

RAMBLER

224 E STATE STREET

PURDUE UNIVERSITY | WEST LAFAYETTE, IN

NEW RETAIL AND RESTAURANT SPACE AVAILABLE Q4 2027

PROPERTY DETAILS

- ▶ High visibility frontage with strong pedestrian and vehicular exposure
- ▶ New Student Housing delivers Fall 2027
- ▶ Ground floor retail in 1,307 beds across 583 unit mixed-use student housing
- ▶ Immediate proximity to Purdue University
- ▶ Outdoor seating opportunities

PURDUE
UNIVERSITY®

TOTAL ENROLLMENT

55,119

FACULTY & STAFF

2,000

TRAFFIC

13,777 VPD ON STATE STREET

12,428 VPD ON RIVER ROAD



RAMBLER

JOIN THESE AREA TENANTS



DEMOGRAPHICS

EST. POPULATION

1 mi 29,046

3 mi 82,685

EST. AVERAGE HH INCOME

1 mi \$55,616

3 mi \$64,342

EST. EMPLOYEES

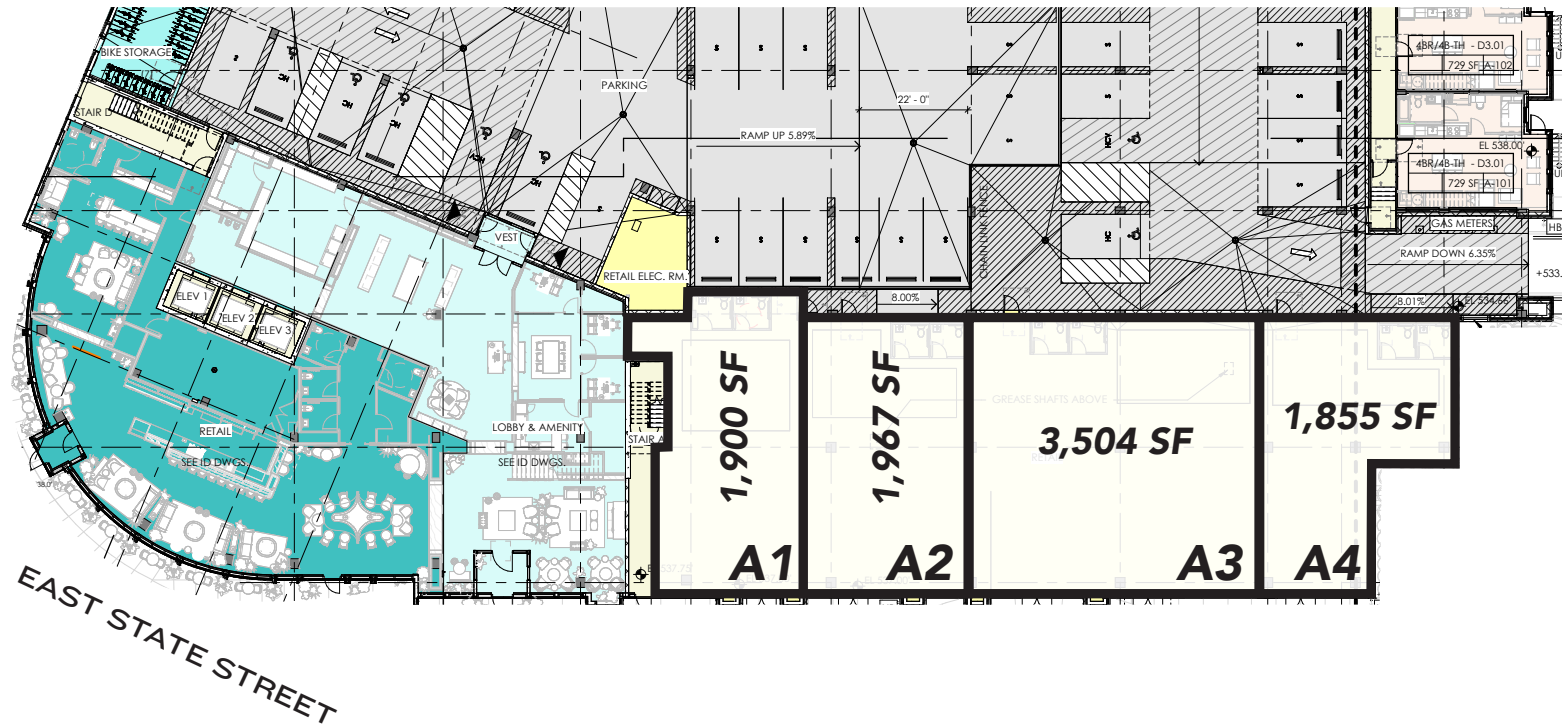
1 mi 26,848

3 mi 53,424

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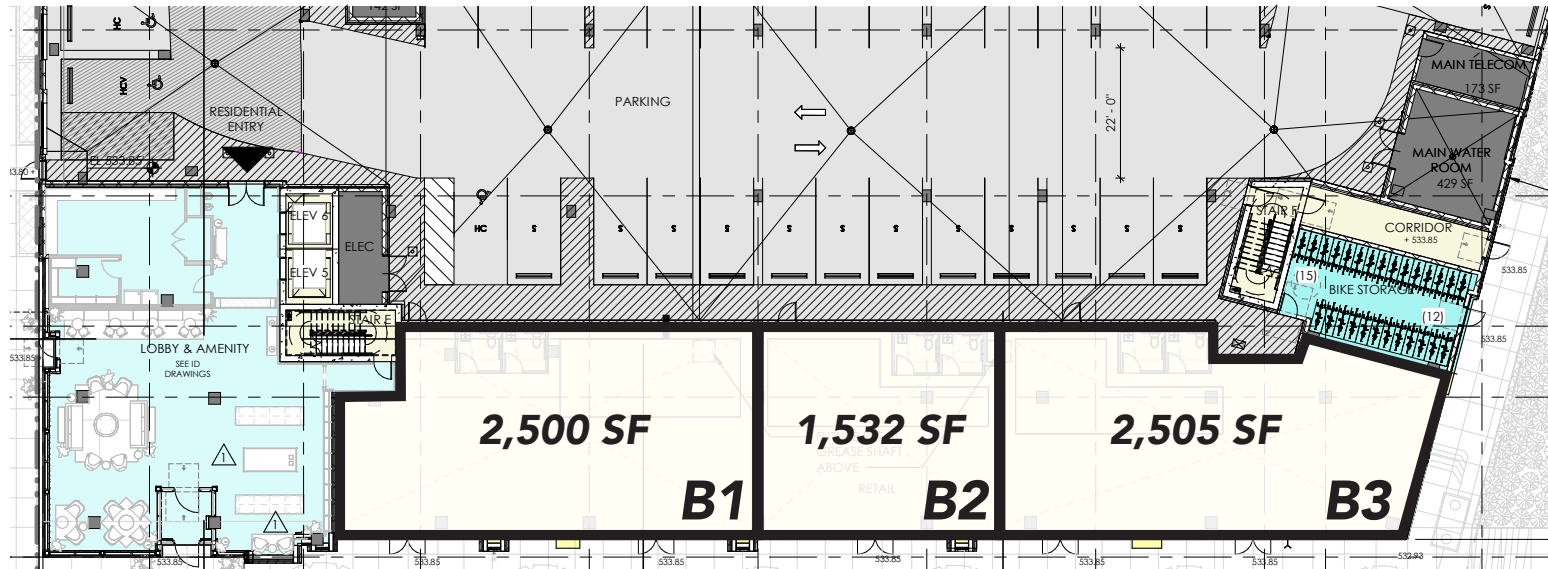
FLOOR PLAN / BUILDING A



Space	Tenant	Size	Vented?	Frontage	Ceiling Height
A1	AVAILABLE	1,900 SF	No	29'	24'3"
A2	AVAILABLE	1,967 SF	Yes	33'2"	24'3"
A3	AVAILABLE	3,504 SF	Yes	58'11"	24'3"
A4	AVAILABLE	1,855 SF	No	22'	25'3"

Can be
combined
for up to
8,730 SF

FLOOR PLAN / BUILDING B



BROWN STREET

Space	Tenant	Size	Vented?	Frontage	Ceiling Height
B1	AVAILABLE	2,500 SF	Yes	69'10"	22'8"
B2	AVAILABLE	1,532 SF	Yes	41'	22'8"
B3	AVAILABLE	2,505 SF	Yes	67'5"	22'8"

Can be
combined
for up to
6,066 SF

AERIAL

FUTURE DEVELOPMENT
655 BEDS (2028)

CHAUNCEY SQUARE
383 BEDS

U.S. 231 (14,565 AADT)

NRIVER RD (16,493 AADT)

SITE

W STATE ST (11,452 AADT)



RISE ON CHAUNCEY
675 BEDS

CAMPUS EDGE
ON PIERCE
594 BEDS

VERVE
751 BEDS

HUB ON CAMPUS
608 BEDS

STANDARD
607 BEDS (FALL 2027)

EVER
449 BEDS

YUGO RIVER MARKET
481 BEDS

Hilton
Garden Inn
104 KEYS



FUTURE DEVELOPMENT
1,800 BEDS (2028+)





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