

FOR SALE - REDEVELOPEMENT OPPORTUNITY

305 Sagamore Pkwy., West Lafayette, IN 47906



The Gateway to West Lafayette

- 8.77 Acres (including retail center & bank branch)
- + 600 ft Frontage
- +29,480 VPD
- Signalized Access
- Pylon Sign
- Sale includes Chase Bank lease and 10,202 SF Newly Remodeled Retail Center
- Positioned between the Purdue campus (+40,000 students) & the Purdue Research Park (+ 3,000 employees)



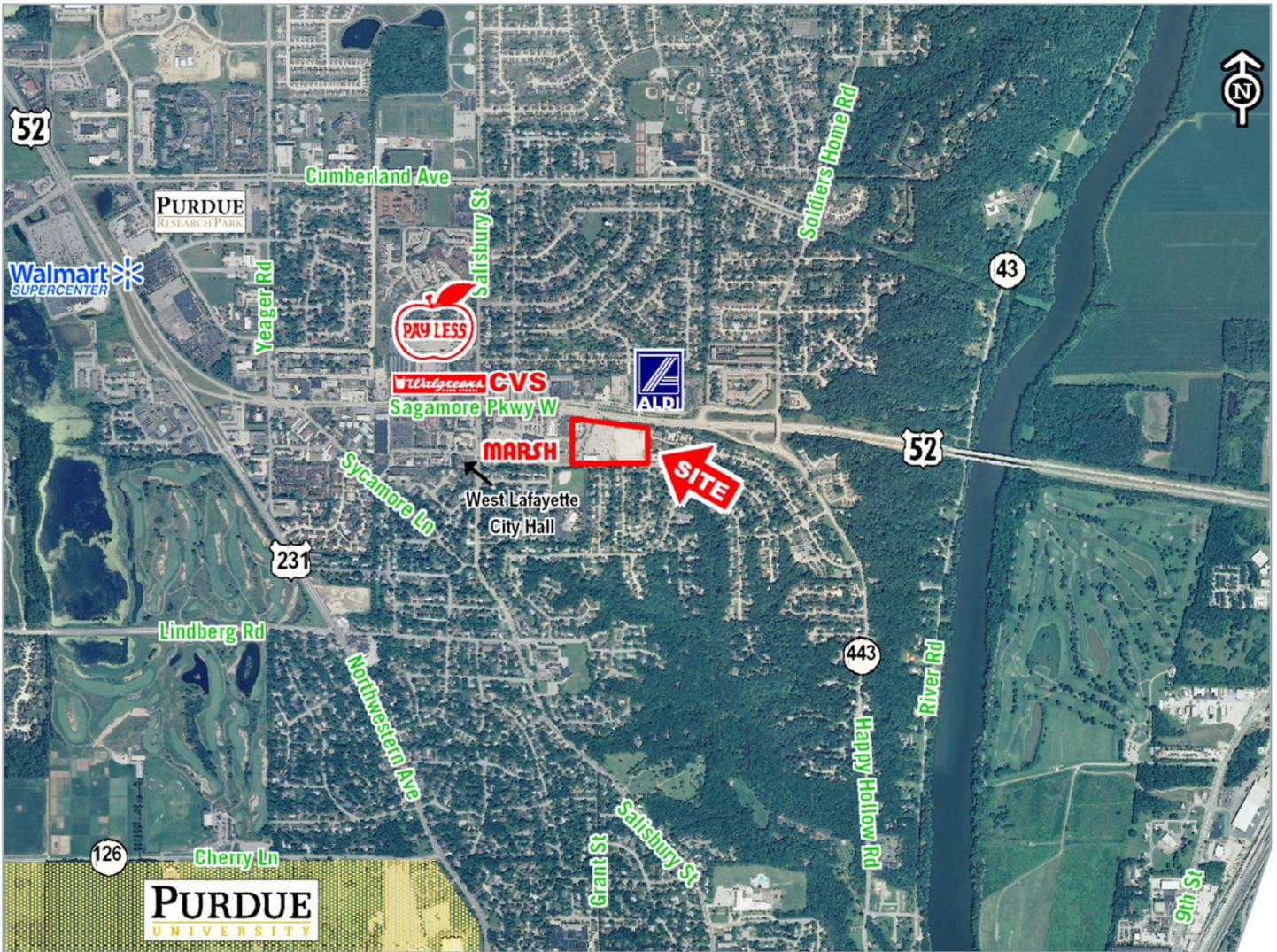
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**Cassidy
Turley** Commercial
Real Estate Services



305 Sagamore Parkway
West Lafayette, IN 47906

Rare In-Fill Development Site

Near Purdue University along Busy SR 52

Demographics:

	1 miles	3 miles	5 miles
Population	9,847	75,556	118,506
Average HH Income	\$70,447	\$46,368	\$50,008
Total Number of Employees	4,572	30,322	53,810

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