

# Tippecanoe Court

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



## key features

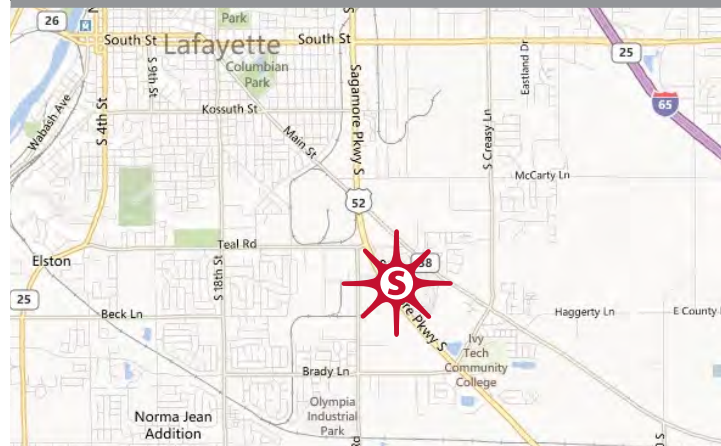
- recently renovated façade
- 17,204-sf junior anchor space and restaurant space available
- anchored by large Pay Less Super Market (Kroger-owned), Ollie's Bargain Outlet, Kittle's Furniture, and Flooring Express
- adjacent to Tippecanoe Mall (862,000 sf) and five miles from Purdue University (50,884 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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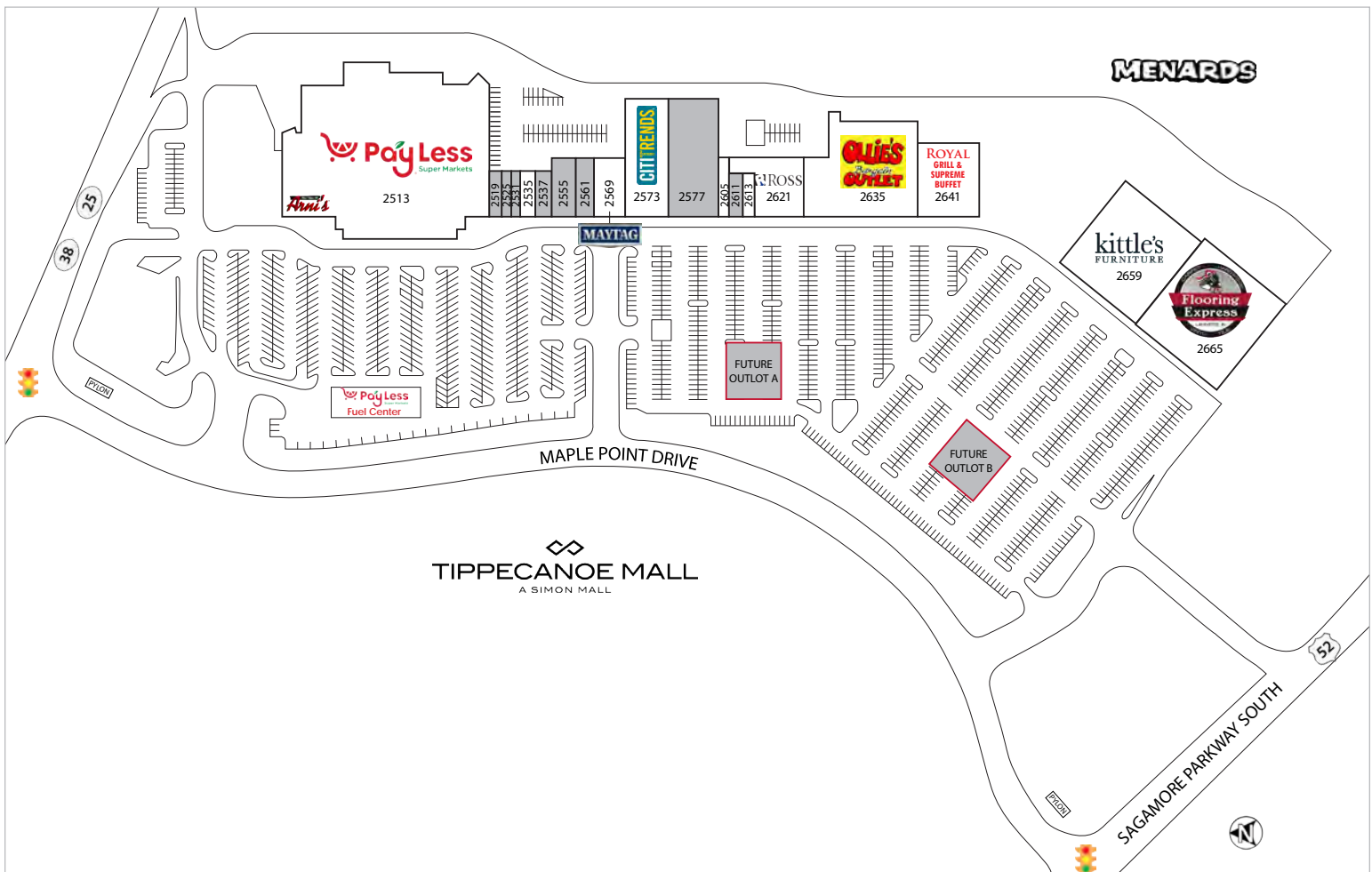
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| UNIT | TENANT                                 | DIMS.         | S.F.   |
|------|--|---------------|--------|
| 2513 | PAY LESS SUPER MARKET - OWNED BY OTHER | 340 x 240 IRR | 83,714 |
| 2519 | AVAILABLE                              | 20 x 80       | 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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