

# PRIME INTERSTATE PAD SITE OPPORTUNITY

1.18 AC & 1.50 AC | COMBINABLE TO 2.68 ACRES AVAILABLE

FOR LEASE  
SALE OR BTS

JOIN



2045, 2067 & 2089 Northgate Dr, West Lafayette, IN 47906



INTERSTATE PAD SITES  
FOR LEASE | SALE | BTS

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# 1.18 & 1.50 ACRE LOTS | COMBINABLE TO 2.68 ACRES AVAILABLE PRIME INTERSTATE PAD SITE OPPORTUNITY

## PROPERTY OVERVIEW

### PROPERTY HIGHLIGHTS:

- Join 
- 1.18 AC and 1.50 AC (combinable to 2.68 AC) parcels available off Interstate 65 with 50,477 VPD
- South bound exit for Purdue University (+/-46,000 students) - 5.4 MI SW of site
- Located in high growth northern portion of West Lafayette serving local & regional (I-65) traffic
- Strong household incomes and demographics surrounding
- Available for Lease, Sale or BTS next to national fast food users
- Easy access from exit both East & West bound



DEMOGRAPHICS	 3 MILE	 5 MILE	 7 MILE
Population:	11,749	47,323	125,867
Average HH Income:	\$144,383	\$104,989	\$84,268
Households:	4,278	19,425	48,195



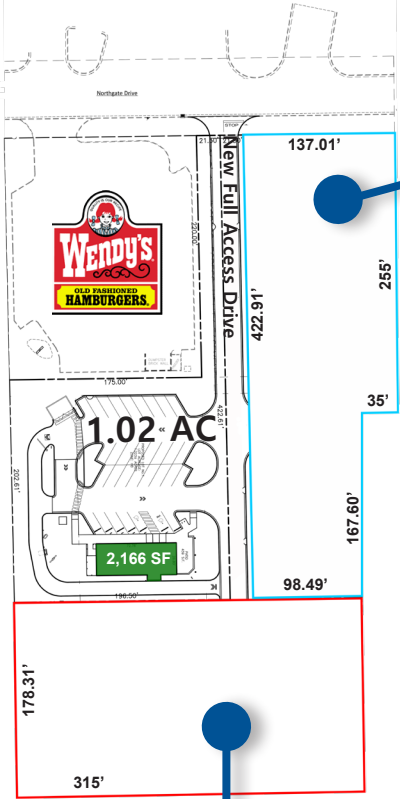
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SITE  
PLAN



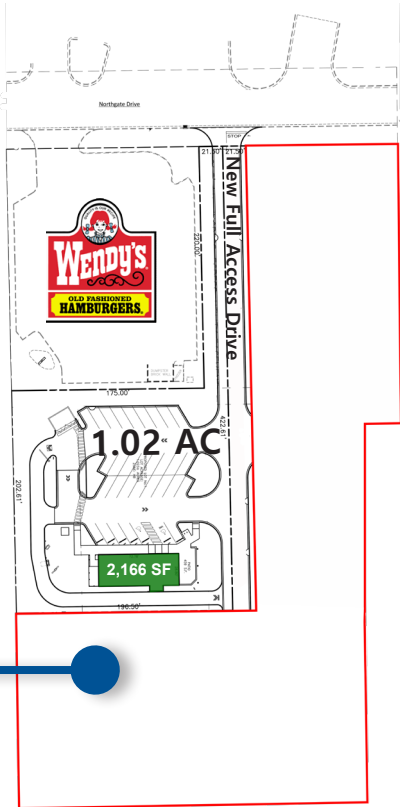
1.18 AC & 1.50 AC PARCEL



1.18 Acres  
Available

1.50 Acres  
Available

2.68 AC COMBINED PARCEL



2.68 Acres  
Combined





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## PRIME INTERSTATE PAD SITE OPPORTUNITY

AERIAL  
EAST

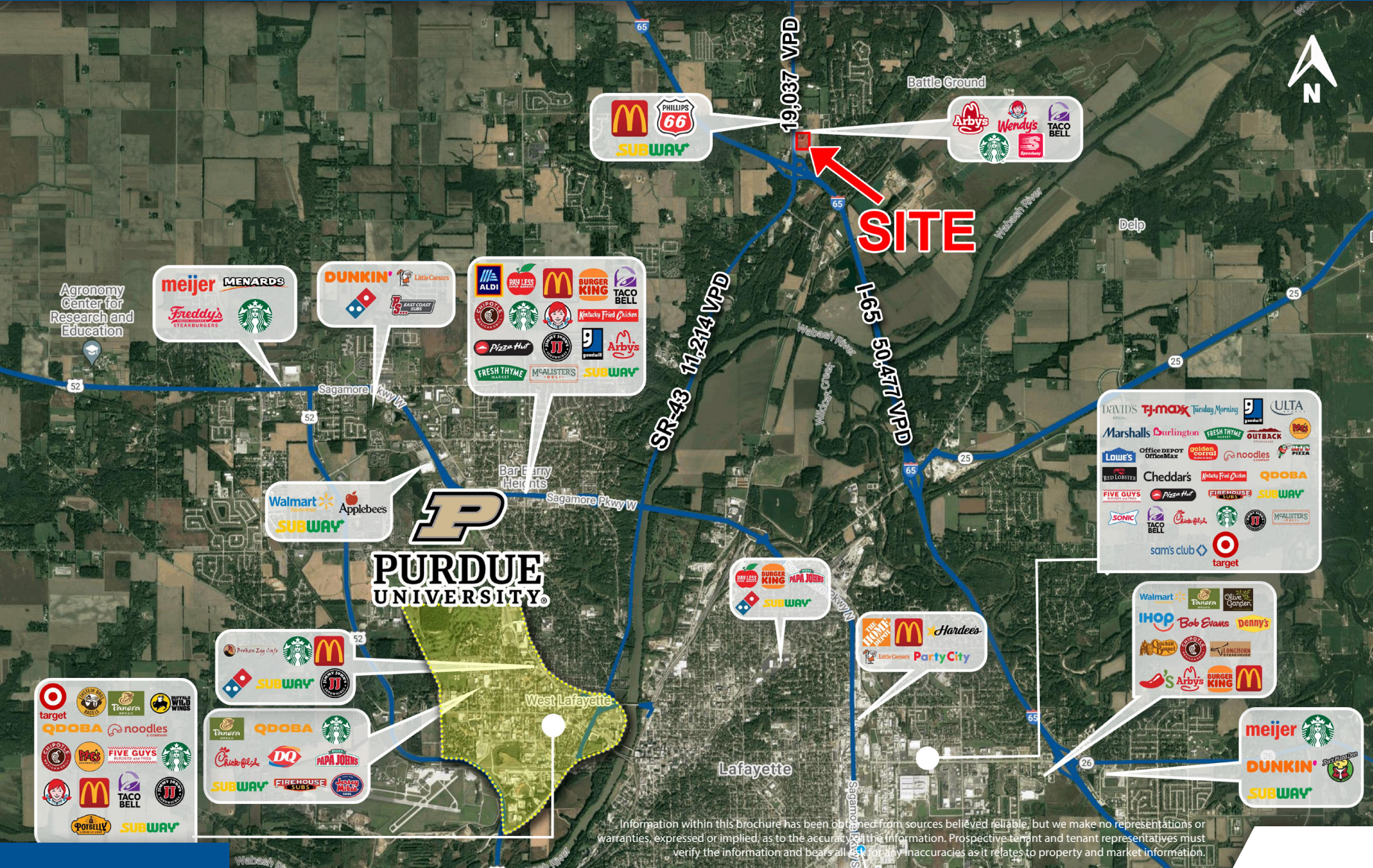




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# PRIME INTERSTATE PAD SITE OPPORTUNITY

MARKET  
AERIAL



INTERSTATE PAD SITES  
FOR LEASE | SALE | BTS

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