

COMMERCIAL SPACE FOR LEASE

500 SAGAMORE PARKWAY WEST | WEST LAFAYETTE, IN 47906



SUITE 6N
3,357 SF
\$20/SF +NNN
NNN ~\$6.53/SF

SUITE 5W
2,414 SF
\$20/SF +NNN
NNN ~\$6.53/SF

SUITE 6W
BUILT OUT HAIR SALON
2,414 SF
\$20/SF +NNN
NNN ~\$6.53/SF

SUITE 2E
BUILT OUT MEDICAL
~1,740 SF
\$20/SF +NNN
NNN ~\$6.53/SF

SUMMARY

The subject property is a well located grocery anchored neighborhood shopping center in the heart of West Lafayette's main retail trade area. The property benefits from over 900 feet of frontage on Sagamore Parkway West where traffic counts exceed 25,000 vehicles per day. It offers visitors ample surface parking and easy access. Tenants benefit from excellent signage and tenant mix. Co-tenants include Fifth Third Bank, Fleet Feet Shoes, Talbots, Sunspot Grocers, Star Nails, Caliber Home Loans, Massage Envy, Chicos, and more. Aldi, Goodwill, Autozone, O'Reilly, Pizza Hut, and more are all located in the immediate vicinity.

The Sagamore Parkway West corridor is predominately commercial in nature. Immediately north and south of the corridor the area transitions to established and desirable residential areas. Located less than 2 miles to Purdue University, the businesses in the area can easily serve the university and local population alike. West Lafayette has been, and continues to be, nationally recognized for affordable housing options, excellent career opportunities, and high quality of life.

AREA DEMOGRAPHICS

2022 Total Population (within 3 miles): 76,726
2022 Average Household Income (within 1 mile): \$99,861



DUSTIN ZUFALL

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TENANTS

- | | | |
|------------------------|------------------|--------------|
| Talbots | Star Nails | Fleet Feet |
| Threading Spa | Massage Envy | Caliber Fund |
| Team Rehabilitation | Chico's | |
| Sunspot Natural Market | Fifth Third Bank | |
| Coding Minds Academy | Pure | |



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