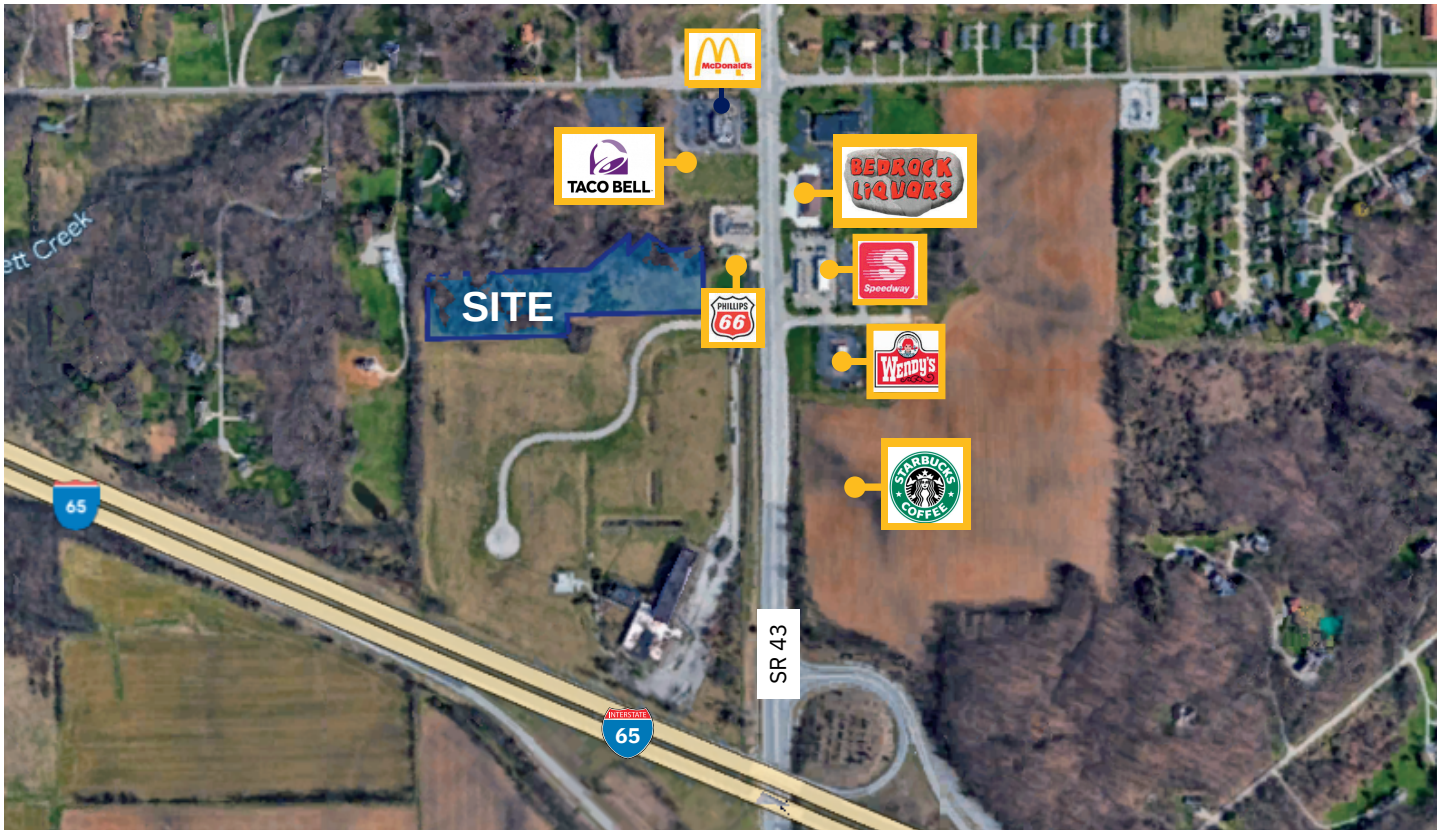


LAND FOR SALE

SR 43 N BATTLEGROUND | WEST LAFAYETTE, IN 47920

**Lot Size:**

4.93 Acres (+/-)

Price:

\$699,000

Zoning:

Highway Business

Location

Strategically located amidst exciting new developments, including Starbucks, Taco Bell, McDonald's, and Wendy's, making it an ideal location for any commercial venture at the intersection of State Road 43 and Interstate 65.

Summary

Discover the exceptional potential of this 4.93 acre commercial lot strategically located at the intersection of State Road 43 and Interstate 65. This outstanding property offers an unparalleled opportunity for visionary investors and developers seeking a high-visibility location in a burgeoning commercial hub. With prominent nearby establishments including Starbucks, Taco Bell, McDonald's, and Wendy's, this property promises a lucrative future for your commercial project.



BRAD NEIHOUSER

765-427-5052 | bneiouser@shook.com

LAND FOR SALE

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Daily Average Count 2022:

10,741 cars per day **5,602** cars per day **1,271** cars per day

Provided by the Indiana Department of Transportation

2023 Demographics:

5 Mile Radius

Average Household Income: \$107,349

Population: 46,459

Households: 18,958

3 Mile Radius

Average Household Income: \$151,613

Population: 11,505

Households: 4,133

1 Mile Radius

Average Household Income: \$145,719

Population: 2,292

Households: 874

Highlights:

-Unbeatable Visibility: Situated at the bustling intersection of State Road 43 and Interstate 65, this property boasts exceptional visibility, ensuring maximum exposure for your business.

-Strategic Location: Located amidst exciting new development along State Road 43

-Access and Convenience: Easy access to major highways and roads ensures convenience for both customers and suppliers, making it an attractive destination for business.

-High Traffic Area: The high traffic count in this area guarantees a steady flow of potential customers, making it an ideal location for various commercial endeavors.

-Surrounding Amenities: Within close proximity to schools, and residential neighborhoods, this property benefits from a thriving community.

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