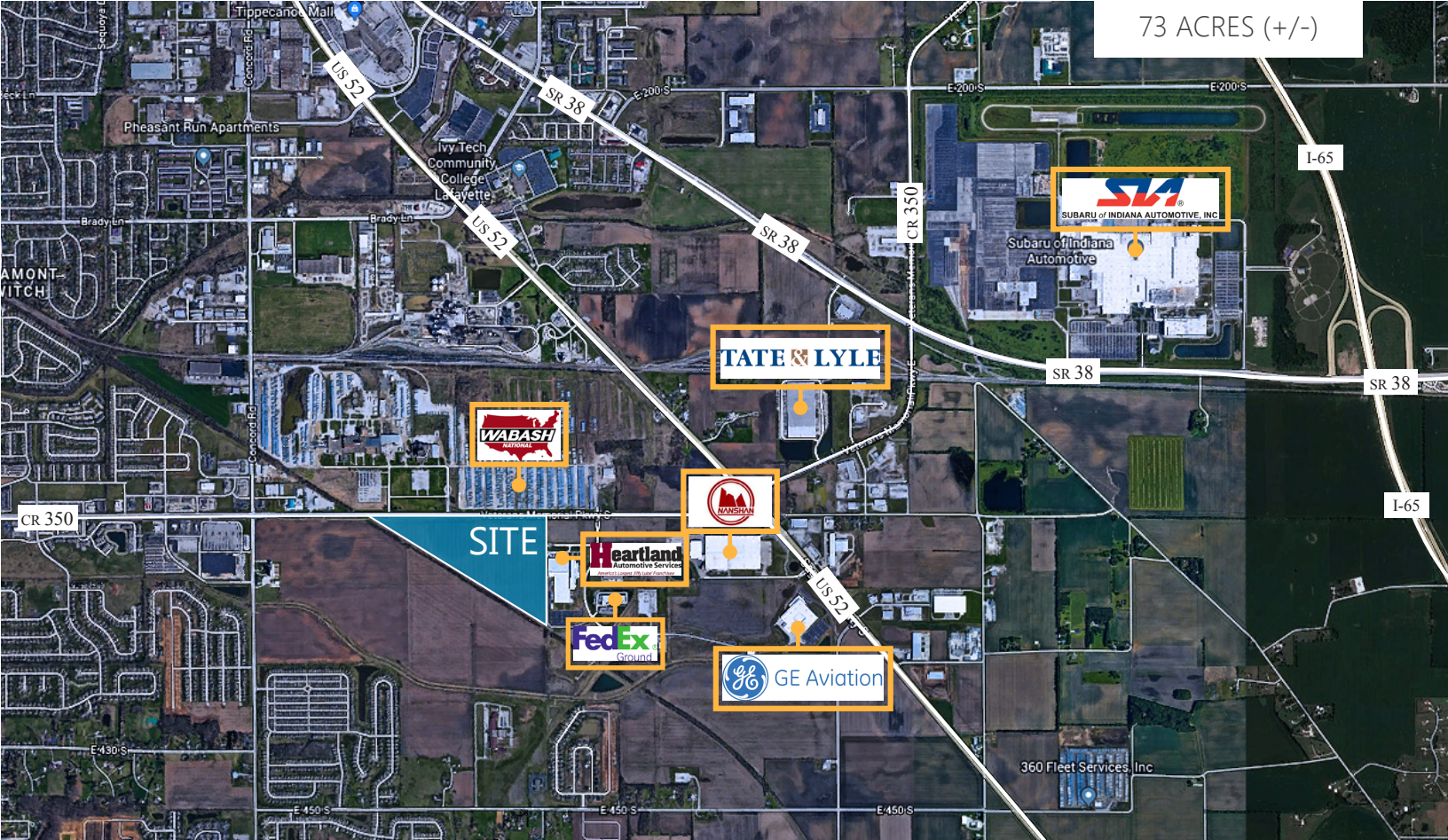


INDUSTRIAL LAND
FOR SALE

VETERAN'S MEMORIAL PARKWAY



73 ACRES (+/-)

ACREAGE

73.53 acres (+/-)

PRICE

\$52,000 per acre

ZONING

Heavy Industrial (I-3)

HIGHLIGHTS:

All utilities available at the site. Extensive frontage visibility from Veteran's Memorial Parkway.

SUMMARY

Over 73 acres of level, industrial zoned land available on Lafayette's south side in the ever growing manufacturing sector. Served with City Water & Sanitary, Duke Energy Electric, and Vectren Gas.

LOCATION

Located in close proximity and with easy access to major area thoroughfares including Interstate 65, US 52, State Road 38, and State Road 26. Nearby corporations include Wabash National, GE Aviation, Heartland Automotive, Nanshan, Subaru of Indiana, FedEx, and Tate & Lyle.



SHOOK

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INDUSTRIAL LAND
FOR SALE

VETERAN'S MEMORIAL PARKWAY



- **15,647** cars per day
Veteran's Memorial Pkwy.
0.45 mi. E of Concord Rd.
- **17,276** cars per day
Veteran's Memorial Pkwy.
0.30 mi. W of US 52
- **15,879** cars per day
US 52 0.10 mi. E of
Veteran's Memorial Pkwy.

DEMOGRAPHICS

3 mi.		5 mi.		7 mi.	
Population:	38,686	Population:	94,434	Population:	137,679
Households:	15,464	Households:	39,122	Households:	51,819
Income:	\$63,010	Income:	\$61,491	Income:	\$61,699

Less than twenty minutes to Purdue University's campus in West Lafayette and minutes to all area thoroughfares to all directions. Heavy traffic counts and main road frontage ensure easy access and excellent visibility.



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