

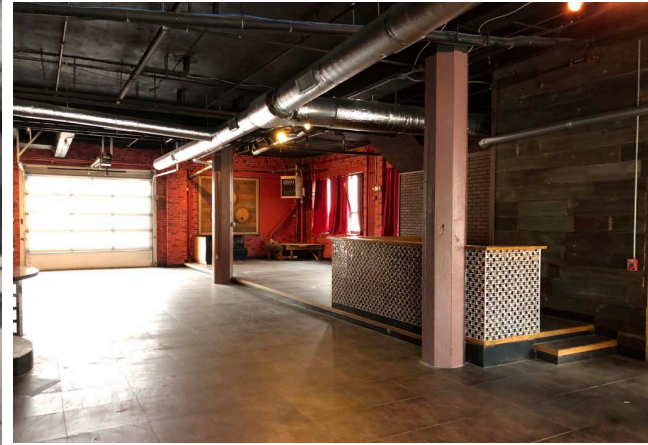
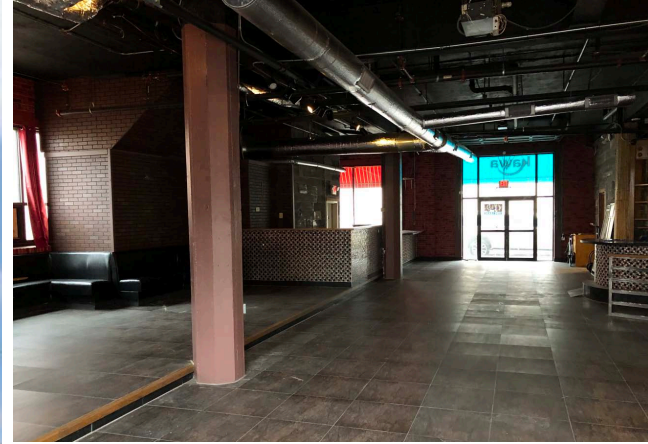
427 Main Street
Lafayette, IN 47901
(765) 742-5096
cbcshook.com



SHOOK

DOWNTOWN SPACE
FOR LEASE

351 SOUTH STREET | LAFAYETTE, IN 47901



SPACE SIZE

2,936 (+/-) SF

LEASE RATE

\$2,500/mo. NNN

HIGHLIGHTS:

- Visibility
- Heavy traffic
- Parking Lot
- Convenient location

SUMMARY

The property is a restored two story historic structure offering two ground level commercial suites and ten loft apartments on the second floor. The commercial suites offer excellent visibility to well-travelled South Street traffic counts exceeding approximately 9,677 cars per day. The available space boasts high ceilings and unique architecture perfect for urban office, café, or retail uses. A surface lot directly south of the building serves the residents and commercial tenants. Ample municipal parking is also available in close proximity.

Located in the Lafayette, IN central business district the property is well positioned to serve the growing number of residents which call downtown "home." Additionally the building lies approximately two miles from Purdue University's main campus where total 2018 enrollment was 43,411. New high end residential multifamily development can be found in the immediate area, as can trendy restaurants, boutiques, and regular street festivals

JIM PITOUKKAS

765-250-8339

@ jpitoukkas@shook.com

🌐 cbcshook.com

DUSTIN ZUFALL

765-427-2047

@ dzufall@shook.com

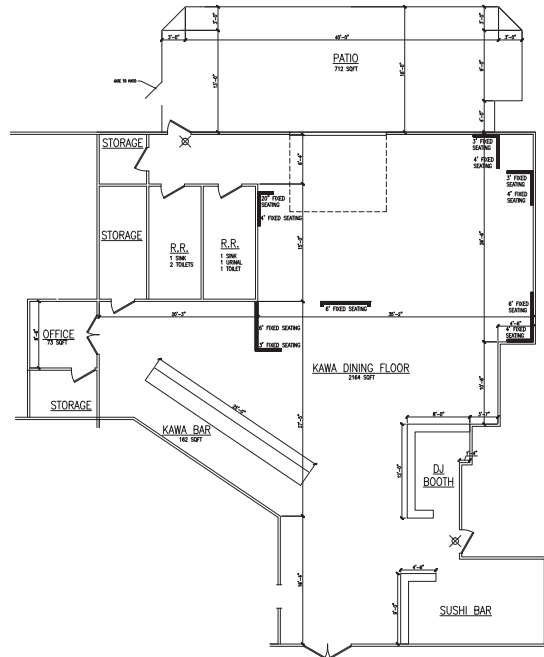
🌐 cbcshook.com

DOWNTOWN SPACE
FOR LEASE

351 SOUTH STREET | LAFAYETTE, IN 47901



- **4,398** cars per day
Alabama St. 100 ft. E of
Third St.
- **9,427** cars per day
South St. 100 ft. E of
Fourth St.
- **8,297** cars per day
Columbia St. 100 ft. W.
of Fifth St.



JIM PITOUKKAS

☎ 765-250-8339

✉ jpitoukkas@shook.com

🌐 cbcshook.com

DUSTIN ZUFALL

☎ 765-427-2047

✉ dzufall@shook.com

🌐 cbcshook.com