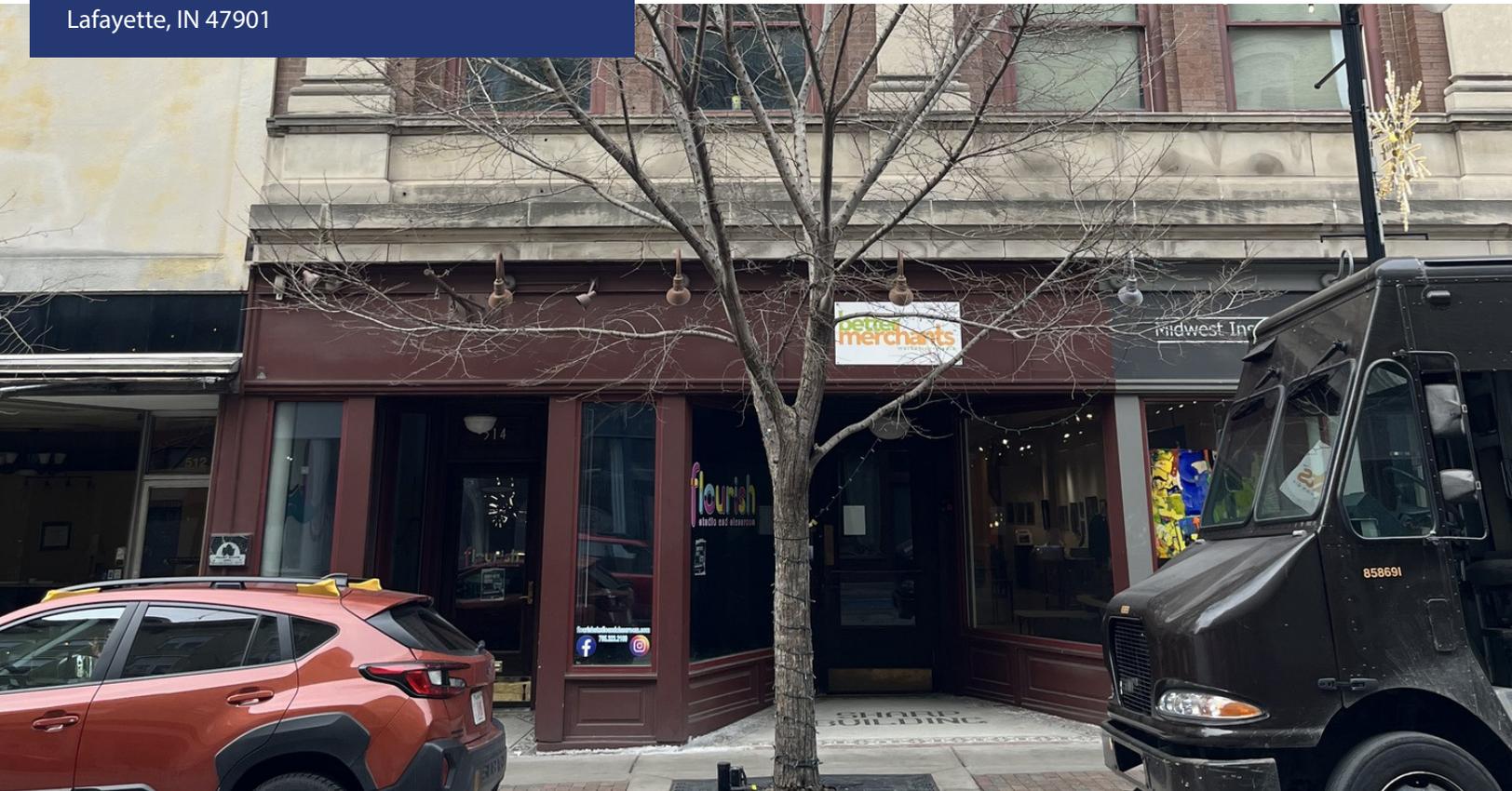


514 MAIN ST

Lafayette, IN 47901



PROPERTY DESCRIPTION

Located inside the historic Sharp Building, this space offers an unparalleled downtown location along Main Street in Lafayette. Surrounded by charming shops and popular restaurants, the property benefits from heavy foot traffic and strong visibility. It is well suited for retail or office use, and the fully sprinklered building also allows for potential restaurant conversion with additional investment. A basement workshop is available but excluded from the current price per square foot and may be added upon request.

PROPERTY HIGHLIGHTS

- Located within the historic Sharp Building
- Flexible layout suitable for a variety of commercial uses
- Fully sprinklered building
- Potential for restaurant conversion with additional build-out
- Prominent Main Street frontage
- Strong signage and branding opportunity
- Walkable access to parking and nearby amenities
- Character-rich downtown architecture
- Ideal for owner-users or tenants seeking a downtown presence

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (Gross)
Available SF:	2,220 SF
Lot Size:	6,490 SF
Building Size:	17,760 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	9,862	21,718	34,909
Total Population	19,408	56,802	89,193
Average HH Income	\$47,314	\$56,269	\$61,978

EMILY GINN

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eginn@shook.com

GINN TEAM

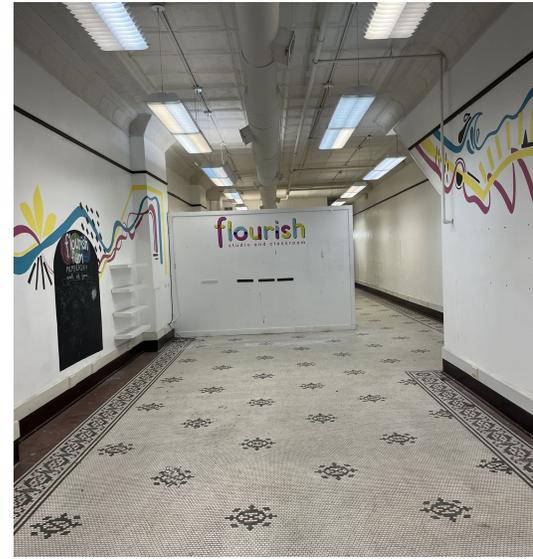
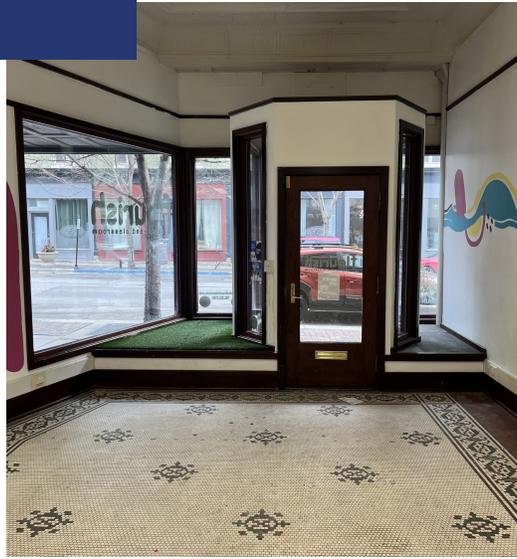
765.479.1349
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RETAIL PROPERTY FOR LEASE

514 MAIN ST

Lafayette, IN 47901

SHOOK COMMERCIAL
REAL ESTATE



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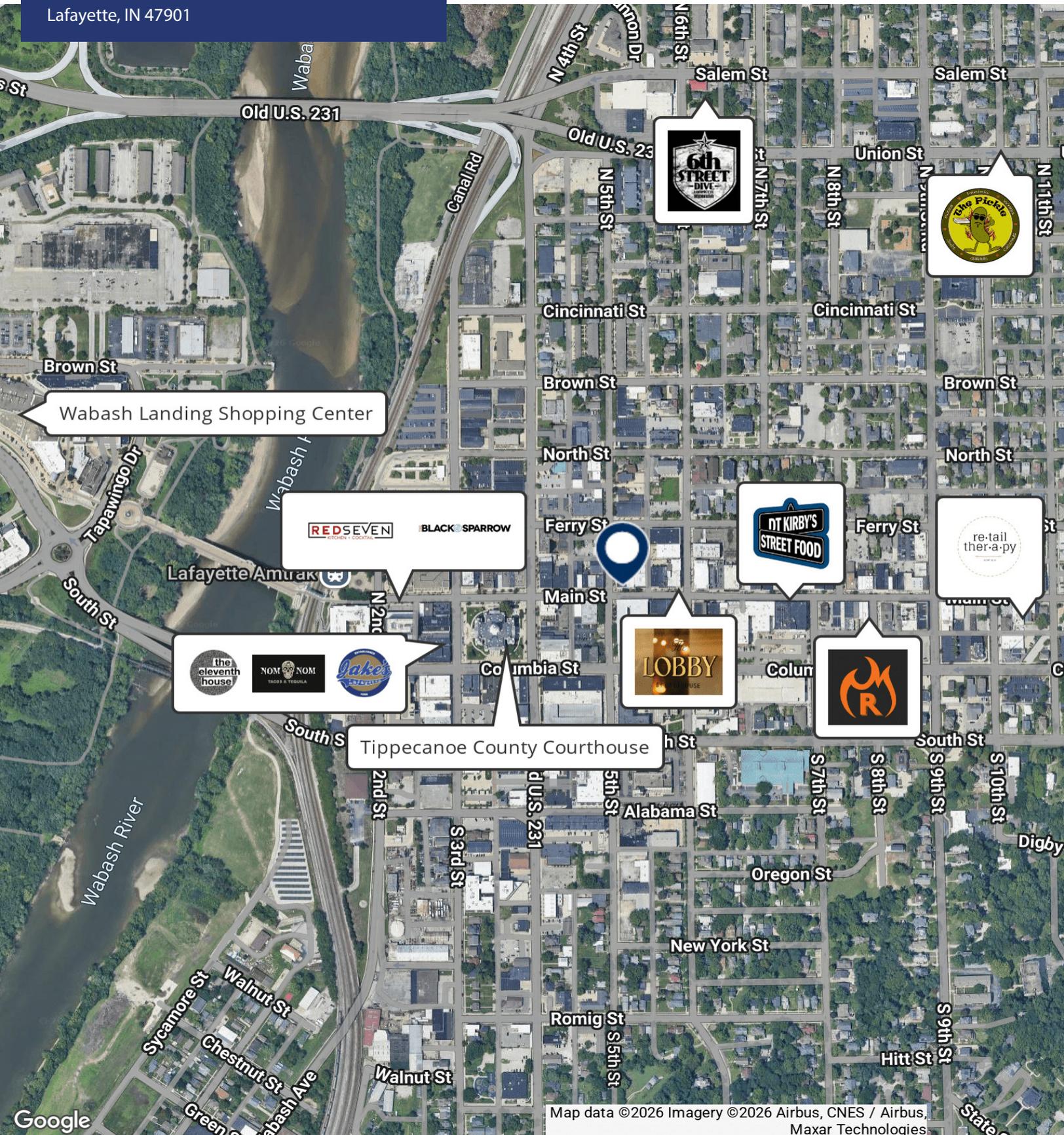
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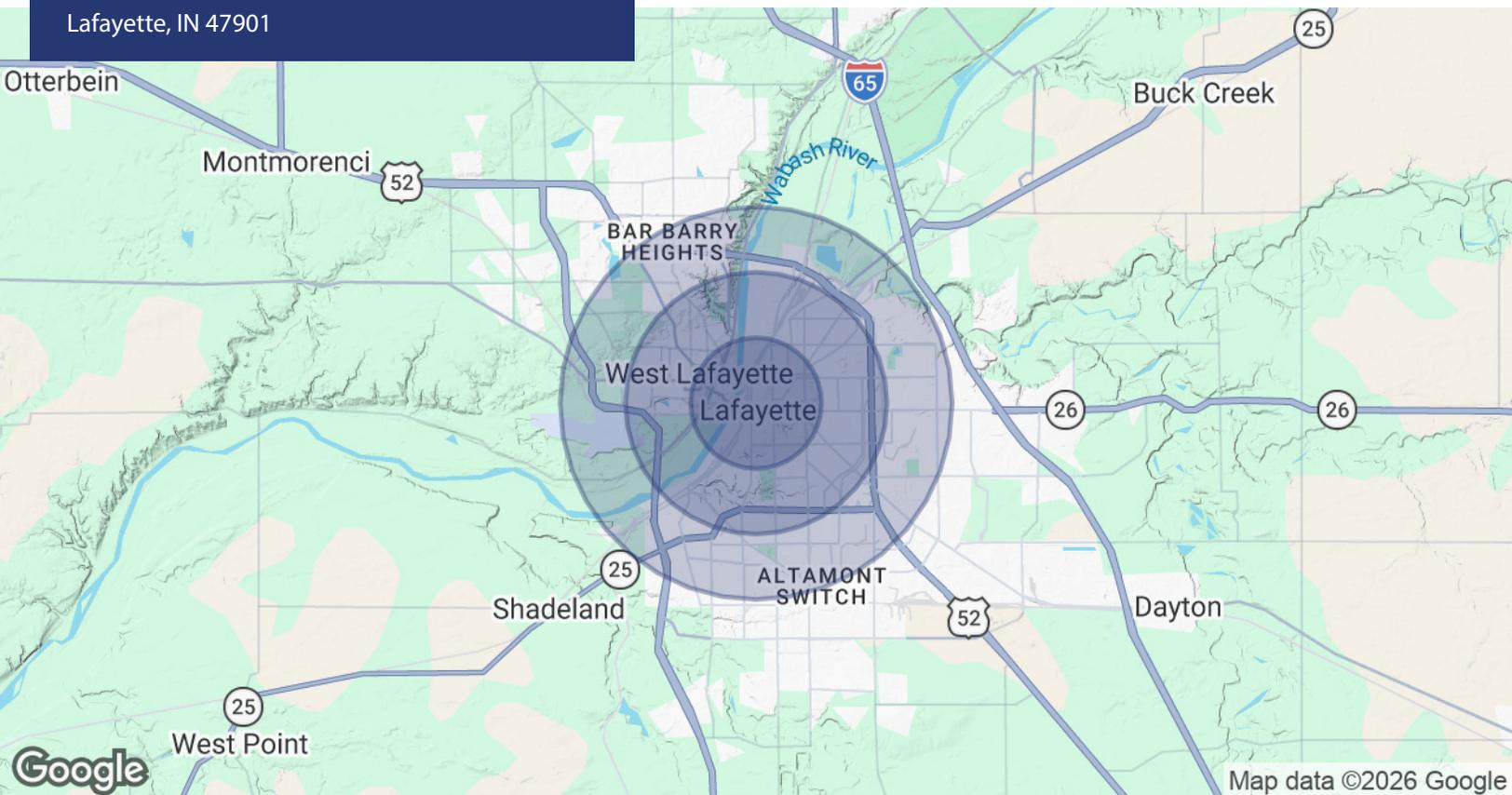
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514 MAIN ST

Lafayette, IN 47901



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	19,408	56,802	89,193
Average Age	29.2	28.8	30.3
Average Age (Male)	29.5	28.3	29.8
Average Age (Female)	29.4	29.9	31.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	9,862	21,718	34,909
# of Persons per HH	2.0	2.6	2.6
Average HH Income	\$47,314	\$56,269	\$61,978
Average House Value	\$162,207	\$178,021	\$189,379

2023 American Community Survey (ACS)

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