

3105 S. 9TH ST.

3105 S. 9TH ST., LAFAYETTE, IN 47909

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,023 - 7,060 SF

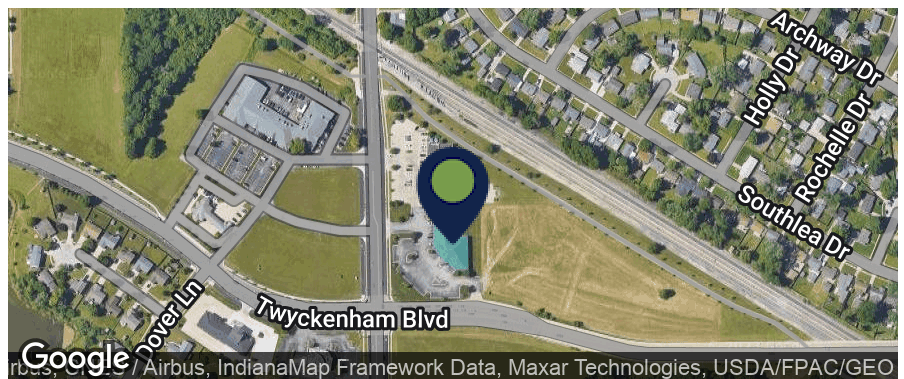
Lease Rate: Negotiable

Building Size: 9,443 SF

PROPERTY OVERVIEW

Strong visibility on the northeast corner of S 9th St Twyckenham Blvd with up to 7000 Sq Ft available

PROPERTY HIGHLIGHTS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY

COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

3105 S. 9TH ST.

3105 S. 9TH ST., LAFAYETTE, IN 47909

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

3105 S. 9TH ST.

3105 S. 9TH ST., LAFAYETTE, IN 47909

PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,023 - 7,060 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3105 S 9th St	Little Caesar's	1,400 SF	NNN	-	-
3105 S 9th St	Available	1,023 SF	NNN	Negotiable	-
3105 S 9th St	Available	7,060 SF	NNN	Negotiable	-

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

3105 S. 9TH ST.

3105 S. 9TH ST., LAFAYETTE, IN 47909

RETAILER MAP



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY

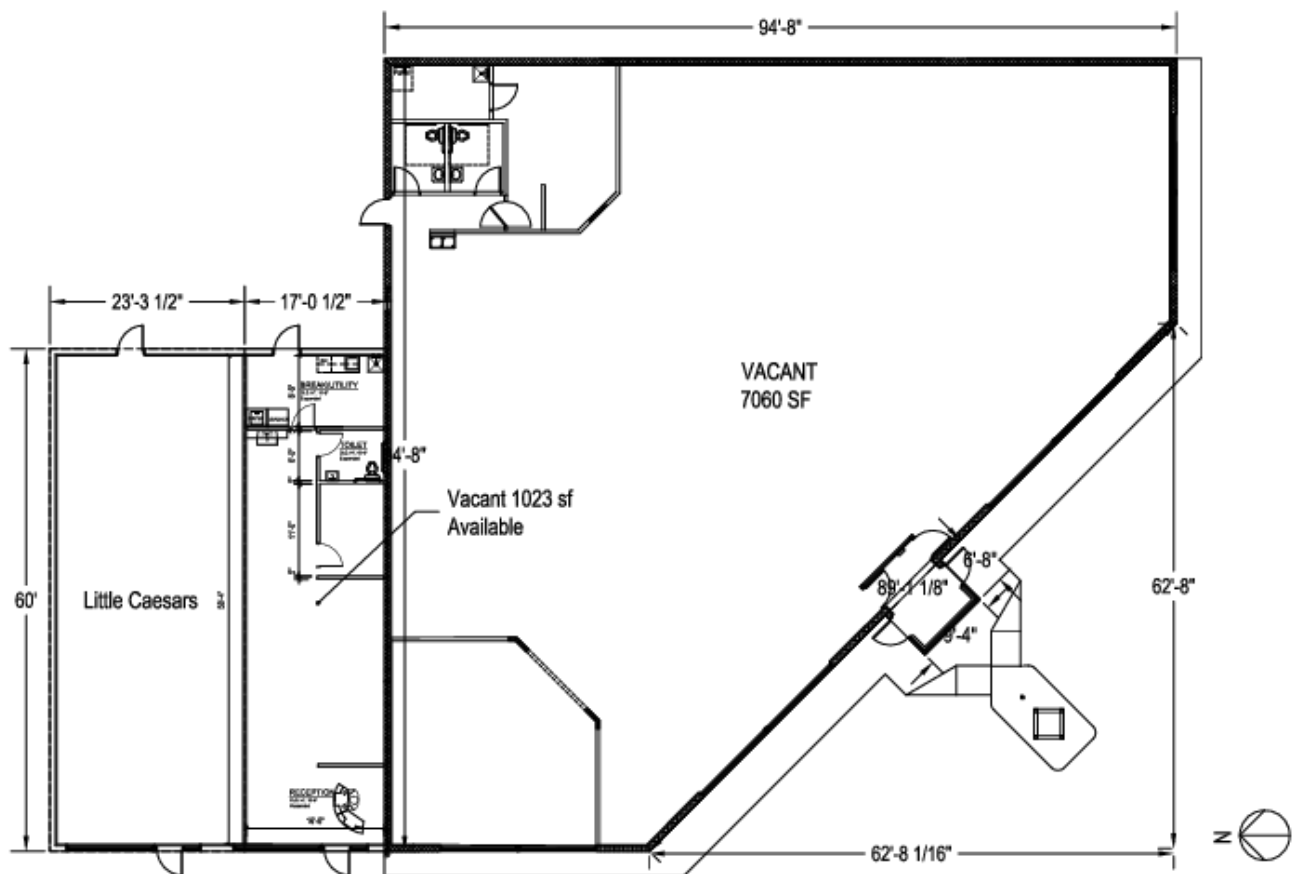
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

3105 S. 9TH ST.

3105 S. 9TH ST., LAFAYETTE, IN 47909

FLOOR PLANS



#437 Lafayette, IN
3105 South 9th Street, Lafayette, IN 47909
Floor Plan

***EXISTING CONDITIONS: V.L.F.**
Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 11/23/2020

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



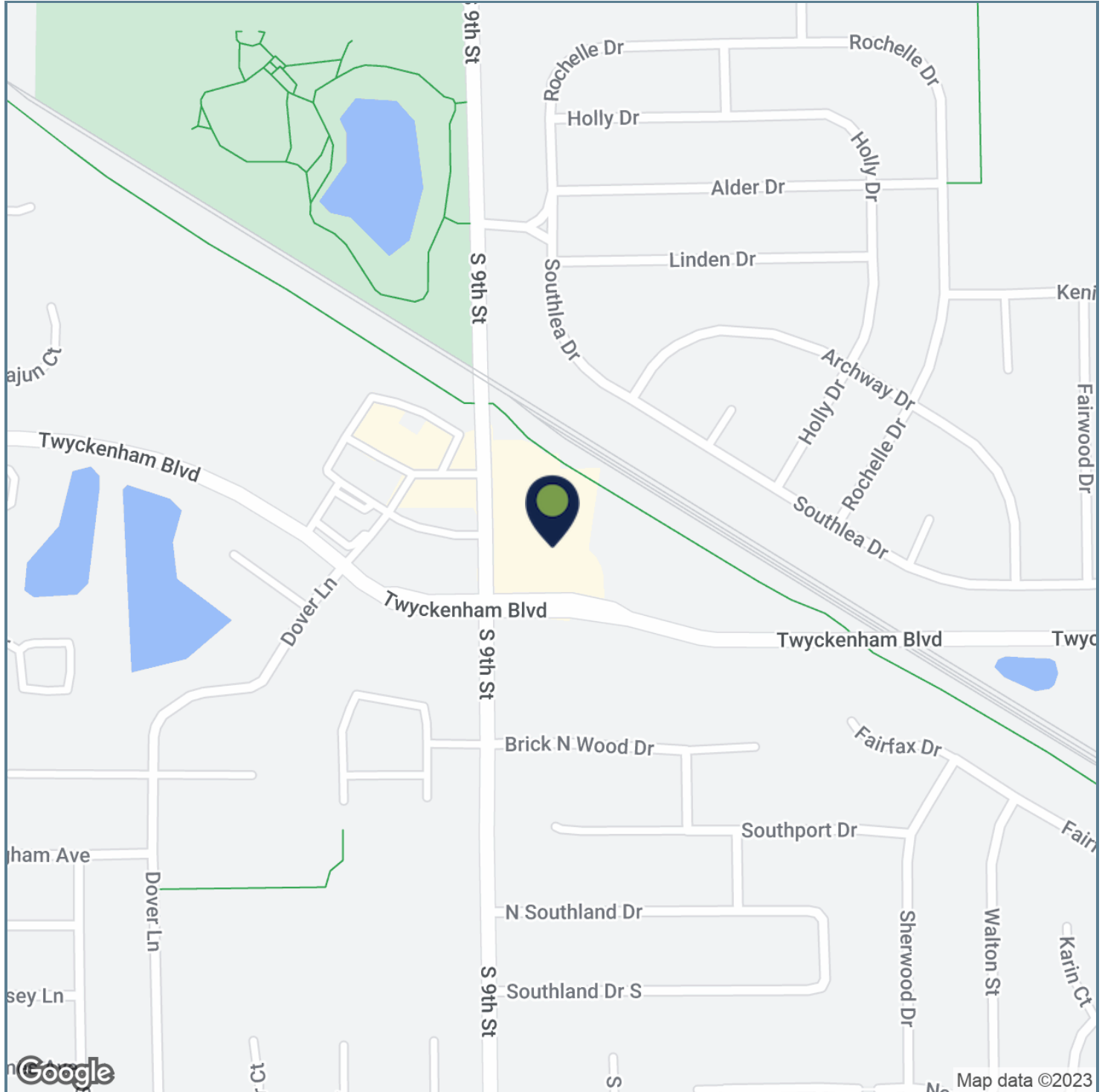
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
http://legacypro.com

3105 S. 9TH ST.

3105 S. 9TH ST., LAFAYETTE, IN 47909

LOCATION MAPS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY

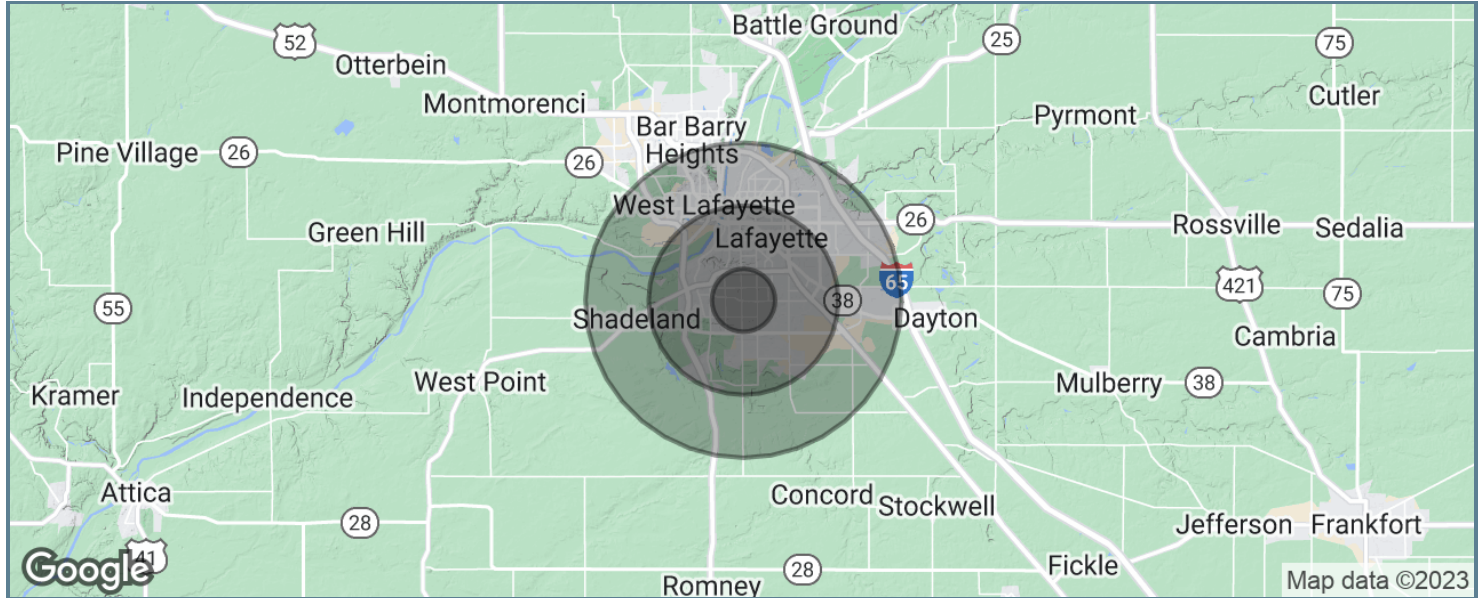
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

3105 S. 9TH ST.

3105 S. 9TH ST., LAFAYETTE, IN 47909

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,833	65,691	125,328
Median age	35.7	33.5	31.5
Median age (Male)	35.1	32.5	30.5
Median age (Female)	39.1	35.0	32.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,593	30,149	49,728
# of persons per HH	2.3	2.2	2.5
Average HH income	\$61,002	\$57,544	\$58,067
Average house value	\$116,082	\$114,853	\$122,434

** Demographic data derived from 2020 ACS - US Census*

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>