

Teal Plaza

3535-3555 State Rd. 38 E.
Lafayette, IN 47905
Tippecanoe County



key features

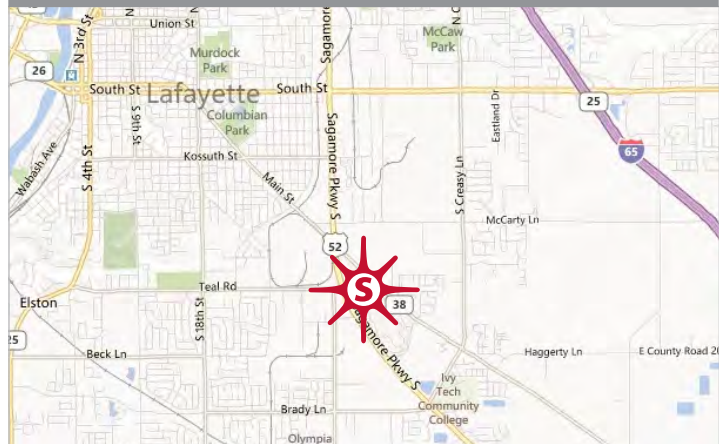
- located next to Tippecanoe Mall, an 862,000-sf power center
- five miles from Purdue University (45,869 students)
- co-tenancy includes Ashley Homestore and Shoe Carnival
- daily traffic counts: 25,362 on Sagamore Pkwy./U.S. 52; 13,586 on S.R. 38; and 18,874 on Teal Road

demographics

	1 mile	3 miles	5 miles
population	8,025	79,809	134,374
households	3,487	35,672	52,519
avg. household income	\$80,150	\$70,003	\$80,517
daytime population	9,198	69,801	108,802

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

retail space for lease 4,550 – 6,106 sf



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UNIT	TENANT	DIMS.	S.F.
3535	SHOE CARNIVAL	98 x 130 IRR	12,044
3545-49	AVAILABLE	100 x 65 IRR	4,550
3555	ASHLEY HOMESTORE	116 x 213.5 IRR	21,032
3555A	AMERICAN RENTAL	40 x 100	4,000
3555D	AVAILABLE - <i>ENDCAP</i>	91.4 x 80 IRR	6,106

