

**PROPERTY DESCRIPTION**

1-story, stand-alone building with a parking lot.

PROPERTY HIGHLIGHTS

- Close to Northside Community Center/Market Square.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	6
Available SF:	4,402 SF
Lot Size:	14,086 SF
Building Size:	4,402 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	282	1,701	6,957
Total Population	704	4,034	15,278
Average HH Income	\$60,786	\$51,361	\$53,669

JULIE GINN

765.479.1349

jginn@shook.com

OFFICE BUILDING FOR LEASE

1818 ELMWOOD AVE

Lafayette, IN 47904

SHOOK COMMERCIAL
REAL ESTATE



JULIE GINN

765.479.1349

jginn@shook.com

OFFICE BUILDING FOR LEASE

1818 ELMWOOD AVE

Lafayette, IN 47904

SHOOK COMMERCIAL
REAL ESTATE



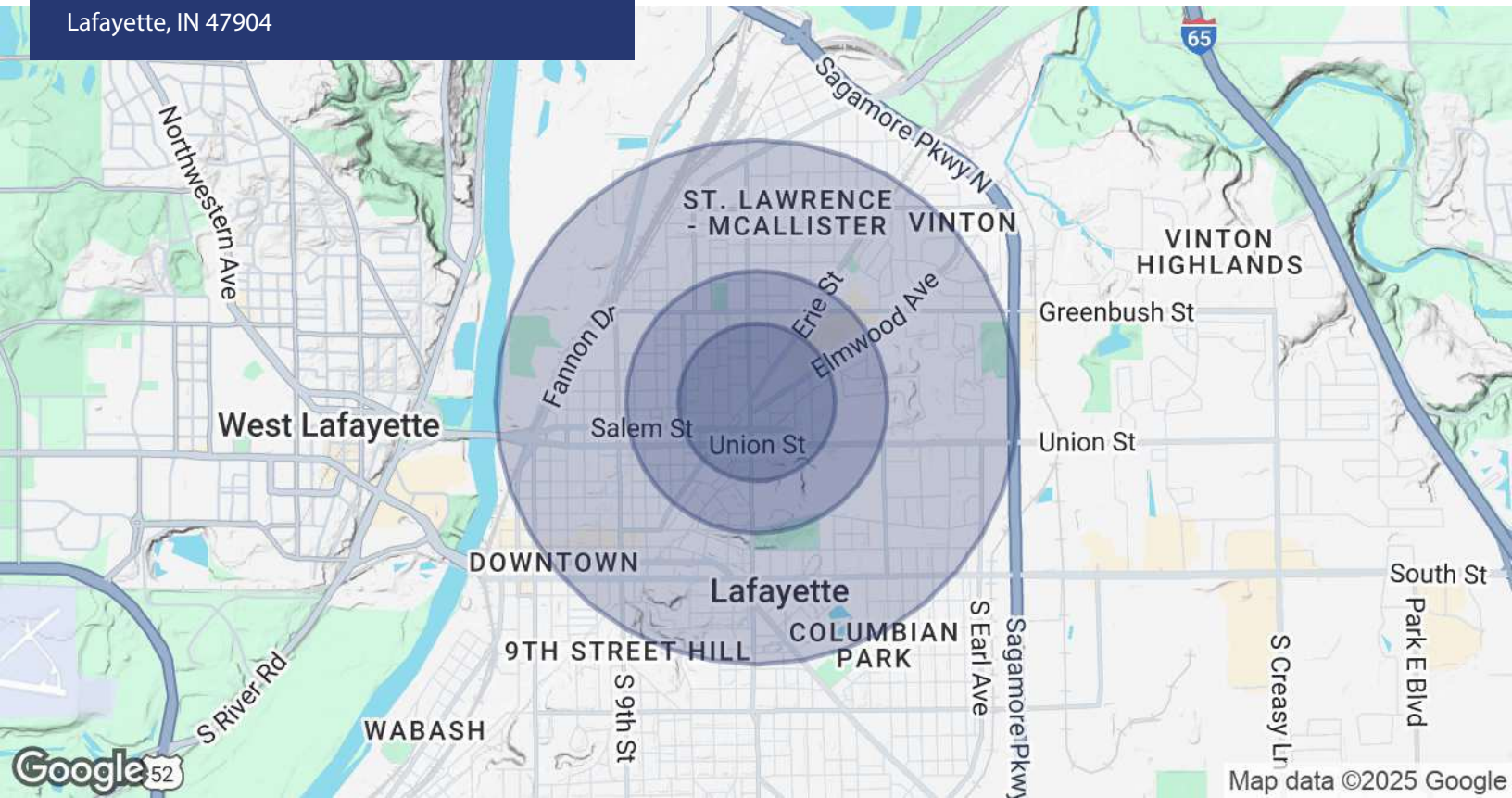
JULIE GINN

765.479.1349

gjinn@shook.com

1818 ELMWOOD AVE

Lafayette, IN 47904



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	704	4,034	15,278
Average Age	39	37	37
Average Age (Male)	38	36	36
Average Age (Female)	40	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	282	1,701	6,957
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$60,786	\$51,361	\$53,669
Average House Value	\$181,485	\$234,352	\$205,911

Demographics data derived from AlphaMap

JULIE GINN

765.479.1349

jginn@shook.com