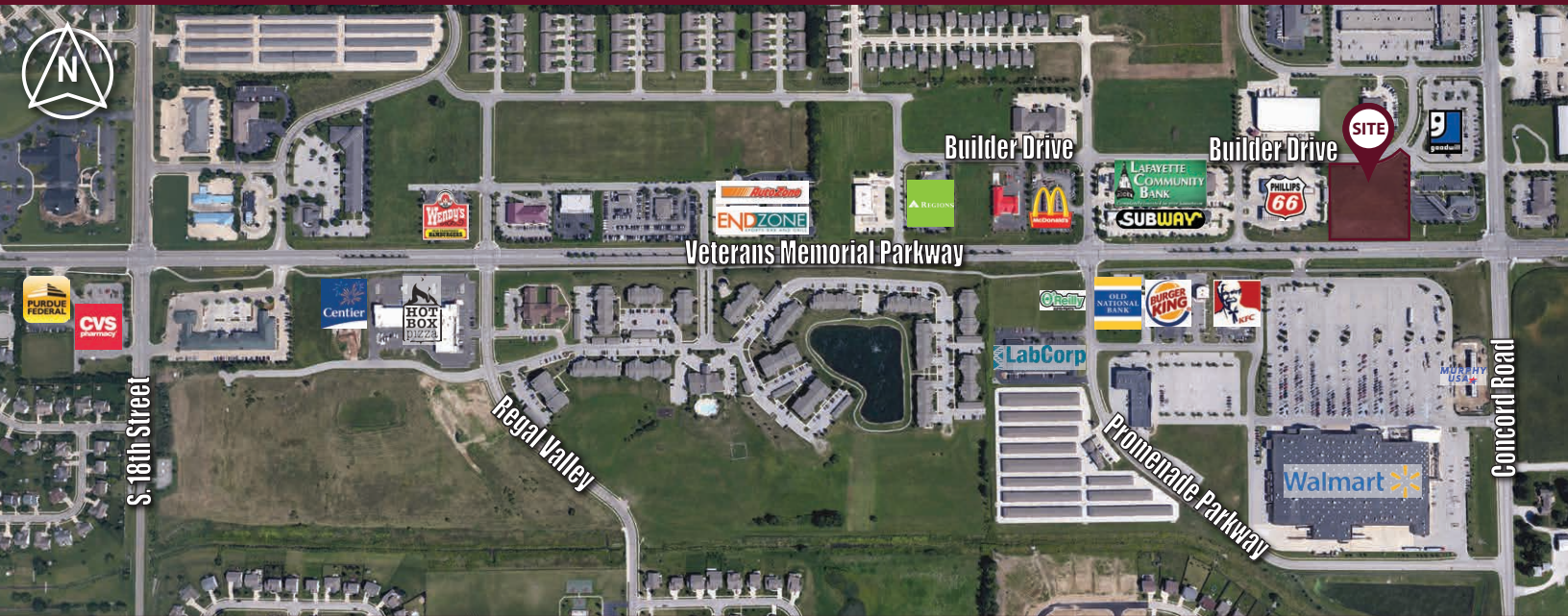




**HOKANSON
COMPANIES INC.**
INVESTMENT & CORPORATE REAL ESTATE

FOR SALE

PRIME RETAIL OUTLOT
3209 BUILDER DRIVE, LAFAYETTE, INDIANA 47909

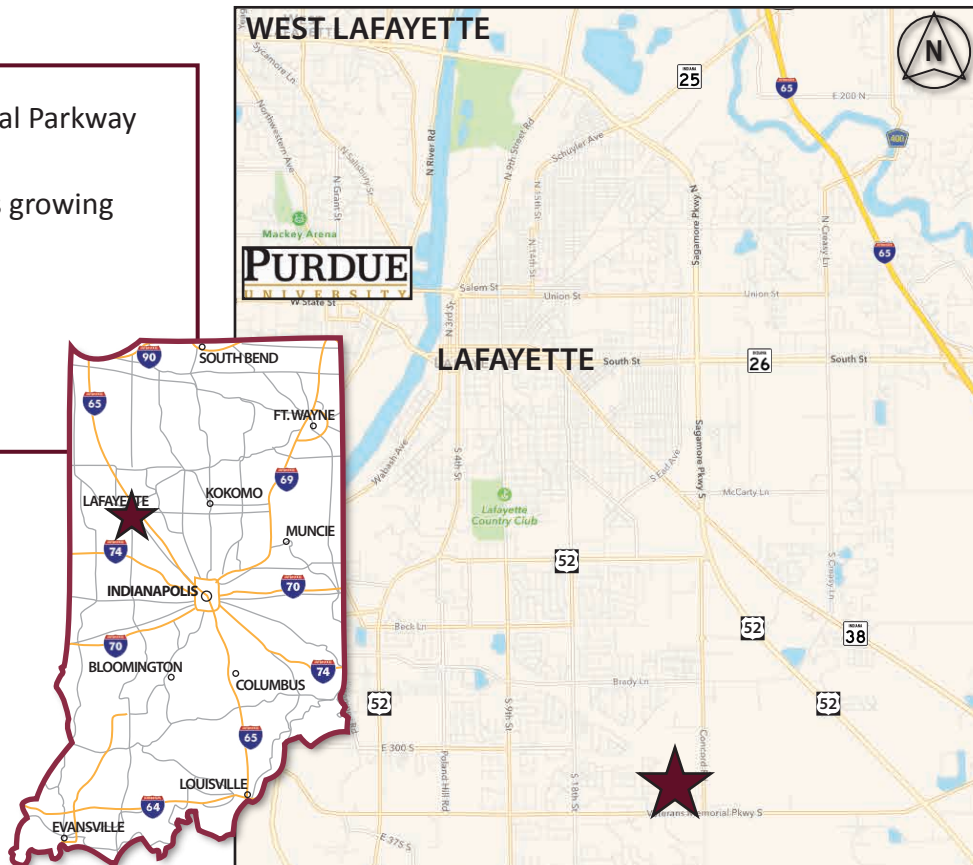


LOCATION HIGHLIGHTS

- Visibility and Frontage on Veterans Memorial Parkway (CR 350 S)
- Directly across from WalMart on Lafayette's growing south side
- Located just West of I-65 and US 52
- +40,000 residents within 3 miles
- High traffic count and great exposure
- Lighted intersection

SITE HIGHLIGHTS

- 1.75 Acre outlot available
- Excellent freestanding opportunity
- Zoned: General Business



FOR MORE INFORMATION

Stephen J. Adams

Vice President, Leasing & Brokerage
(317) 633-8063
sja@hokansoninc.com

Hokanson Companies, Inc.

10201 N. Illinois Street, Suite 400
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DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2010 Total Daytime Population	4,750	44,762	127,511
2015 Total Population	6,600	45,491	100,219
2015 Average Household Income	\$73,745	\$58,244	\$53,466
Total Businesses	241	1,724	4,882

DAILY TRAFFIC COUNT

Veterans Memorial Parkway & Concord Road	12,368
Veterans Memorial Parkway & S. 18th Street	17,700

2014

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