

WEST LAFAYETTE SHOPPES

FULLY OCCUPIED

VERITAS
REALTY

2718 US Hwy 52 W, West Lafayette, IN 47906



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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SITE PLAN

Suite	Tenant	Size	Frontage
A	Starbucks	2,264 SF	30'
B	Great Clips	1,386 SF	18.73'
C	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	



21,869 ADT



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SITE
AERIAL



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MARKET OVERVIEW



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SITE
PHOTOS



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