

#### **PROPERTY HIGHLIGHTS:**

- Fully Occupied with Starbucks, Great Clips, ATI Physical Therapy, and Verizon Wireless
- 7,690 SF small shop building completed in late 2017
- Located in front of 193,000 SF Meijer Supercenter on US 52 and adjacent to 200,000 SF Menards Home Improvement Center
- Large trade area with regional drawing power
- Prime visibility and easy access to US 52 (21,869 VPD)
- Close proximity to Purdue University (43,411 students, and +/-\ 15,000 employees)
- Regional trade area encompassing over 250,000 people

DEMOGRAPHICS	1 mile	3 miles	5 miles	7 miles
Population	9,610	34,414	81,196	176,471
Growth 2010-2020	29%	13%	9%	8%
Households	4,131	14,324	29,542	68,946
Average HH Income	\$72,357	\$97,487	\$80,709	\$88,657

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#### FULLY OCCUPIED

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SITE Plan

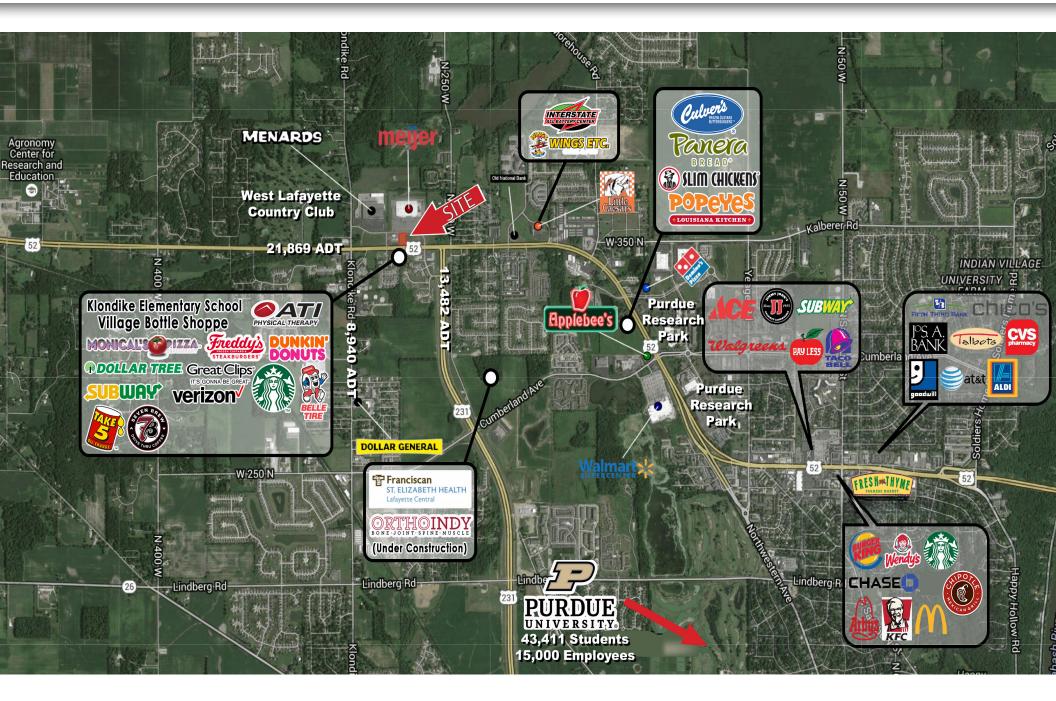
Suite	Tenant	Size	Frontage
А	Starbucks	2,264 SF	30′
В	Great Clips	1,386 SF	18.73′
С	ATI Physical Therapy	2,406 SF	32.52
D	Verizon (TCC)	1,634 SF	22.08′
	Total GLA:	7,690 SF	
	Parking:	51 spaces	
	Parking Ratio:	6.63 spaces/ 1,000 SF	



### SITE AERIAL



### MARKET OVERVIEW







Information within this brochure has been obtained from sources believed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Prospective tenant and tenant representatives must verify the information and bears all risk for any inaccuracies as it relates to property and market information.



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