



# Lafayette, IN

## NEC Old Route 231 & Beck



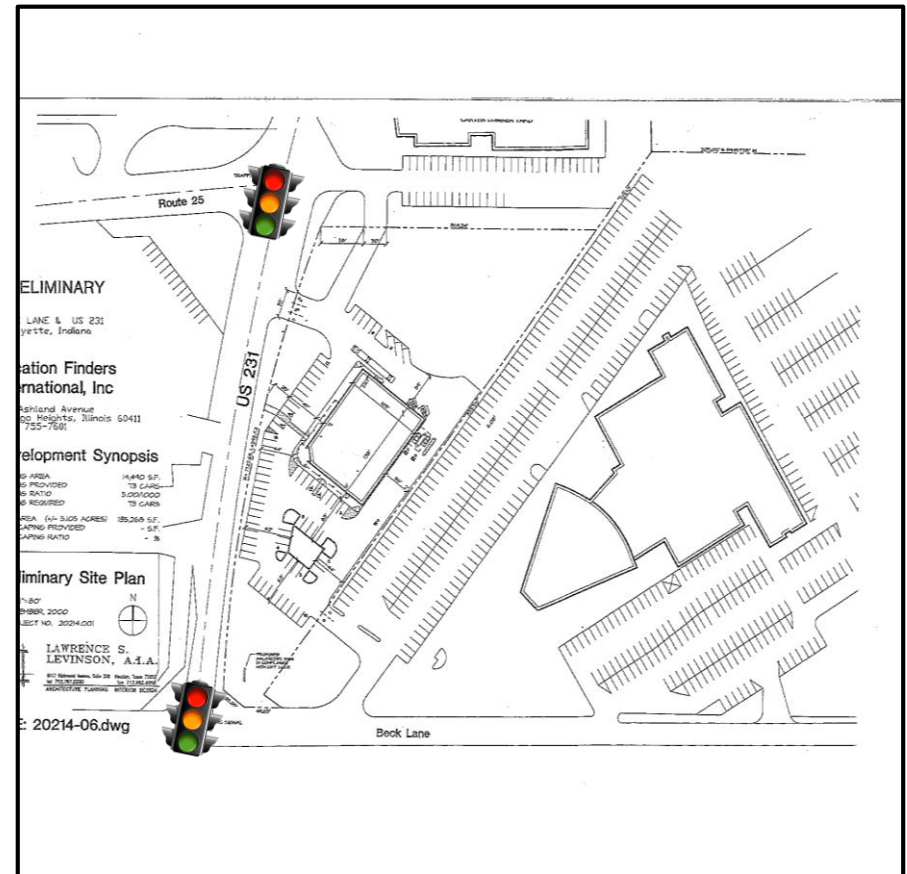
## Site Benefits

- Lafayette's Western gateway.
- Services Southwestern Lafayette residential population.
- Final Retail opportunity for commuters going to US 231.
- First Assembly of God:
  - 1,100+ People on Sunday
  - 1,000+ People on Thursday
  - 250+ Children Daily
- Glasswater Creek Senior Living (2018)
  - ~150 Residents
  - 50 Employees
  - Opens 2018
- Premium Children's Daycare
  - ~150 Children Daily
- Perfect for Coffee Shop.



## Proposed Site Plan

- **Land:** 2.27 acres.
- **Building:** 14,490 sf.
- **Access:** Right-in, right-out on Old 231; shared entrance with First Assembly Church on Beck; shared entrance with Midwest Rental on Route 25.
- **Signage:** NEC of Beck & Old 231; SWC Route 25 & Old 231.





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## Market Summary

- Hard corner to two vital intersections for the Southwest Lafayette trade area
- Close Proximity to highly frequented First Assembly of God & Central Catholic High School
- Area Retail includes: Payless Foods, Ace Hardware, Dollar Tree, Great Clips, McDonald's, CVS, & Walgreens

## Contact Information

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<b>Demographics</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
Population	9,221	79,847	128,975
Average HHI	\$54,770	\$50,923	\$55,911