



348 East State Street, West Lafayette, IN

FOR LEASE

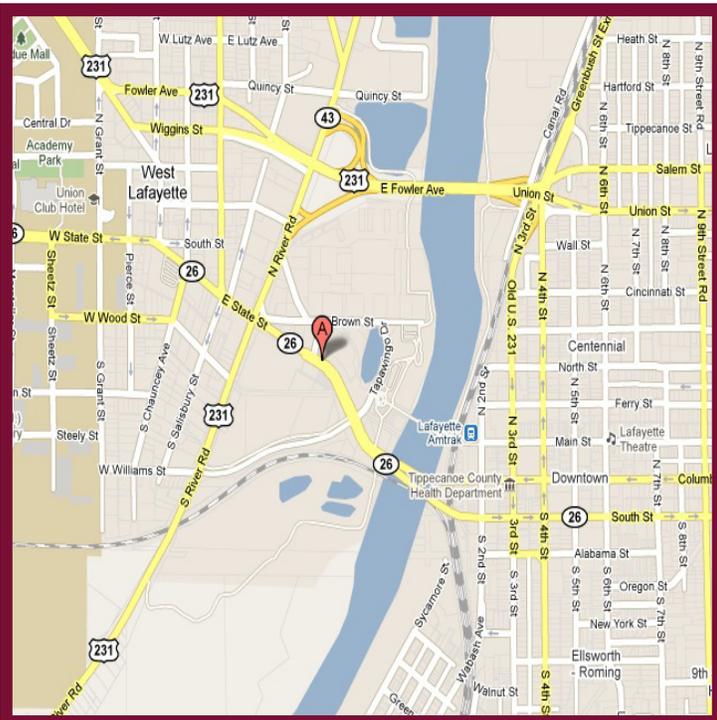
- \$15.00-\$22.00/SF NNN (approx. \$4.00)
- Retail space 1850 SF
- Mixed use synergy created by attached Hilton Garden Inn, parking garage & upscale apartments
- Anchors: Borders Books & Goodrich Theters
- Other tenants include:
 Panera Bread Starbucks Scotty's Brewhouse
 Aveda Spa Moe's Southwest Grill Great Clips
 Snow Bear Frozen Custard Game Stop Twenty Ten
 Juniper Clothing

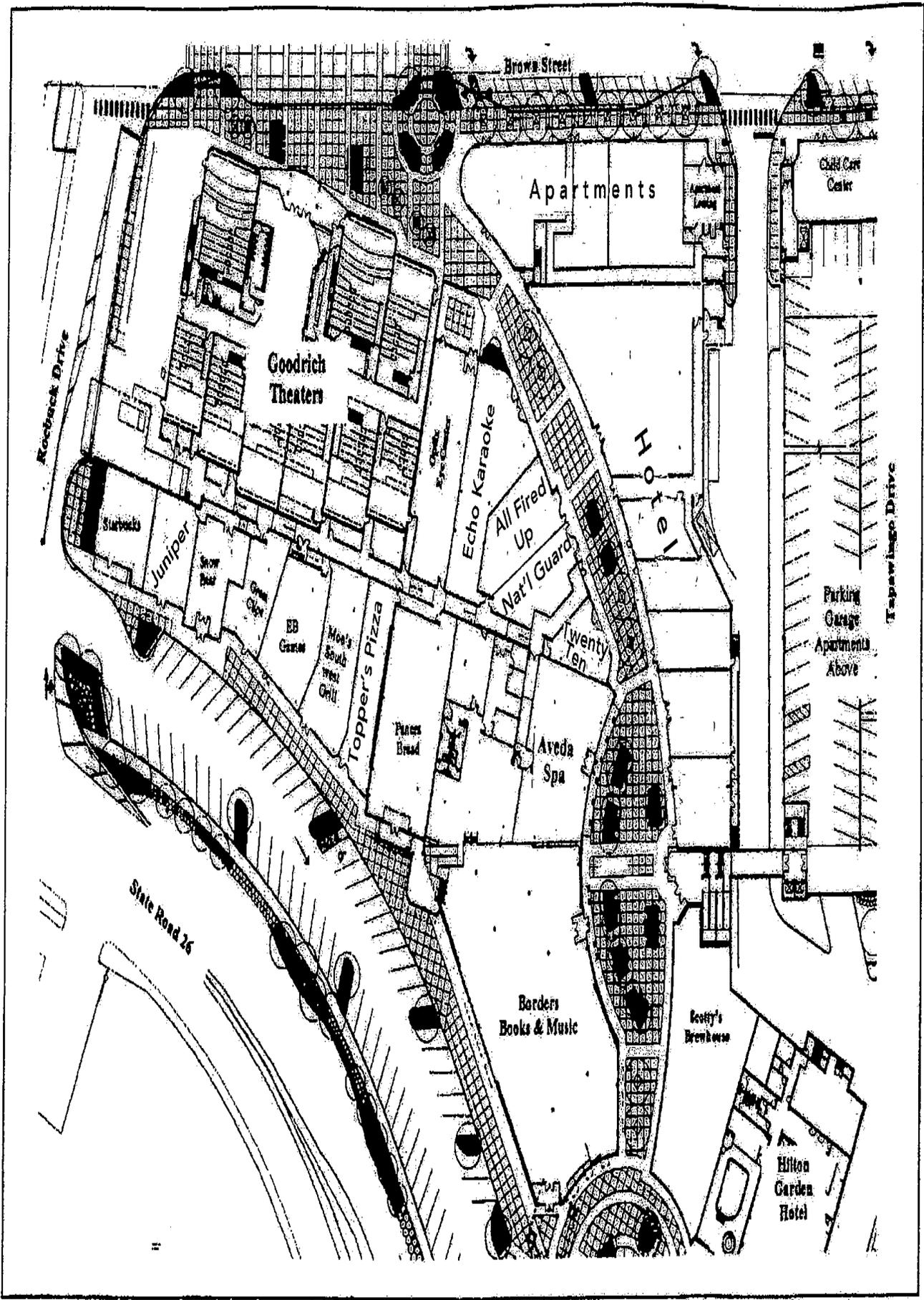
Traffic Count: 28,070 Cars/Day

Demographics	3 miles	5 miles
Population	87,968	127,745
# of households	32,209	47,710
Avg. Income	\$49,540	\$55,970

Doug Anderson
 Phone 765.838.2475
 Fax 765.807.3444

doug.anderson@candorrealty.com





Brown Street

Apartment

Club Car
Center

Goodrich
Theaters

Kocback Drive

Echo Karaoke

All Fired
Up

Natl' Guards

Juniper

Shaw
West
Grill

EB
Garage

Moe's
Sub
West
Grill

Topper's
Pizza

Pines
Bread

Aveda
Spa

Wentz
Len

Parking
Garage
Apartments
Above

Tapawingo Drive

State Road 26

Borders
Books & Music

Scotty's
Brenhese

Hilton
Garden
Hotel