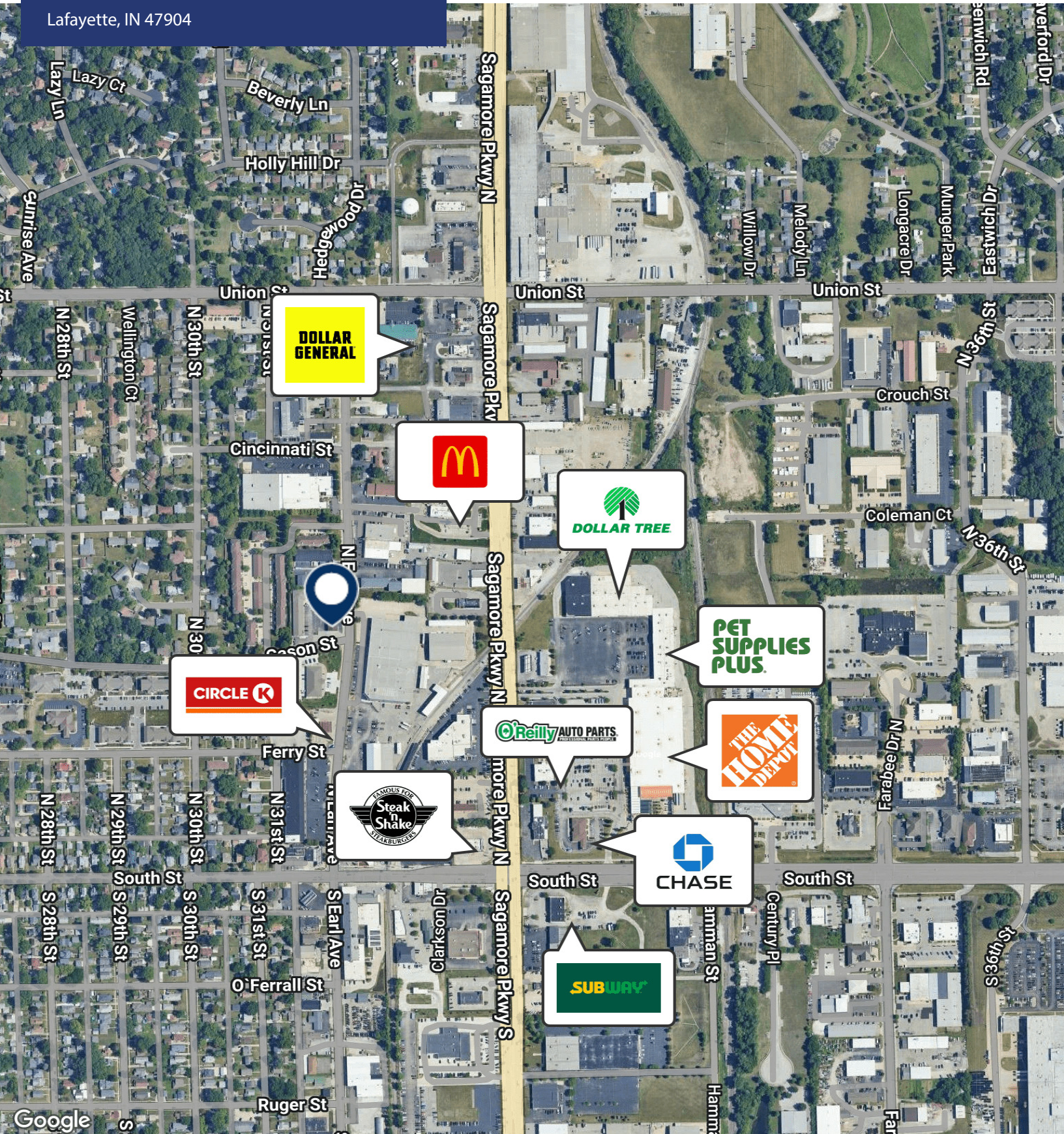
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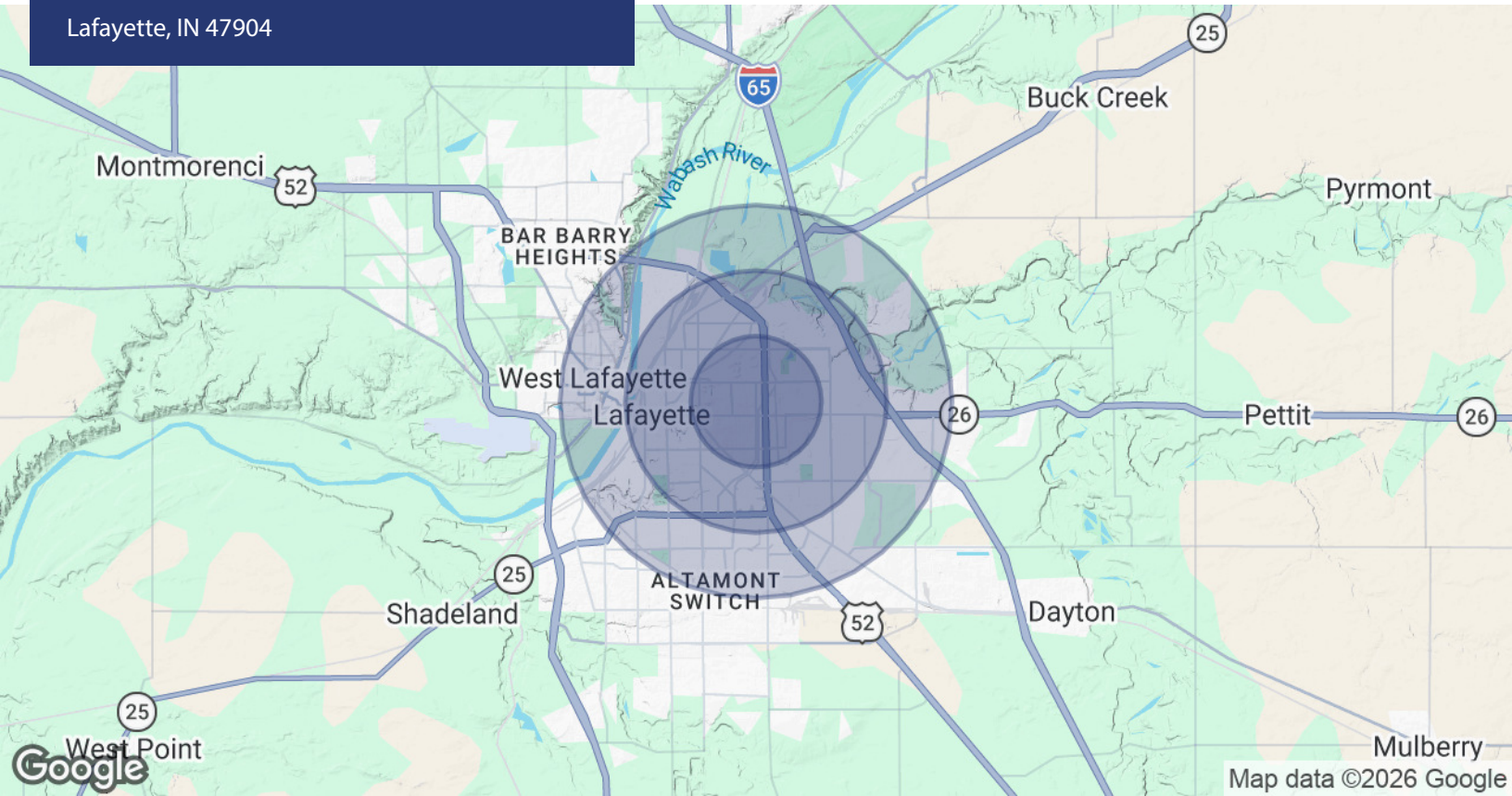
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,486	38,157	73,957
Average Age	36.5	34.7	32.2
Average Age (Male)	32.7	32.6	30.9
Average Age (Female)	41.3	37.2	33.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,348	17,471	33,142
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$66,627	\$65,832	\$61,664
Average House Value	\$146,393	\$161,860	\$184,623

2023 American Community Survey (ACS)

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