



SIZE

250,506 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	11,640	81,971	132,753
Households	4,917	35,607	51,200
Median HH Income (\$)	52,977	47,051	51,887

MAJOR TENANT(S)

Rural King Supply
Dollar Tree Family Dollar



LOCATION

2224-2500 Teal Road | Lafayette, IN 47905

PROPERTY HIGHLIGHTS

- 250,864 square feet
- Anchored by Rural King and Dollar Tree Family Dollar
- Population exceeds 132,700 in a five-mile radius with the average household income exceeding \$69,800
- Located adjacent to Jefferson High School in a strong residential community
- Established traffic patterns and access points
- Available retail space, land for sale or build-to-suit

LEASING CONTACT

Scott Faloni
Mobile (410) 693-3248
sfaloni@phillipsedison.com

MORE INFO

www.phillipsedison.com

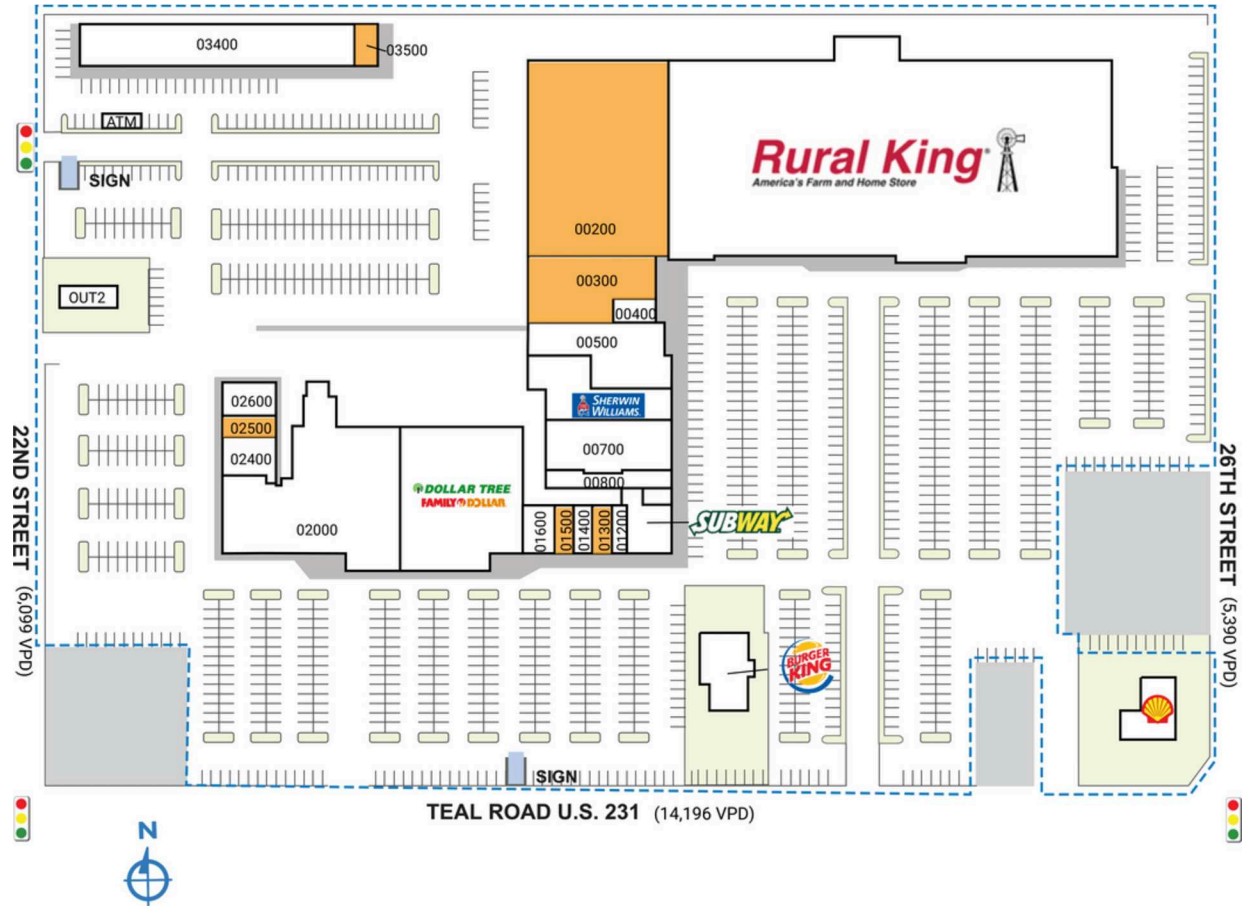


LAFAYETTE SQUARE

2224-2500 Teal Road | Lafayette, IN 47905

SPACE	TENANT	SQ. FT.		
ATM	Purdue Federal Credit Union ATM		01200 Yahweh-Nissi Haitian Market	1,089 SF
OUT1	Burger King	3,200 SF	01300 AVAILABLE	1,300 SF
OUT2	Wicked Food Shack	540 SF	01400 Monica Spa	1,300 SF
OUT3	Shell Gas Station	2,212 SF	01500 AVAILABLE	1,300 SF
00100	Rural King Supply	103,161 SF	01600 Chiffon's Beauty Supply	3,510 SF
00200	AVAILABLE	32,600 SF	01900 Dollar Tree Family Dollar	23,055 SF
00300	AVAILABLE	8,361 SF	02000 Humble Home	25,470 SF
00400	Vicky's Beauty Salon	1,032 SF	02400 TNT Cleaners	2,507 SF
00500	The Athlete	6,774 SF	02500 AVAILABLE	1,200 SF
00610	Sherwin Williams	6,000 SF	02600 Road Star Driving School	2,160 SF
00700	Xinia Furniture	5,500 SF	03400 Harvest Chapel	13,042 SF
00800	En Lai Chinese Kitchen	1,644 SF	03500 AVAILABLE	1,149 SF
01000	Subway	2,400 SF	TOTAL SQ. FT.	250,506

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

LAFAYETTE SQUARE

2224-2500 Teal Road | Lafayette, IN 47905



LAFAYETTE SQUARE

2224-2500 Teal Road | Lafayette, IN 47905



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
 Calculated using TAS Retrieval Retrieval
 Apr 17, 2024



Latitude: 40.39558 Longitude: -86.870765

Lafayette Square Lafayette, IN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	11,640	81,971	132,753
	2028 Projected Population	11,754	83,988	136,167
	2010 Census Population	11,797	77,125	123,218
	2000 Census Population	11,911	70,007	112,949
	1990 Census Population	12,030	60,879	100,379
	Historical Annual Growth 1990 to 2000	-0.10%	1.41%	1.19%
	Historical Annual Growth 2000 to 2010	-0.10%	0.97%	0.87%
	Estimated Annual Growth 2010 to 2023	-0.10%	0.44%	0.54%
	Projected Annual Growth 2023 to 2028	0.20%	0.49%	0.51%
	Median Age	34.9	31.8	29.4
Households	Q4 2023 Estimated Households	4,917	35,607	51,200
	2028 Projected Households	4,965	36,550	52,729
	2010 Census Households	5,001	32,395	46,690
	2000 Census Households	4,989	29,051	41,776
	1990 Census Households	4,879	24,046	34,728
	Historical Annual Growth 1990 to 2000	0.22%	1.91%	1.87%
	Historical Annual Growth 2000 to 2010	0.02%	1.10%	1.12%
	Estimated Annual Growth 2010 to 2023	-0.12%	0.69%	0.67%
	Projected Annual Growth 2023 to 2028	0.19%	0.52%	0.59%
	Population per Household	2.36	2.24	2.29
Population by Race	White	69.9%	68.3%	70.4%
	Black or African American	6.2%	8.9%	6.8%
	Asian & Pacific Islander	1.1%	5.1%	6.7%
	Other Races	3.7%	4.5%	5.2%
	Hispanic Population	19.2%	13.2%	10.8%
Income	Average Household Income	\$65,160	\$61,669	\$69,820
	Median Household Income	\$52,977	\$47,051	\$51,887
	Per Capita Income	\$27,637	\$27,160	\$27,761
Education (Age 25+)	Elementary	7.0%	4.6%	3.8%
	Some High School	4.6%	5.9%	5.5%
	High School Graduate	36.0%	31.3%	28.6%
	Some College	20.6%	19.9%	18.7%
	Associates Degree Only	8.6%	7.8%	8.2%
	Bachelors Degree Only	16.0%	18.7%	20.5%
	Graduate Degree	7.2%	11.7%	14.7%
Business	Number of Businesses	264	2,665	3,507
	Total Number of Employees	5,140	46,566	71,161
	Employees per Business	19.45	17.48	20.29
	Residential Population per Business	44.05	30.76	37.85

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.