

Tippecanoe Court

2519-2641 Maple Point Dr.
Lafayette, IN 47905
Tippecanoe County



key features

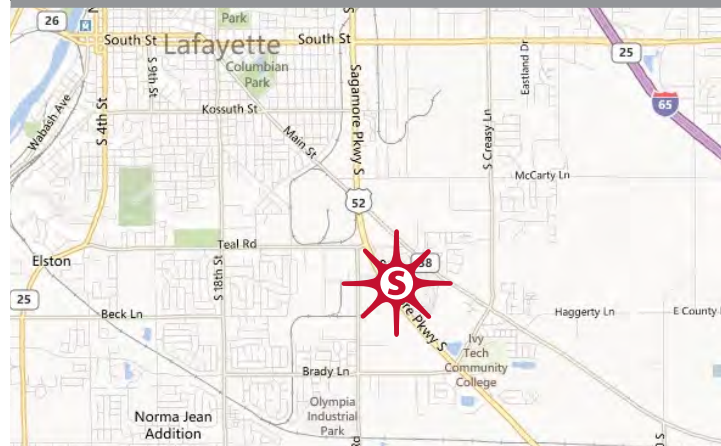
- recently renovated façade
- 17,204-sf junior anchor space and restaurant space available
- anchored by large Pay Less Super Market (Kroger-owned), Ollie's Bargain Outlet, Kittle's Furniture, and Flooring Express
- adjacent to Tippecanoe Mall (862,000 sf) and five miles from Purdue University (50,884 students)
- outlots for future development
- daily traffic counts: 17,748 on Sagamore Pkwy./U.S. 52; 17,992 on S.R. 38; and 11,897 on Creasy Lane

demographics

	1 mile	3 miles	5 miles
population	6,458	58,020	120,895
households	3,073	24,860	48,279
avg. household income	\$53,998	\$80,371	\$73,447
daytime population	8,789	43,896	99,709

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

retail space for lease 1,200 – 17,204 sf



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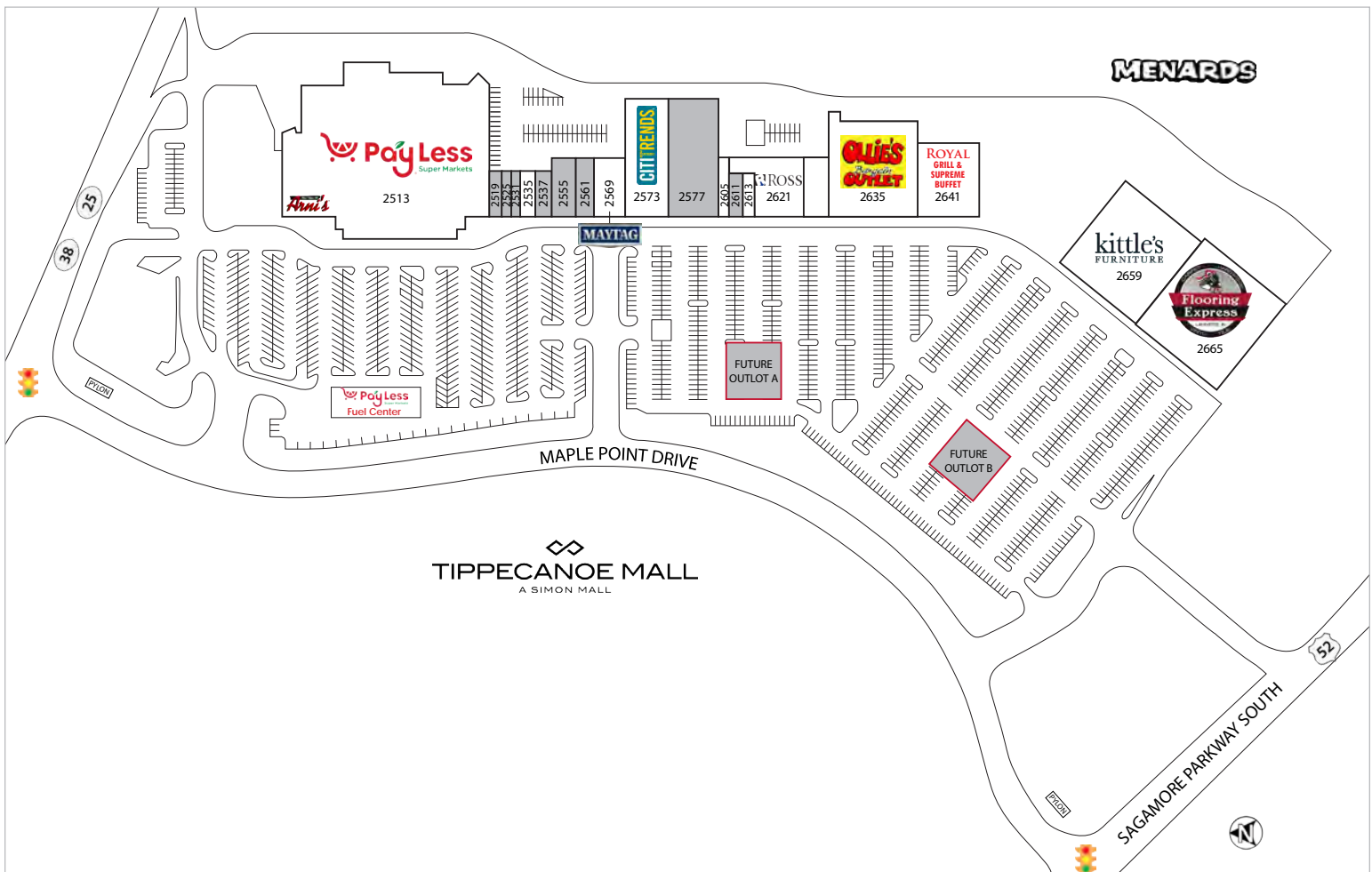
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UNIT	TENANT	DIMS.	S.F.
2513	PAY LESS SUPER MARKET - OWNED BY OTHER	340 x 240 IRR	83,714
2519	AVAILABLE	20 x 80	1,600
2525	AVAILABLE	15 x 80	1,200
2531	AVAILABLE	15 x 80	1,200
2535	WORLD FINANCE	19.5 x 80	1,564
2537	AVAILABLE - FORMER RESTAURANT	34 x 80 IRR	2,435
2555	AVAILABLE	40 x 100	4,000
2561	AVAILABLE	30 x 100	3,022
2569	REECE'S MAYTAG APPLIANCE CENTER	50 x 100	5,000
2573	CITI TRENDS	65.3 x 195	12,741
2577	AVAILABLE	88 x 195	17,204
2605	PERSONAL FINANCE COMPANY	19.6 x 100	1,962

UNIT	TENANT	DIMS.	S.F.
2611	AVAILABLE	20 x 75	1,500
2613	THE FOG FOUNDRY	20 x 75	1,500
2621	ROSS MEDICAL EDUCATION CENTER	70 x 100	7,000
2635	OLLIE'S BARGAIN OUTLET	180 x 164 IRR	29,394
2641	ROYAL GRILL & SUPREME BUFFET	100 x 120	12,000
2659	KITTLE'S FURNITURE - OWNED BY OTHER	159 x 170	27,000
2665	FLOORING EXPRESS - OWNED BY OTHER	170 x 180	30,600

future development

UNIT	TENANT	S.F.
A	FUTURE OUTLOT	±0.25
B	FUTURE OUTLOT	±0.25



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