

RIVER MARKET

West Lafayette, IN 47906



PROPERTY DESCRIPTION

River Market Apartments and Shoppes is an established mixed use property just moments from Purdue University. The property offers three floors of apartments above ground level commercial suites. Ample surface parking serves the tenants, a rarity in this area. Commercial tenants benefit from excellent visibility to State Street and South River Road. Furthermore it is conveniently located to both local and University traffic. There are currently two commercial spaces available for lease. 235 E. State Street is 344 square feet and 112 S. River Road is 1,364 square feet. Each suite is available for lease at a base rent of \$25/sf/year triple net (NNN). The triple net estimate is \$7.63/sf/year.

PROPERTY HIGHLIGHTS

- Great visibility
- Strong traffic counts
- Existing buildout

OFFERING SUMMARY

| | |
|----------------|------------------|
| Lease Rate: | \$25 SF/yr (NNN) |
| Available SF: | 344 - 1,364 SF |
| Building Size: | 368,316 SF |

| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|-------------------|----------|----------|----------|
| Total Households | 8,691 | 19,494 | 32,802 |
| Total Population | 20,768 | 55,350 | 86,433 |
| Average HH Income | \$39,525 | \$56,649 | \$60,997 |

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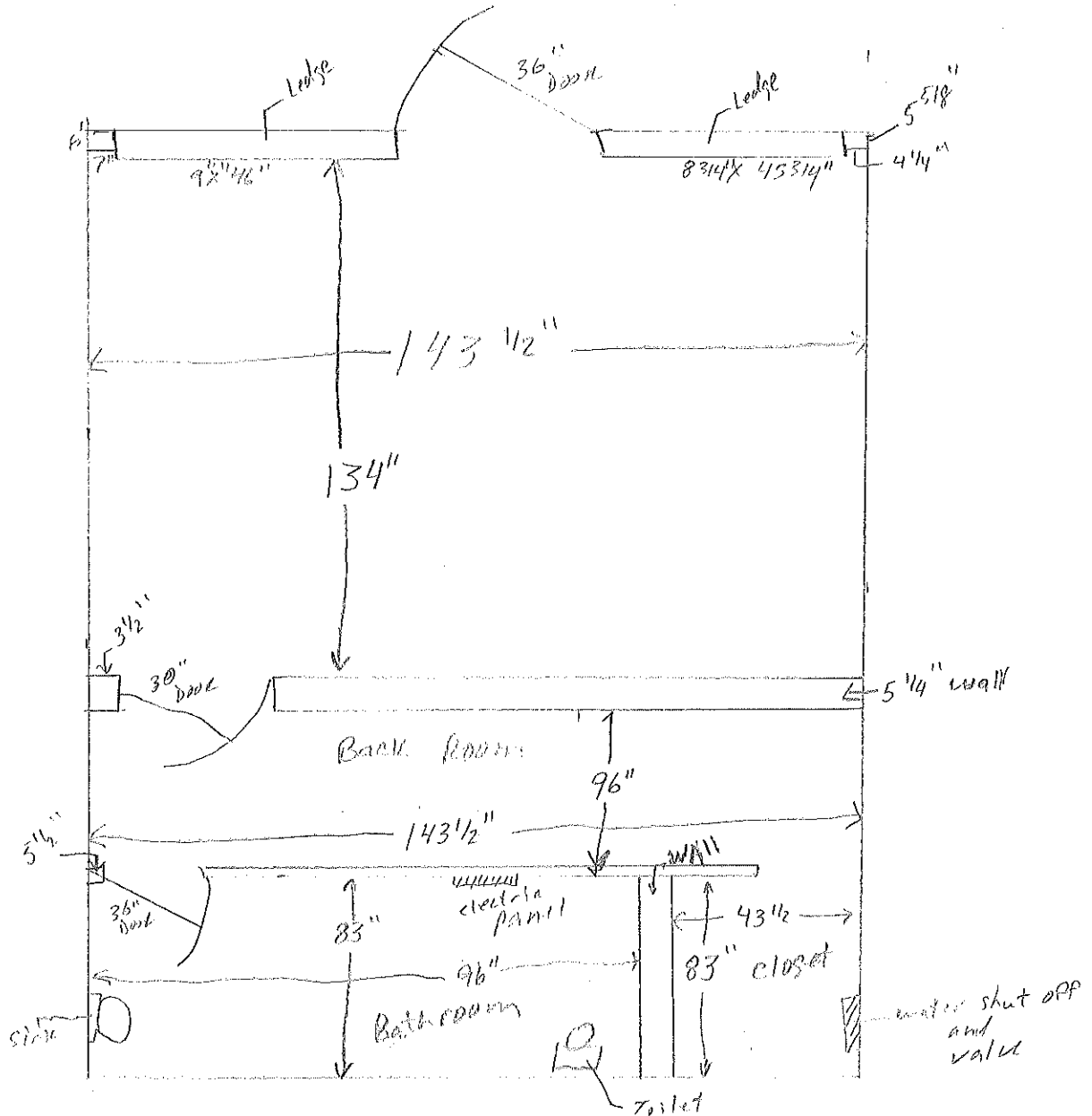
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SUITE 235 FLOOR PLAN

235 East State Street, West Lafayette, IN 47906

front of STORE



I-mechanic old STORE

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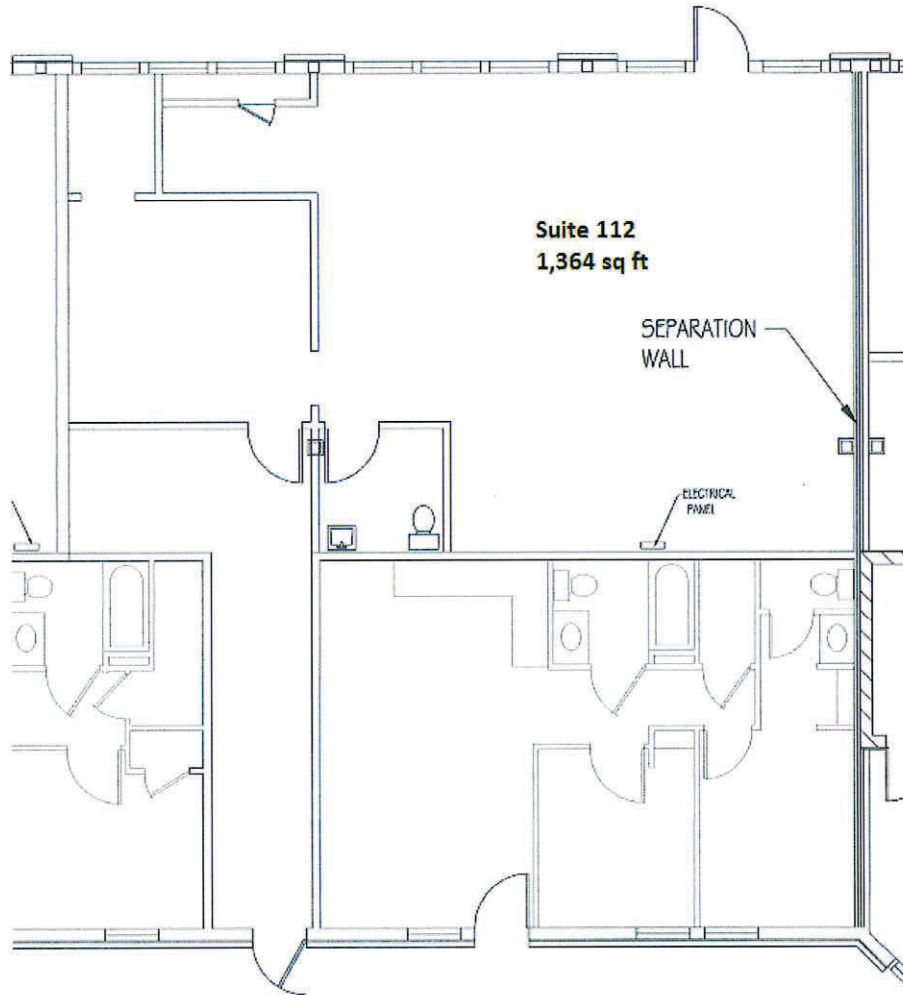
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SUITE 112 FLOOR PLAN

112 S River Road, West Lafayette, IN 47906

Appendix B

Floor Plan

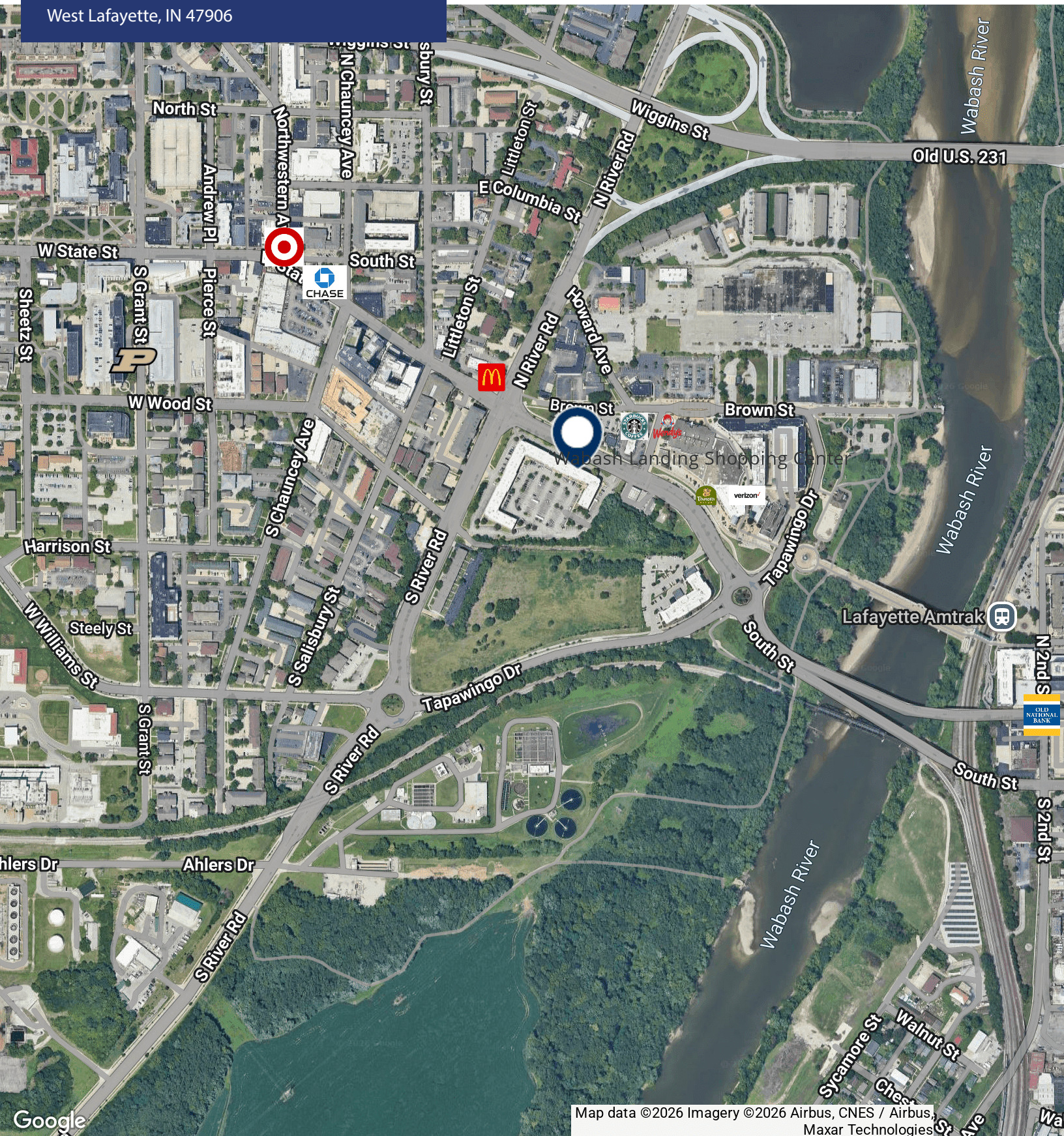


RETAIL PROPERTY FOR LEASE

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SHOOK COMMERCIAL
REAL ESTATE



Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

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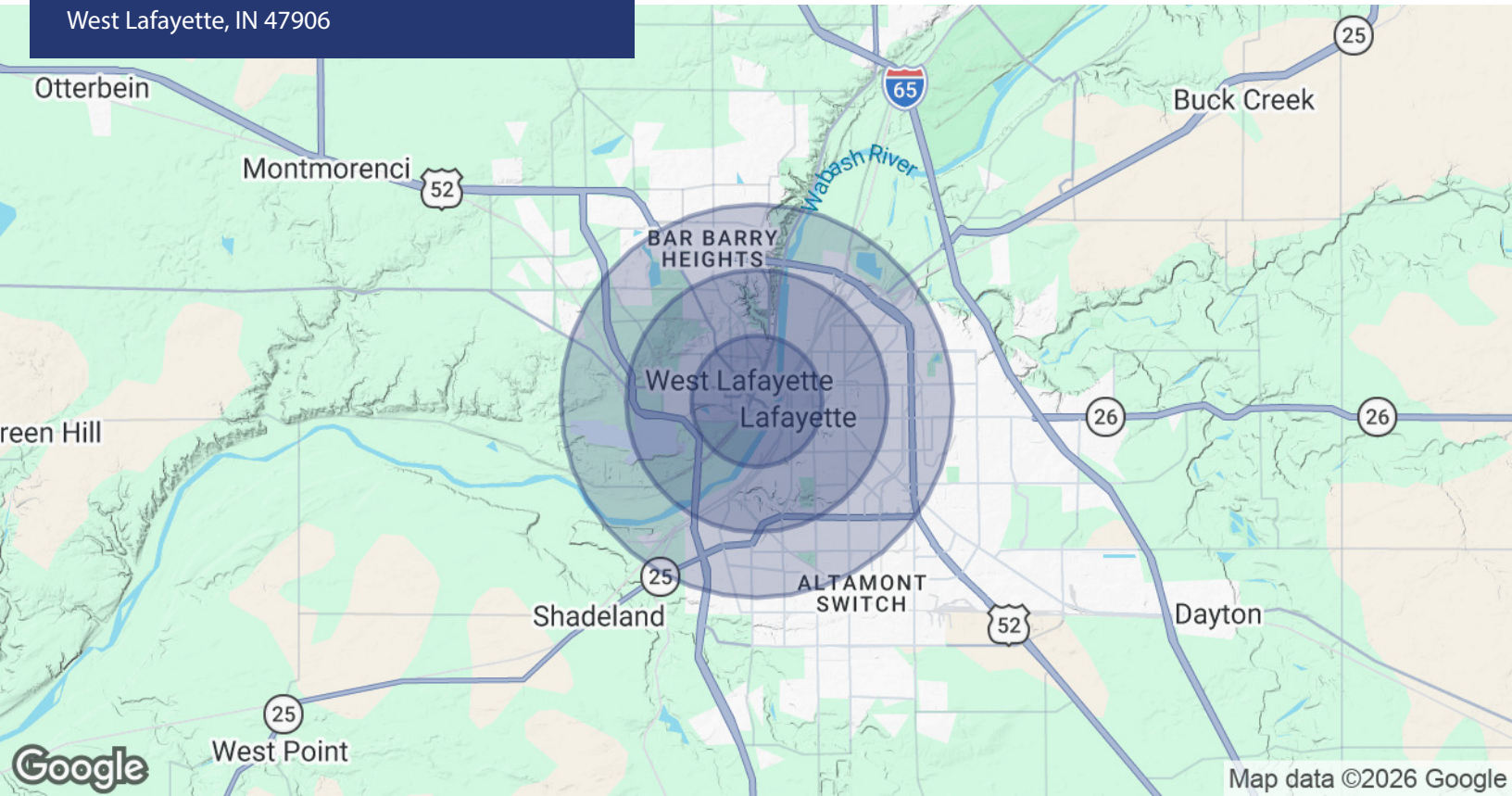
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 20,768 | 55,350 | 86,433 |
| Average Age | 27 | 30 | 33 |
| Average Age (Male) | 27 | 30 | 32 |
| Average Age (Female) | 27 | 31 | 33 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total Households | 8,691 | 19,494 | 32,802 |
| # of Persons per HH | 2.4 | 2.8 | 2.6 |
| Average HH Income | \$39,525 | \$56,649 | \$60,997 |
| Average House Value | \$224,405 | \$203,161 | \$211,467 |

Demographics data derived from AlphaMap

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