

# OFFICE/RETAIL BUILDING FOR SALE

2007 Kossuth Street | Lafayette, IN 47905



## Commercial Building Available Just Minutes From Downtown Lafayette

<b>Building:</b>	2,170 SF, includes 900 SF of Warehouse Space
<b>Land:</b>	0.12 Acre
<b>Zoning:</b>	Commercial
<b>Year Built:</b>	1948
<b>Frontage:</b>	~ 80' on Kossuth St.
<b>Parking:</b>	Five (5) On-site Spaces
<b>List Price:</b>	\$400,000

[VIEW PROPERTY ONLINE](#)

### Details:

Positioned in a well-trafficked corridor just minutes from downtown Lafayette, 2007 Kossuth St offers a straightforward, highly functional retail opportunity with strong visibility and accessibility. This 2,170 SF freestanding retail building sits on a compact, efficient 0.12-acre parcel, making it an ideal fit for an owner-user or investor seeking manageable scale with practical utility. The single-story layout allows for easy customer flow and flexible interior configuration, while 80 feet of frontage on Kossuth Street provides consistent exposure to passing traffic. The property's Commercial zoning supports a wide range of retail and service-oriented uses, and the existing on-site parking (5 spaces) adds convenience for both customers and staff—an important advantage in this submarket. Constructed in 1948, the building carries a classic, no-frills retail profile that can be repositioned or refreshed depending on the user's vision. Whether it's a neighborhood retail concept, service business, or boutique operation, the footprint is adaptable and efficient.



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# PROPERTY PHOTOS

# OFFICE/RETAIL BUILDING FOR SALE

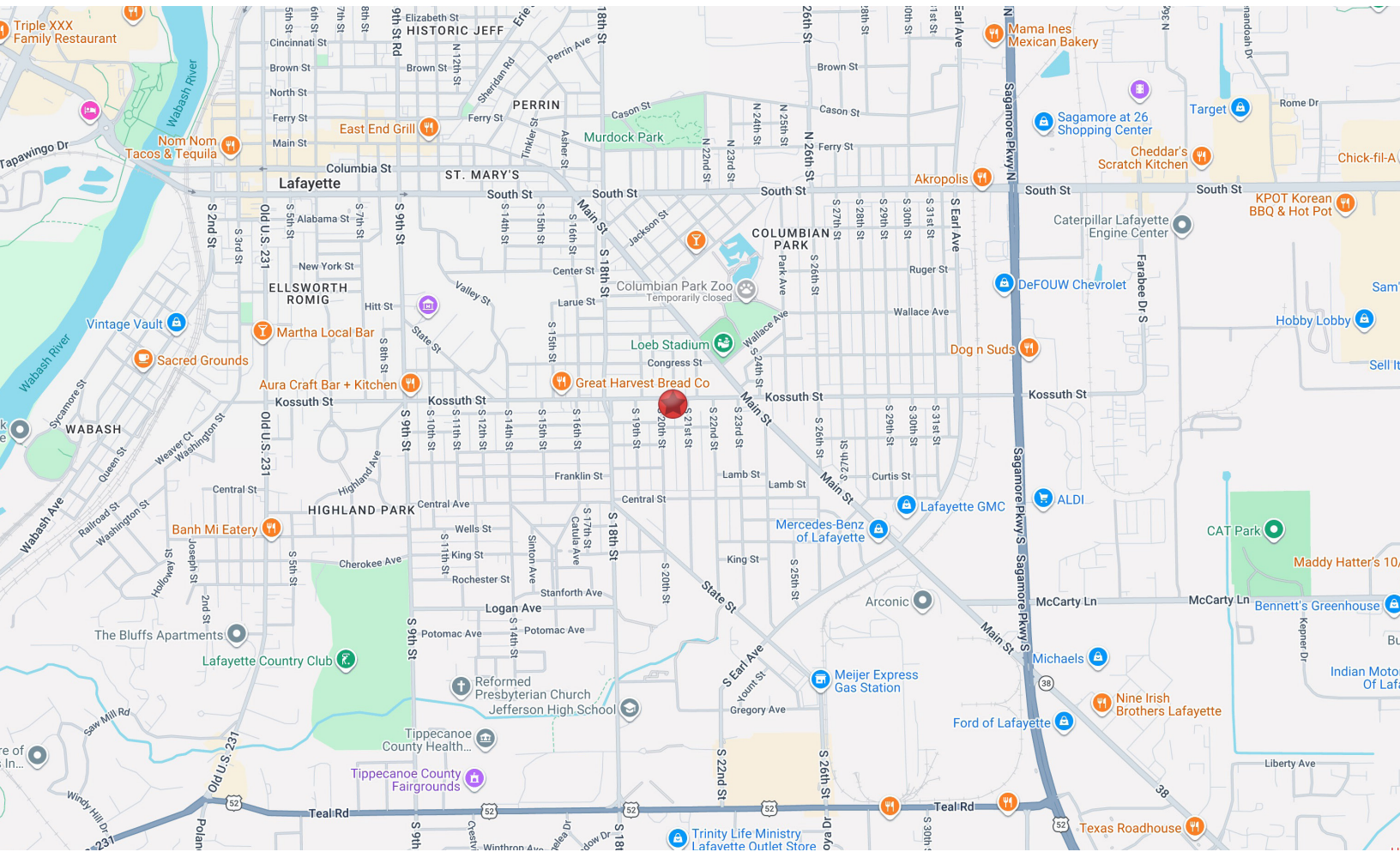
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# LOCATION OVERVIEW

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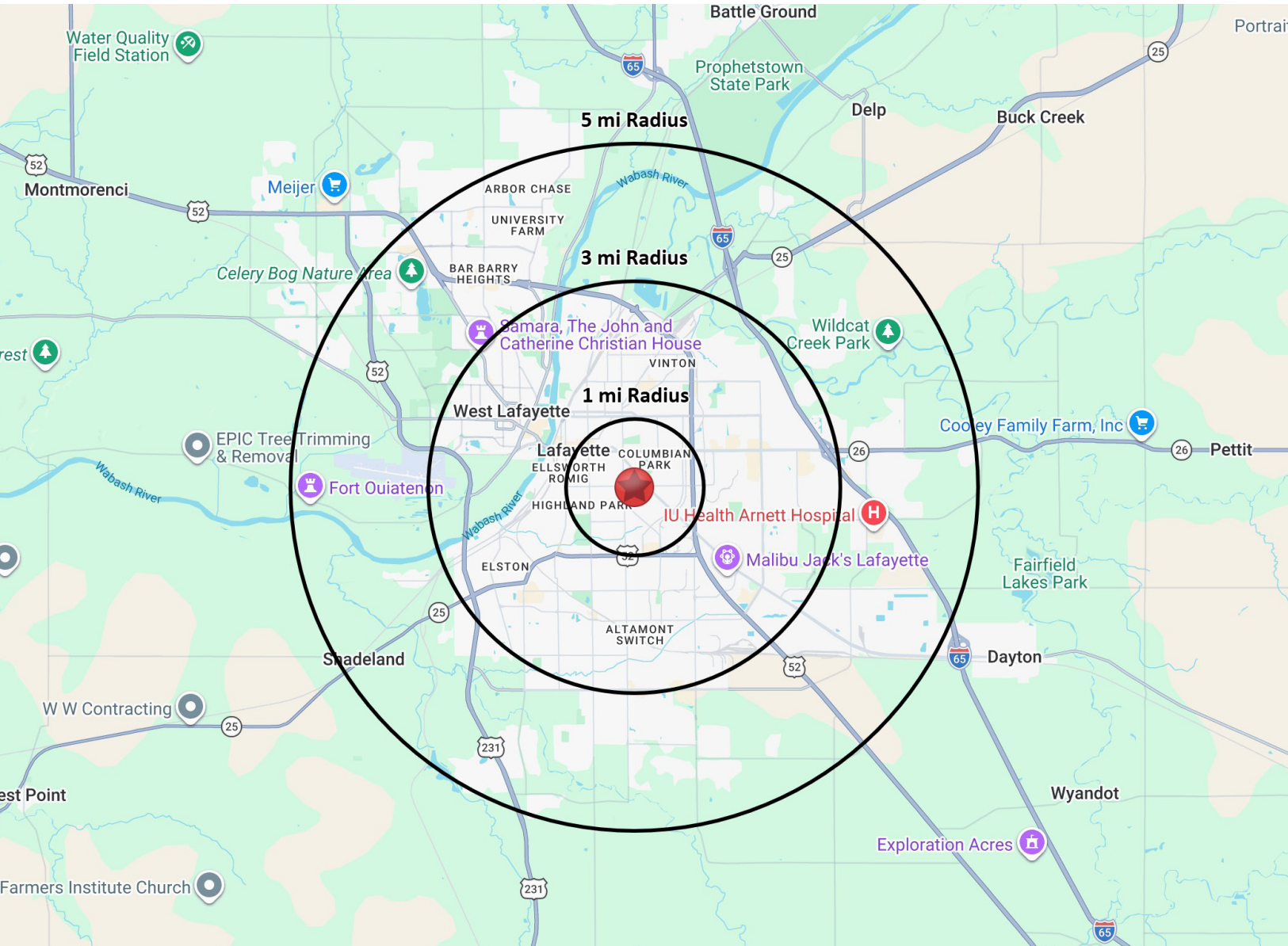
Located at 2007 Kossuth Street in Lafayette, this property is positioned within an established commercial corridor that supports the surrounding residential neighborhoods. The area offers convenient access to major local thoroughfares, providing strong connectivity throughout the city and to regional routes. Location-wise, the property benefits from close proximity to key transportation nodes, including the nearby Lafayette Amtrak Station, enhancing accessibility for both commuters and visitors. Surrounded by a mix of neighborhood-serving businesses and steady residential density, the site is well-suited for a variety of commercial uses seeking visibility and ease of access in a stable, well-trafficked area.



# 2025 DEMOGRAPHICS

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## POPULATION

1 MILE	13,034
3 MILE	93,253
5 MILE	145,022



## NUMBER OF HOUSEHOLDS

1 MILE	5,904
3 MILE	37,547
5 MILE	56,774



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$75,086
3 MILE	\$64,207
5 MILE	\$80,851



## MEDIAN HOME VALUE

1 MILE	\$192,191
3 MILE	\$204,601
5 MILE	\$247,519