

LAFAYETTE SQUARE

LAFAYETTE, IN



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



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



PHILLIPS EDISON & COMPANY®

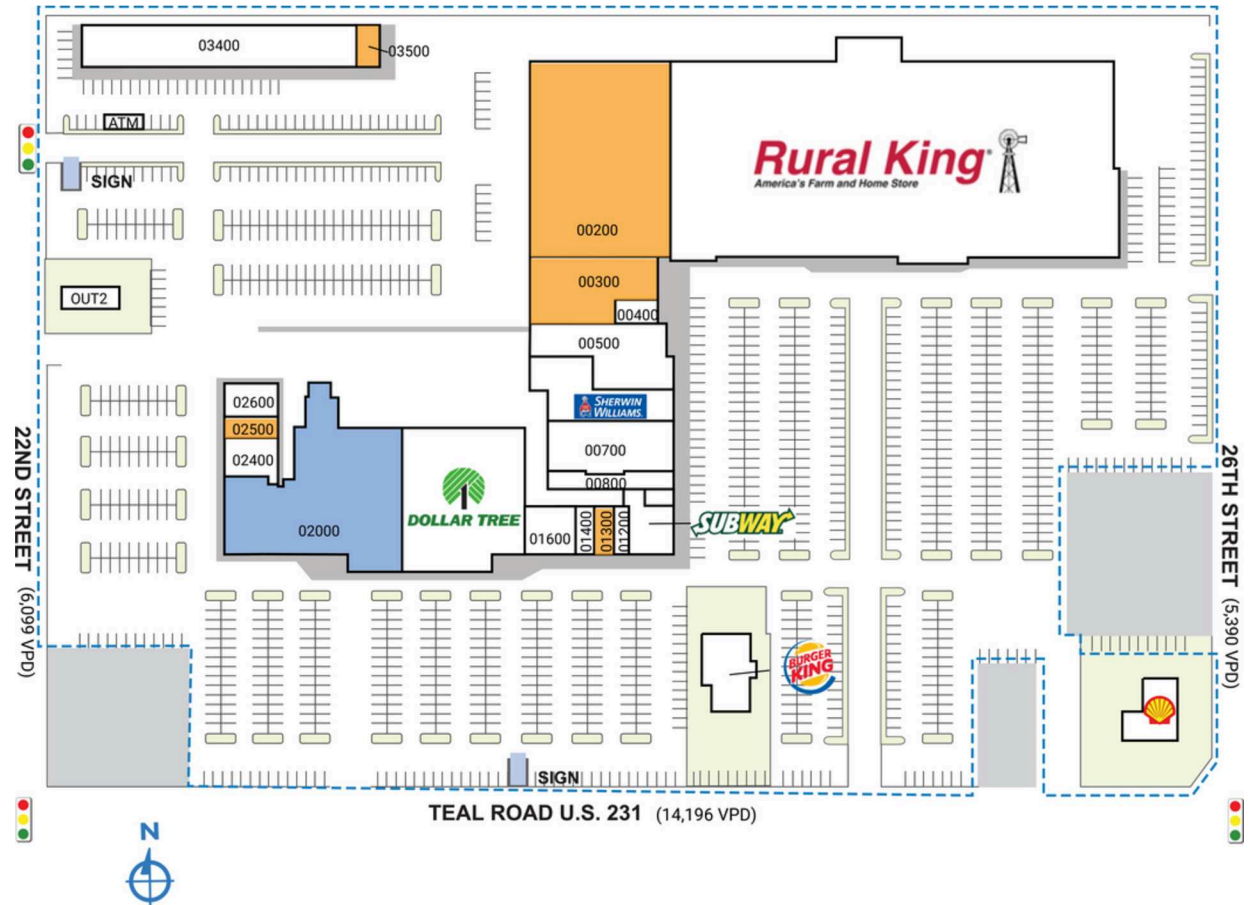
LAFAYETTE SQUARE

2224-2500 Teal Road | Lafayette, IN 47905

| SPACE | TENANT | SQ. FT. |
|---------------|---------------------------------|------------|
| ATM | Purdue Federal Credit Union ATM | |
| OUT1 | Burger King | 3,200 SF |
| OUT2 | Wicked Food Shack | 540 SF |
| OUT3 | Shell Gas Station | 2,212 SF |
| 00100 | Rural King Supply | 103,161 SF |
| 00200 | AVAILABLE | 32,600 SF |
| 00300 | AVAILABLE | 8,361 SF |
| 00400 | Vicky's Beauty Salon | 1,032 SF |
| 00500 | The Athlete | 6,774 SF |
| 00610 | Sherwin Williams | 6,000 SF |
| 00700 | Xinia Furniture | 5,500 SF |
| 00800 | En Lai Chinese Kitchen | 1,644 SF |
| 01000 | Subway | 2,400 SF |
| 01200 | Yahweh-Nissi Haitian Market | 1,089 SF |
| 01300 | AVAILABLE | 1,300 SF |
| 01400 | Monica Spa | 1,300 SF |
| 01600 | Chiffon's Beauty Supply | 4,810 SF |
| 01900 | Dollar Tree | 23,055 SF |
| 02000 | COMING AVAILABLE | 25,470 SF |
| 02400 | TNT Cleaners | 2,507 SF |
| 02500 | AVAILABLE | 1,200 SF |
| 02600 | Road Star Driving School | 2,160 SF |
| 03400 | Harvest Chapel | 13,042 SF |
| 03500 | AVAILABLE | 1,149 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.