

975 MEZZANINE DR

Lafayette, IN 47905



PROPERTY DESCRIPTION

Jim Pitoukkas of Shook Commercial Real Estate is pleased to offer this great single story medical office space for lease. Lafayette Neurology will be vacating in mid-July 2026. With minimal updates, the space can be made ready for the next medical or general office user. The building is an attractive brick building constructed in 2006. Building and monument signage opportunities are available for the new tenant. Come join Magnante Eye Care and Edward Jones!

PROPERTY HIGHLIGHTS

- Existing medical office buildout
- Excellent visibility and signage opportunities
- Attractive brick building
- Off-street parking available

OFFERING SUMMARY

Lease Rate:	\$15.75 SF/yr (\$6.14/sf NNN estimate)
Number of Units:	4
Available SF:	2,770 SF
Lot Size:	33,038 SF
Building Size:	7,172 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,391	8,405	21,738
Total Population	5,249	18,450	49,804
Average HH Income	\$56,992	\$66,232	\$68,283

JIM PITOUKKAS

317.281.8811

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OFFICE BUILDING FOR LEASE

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SHOOK COMMERCIAL
REAL ESTATE



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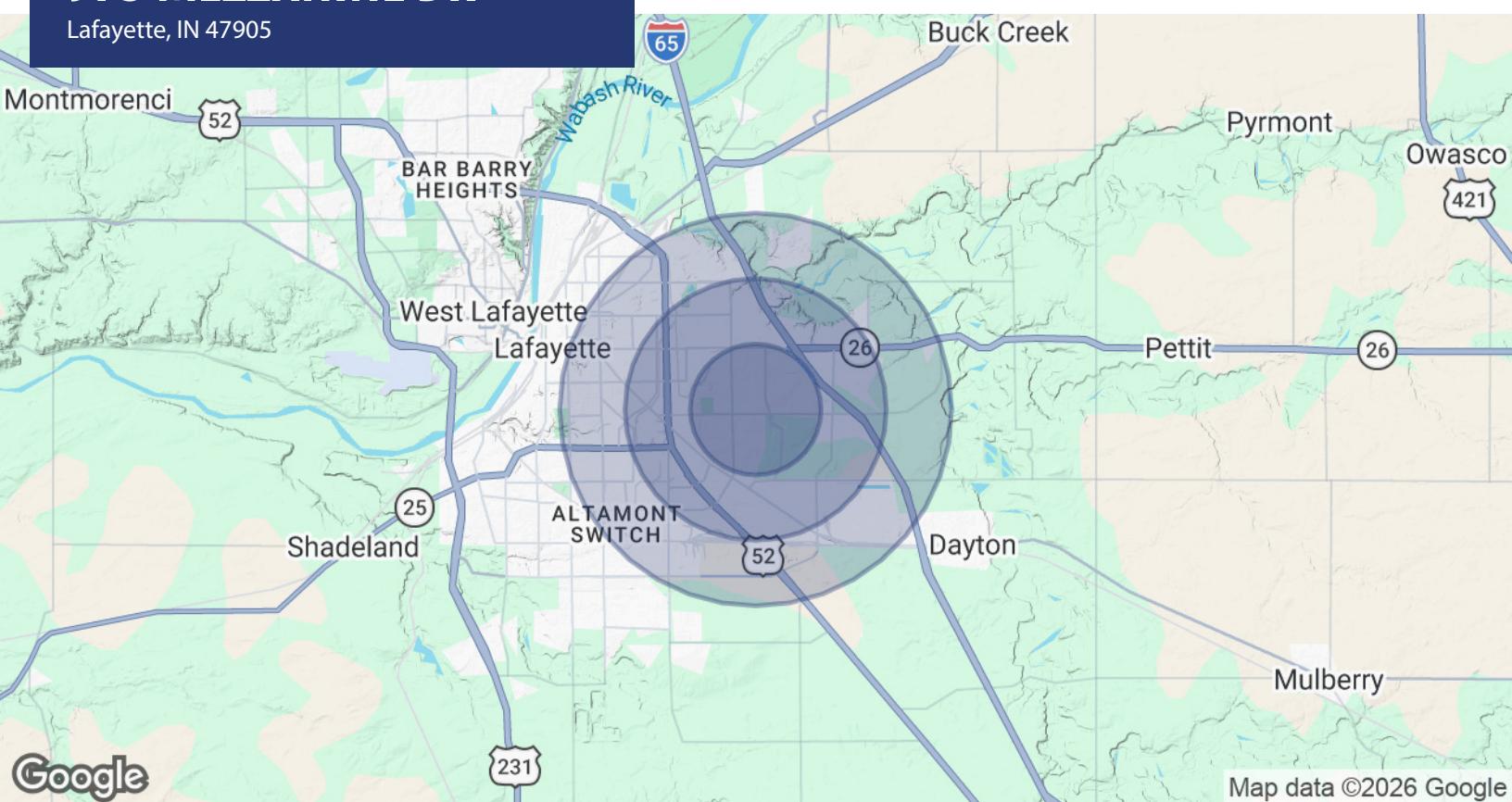
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,249	18,450	49,804
Average Age	36	39	38
Average Age (Male)	35	37	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,391	8,405	21,738
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$56,992	\$66,232	\$68,283
Average House Value	\$206,674	\$207,193	\$209,717

*Demographics data derived from AlphaMap***JIM PITOUKKAS**

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