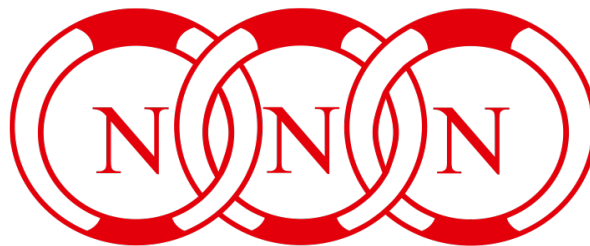


## **West Lafayette, IN**

**For Lease**

**Meijer/Menards Anchored Outlot  
Intersection of US 231 and US 52**

**Brendan O'Hara  
317-809-0689  
[bohara@absolutenetproperties.com](mailto:bohara@absolutenetproperties.com)**



## PROPERTY INFORMATION / SUMMARY

- Address:** 2630 US 52, West Lafayette, IN 47906 (Approx.)
- Lot Size:** Approx. 1.25 acres
- Proposed Bldg SF:** Up to 7,000 SF (98' W x 72' D)
- Zoning:** GB (General Business)
- Utilities:** Utilities Available at Perimeter of Site
- Access:** Shared access via Meijer common drive
- Surrounding Retailers:** Meijer, Menards, Starbucks, Belle Tire, Fredmys, Dunkin, Dollar Tree, AutoZone (proposed)



**MENARDS®**

**MEIJER**

**Proposed Site**

Meijer Drive Extension

**Designated U-Turn Signal East to West**

Meijer Gas



**verizon**

**Crew CARWASH**



**Auto Zone**

Dance Academy

Cemetery

Proposed Liquor Store

**Freddy's FROZEN CUSTARD & STEAKBURGERS®**



Route 52 Auto

Klondike Elementary

**DOLLAR TREE**

**DUNKIN' DONUTS**

Existing Center

New Strip Center

Car Wash

Existing Center

Google Earth

© 2020 Google

231

1000 ft



Barbara Dr

Katy St

Christy Ln

Maples Trailer Park

Maples Park

St Lawrence St

Hadley Ln

N 250 W McCormick Rd

Westlawn Village

Wynham Way

Bethel Dr



**Proposed Site**

**MENARDS**

**MEIJER**

**21,372 ADT**



**16,114 ADT**



**Walmart**

**PURDUE UNIVERSITY**

**2.5 Miles South**

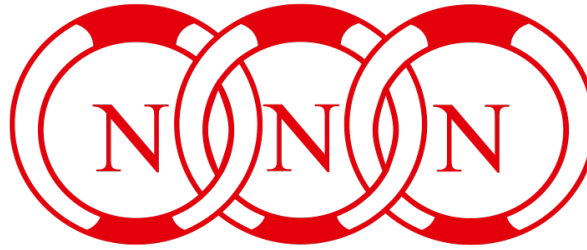
**Kroger**

**Walgreens**

**CVS pharmacy**







## 1-3-5 Mile Demos

	1-mi.	3-mi.	5-mi.
Male Population	5,123	17,737	43,448
Female Population	4,609	16,722	37,345
Total Population	9,732	34,460	80,793
Median Age	24.6	27.3	24.0
	1-mi.	3-mi.	5-mi.
Household Income: Average	\$73,747	\$84,522	\$73,343

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Absolute Net Properties, LLC has not verified, and will not verify, any of the information contained herein, nor has Absolute Net Properties, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers/lessors must take appropriate measures to verify all of the information set forth herein.