

21,622 SF RETAIL — 720 NORTHWESTERN AVENUE, WEST LAFAYETTE, IN



Located right in the heart of

Boiler Country!

**FOR SUBLEASE** | 720 Northwestern Avenue | West Lafayette, IN

- 21,622 SF available along prime retail corridor on Purdue campus
- Former grocery store at corner location
- Exceptional visibility & signage facing Northwestern Ave – a primary artery
- Easy walking distance – students, sporting event attendees, and nearby residential
- Building has solid tenant mix: Regions Bank, Stadium University Book Store, CVS, Jimmy John's, Subway, plus Fuse Apartments on upper floors.

MACKEY  
ARENA  
ACROSS  
THE  
STREET!

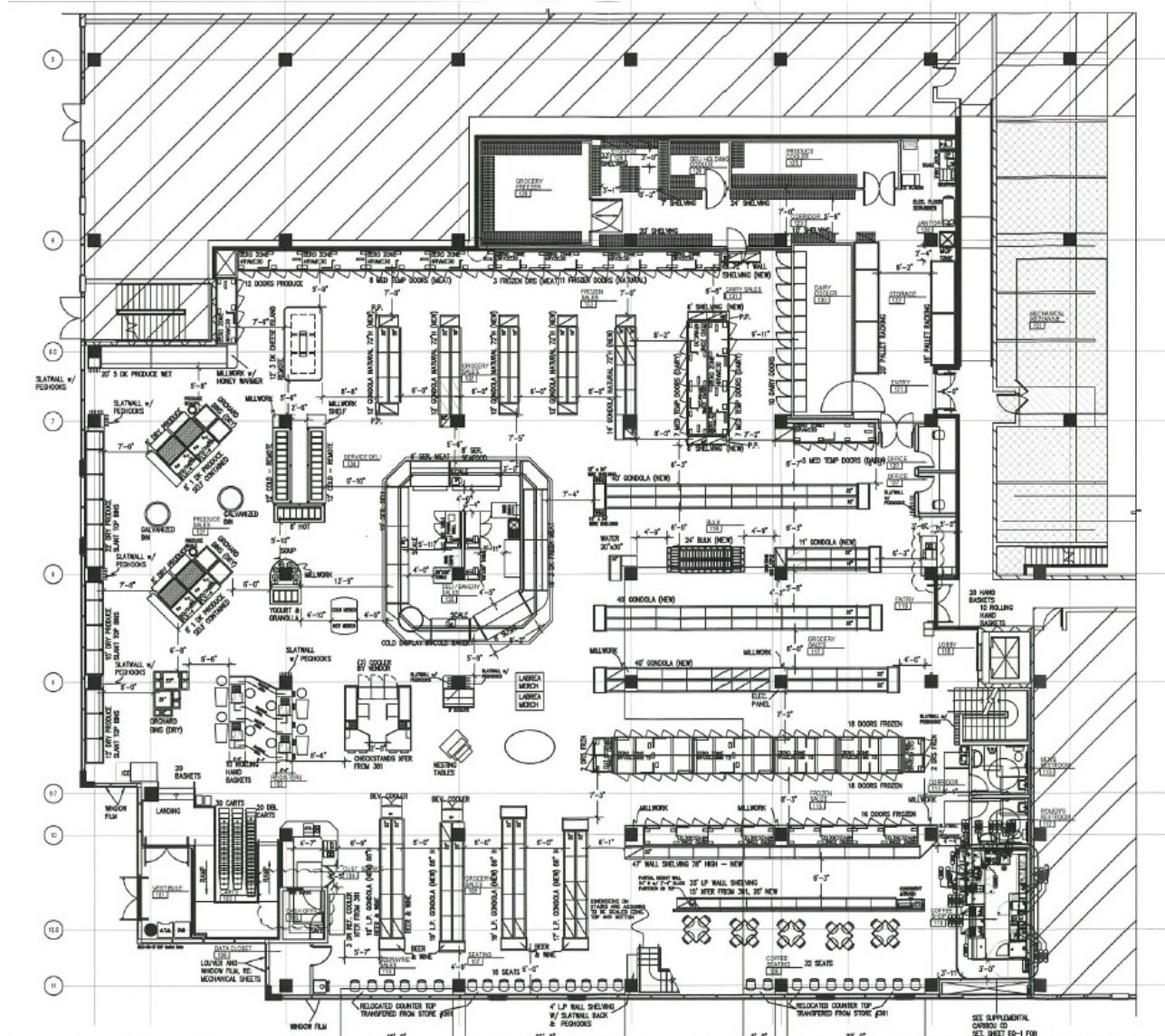
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# Floorplan



## Fuse Development

- ± 2-acre site
- ± 489 student beds | ± 230 total units
- ± 41,825 SF of ground floor retail
- ± 405-space parking garage on 3 levels
- ± 34 spaces ground level - retail

## Retail Available

- ± 21,622 Total SF
- ± 18,122 SF main
- ± 3,500 SF mezzanine
- ± 12 marked parking spaces in garage
- ± 35 exterior parking spaces
- Loading dock



# UNIVERSITY AREA RESIDENCES



Boiler Up!







## Maximum Exposure with Heavy Foot + Street Traffic

- West Lafayette, IN sits adjacent to its sister city, Lafayette – offering an expanded retail reach of the entire Lafayette-West Lafayette MSA, plus nearby bedroom communities.
- The city is located 65 miles northwest of Indianapolis and 100 miles southeast of Chicago, with easy access off I-65.

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population 2017	26,695	83,728	137,886
Population Projected 2022	27,684	87,600	146,220
Average Household Income	\$39,781	\$53,041	\$58,076
Total Households 2017	6,291	30,820	52,939
Households Projected 2022	6,695	32,433	56,280

### AVERAGE DAILY TRAFFIC

Northwestern Ave	21,550 cars/day
W Stadium Ave	8,213 cars/day
Dodge St	1,474 cars/day

**41,570**

student enrollment,  
West Lafayette  
campus

**15,850**

summer student  
enrollment

**57,240**

Ross-Ade Stadium  
capacity

**14,800**

Mackey Arena  
capacity

**216,680**

population of  
Lafayette-West  
Lafayette MSA

**12,000**

Purdue University  
campus employment,  
excluding student jobs

