

# RAMBLER

224 E STATE STREET

PURDUE UNIVERSITY | WEST LAFAYETTE, IN

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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



TOTAL ENROLLMENT      FACULTY & STAFF  
**55,119**                      **2,000**

TRAFFIC  
**13,777 VPD ON STATE STREET**  
**12,428 VPD ON RIVER ROAD**



# RAMBLER

JOIN THESE AREA TENANTS



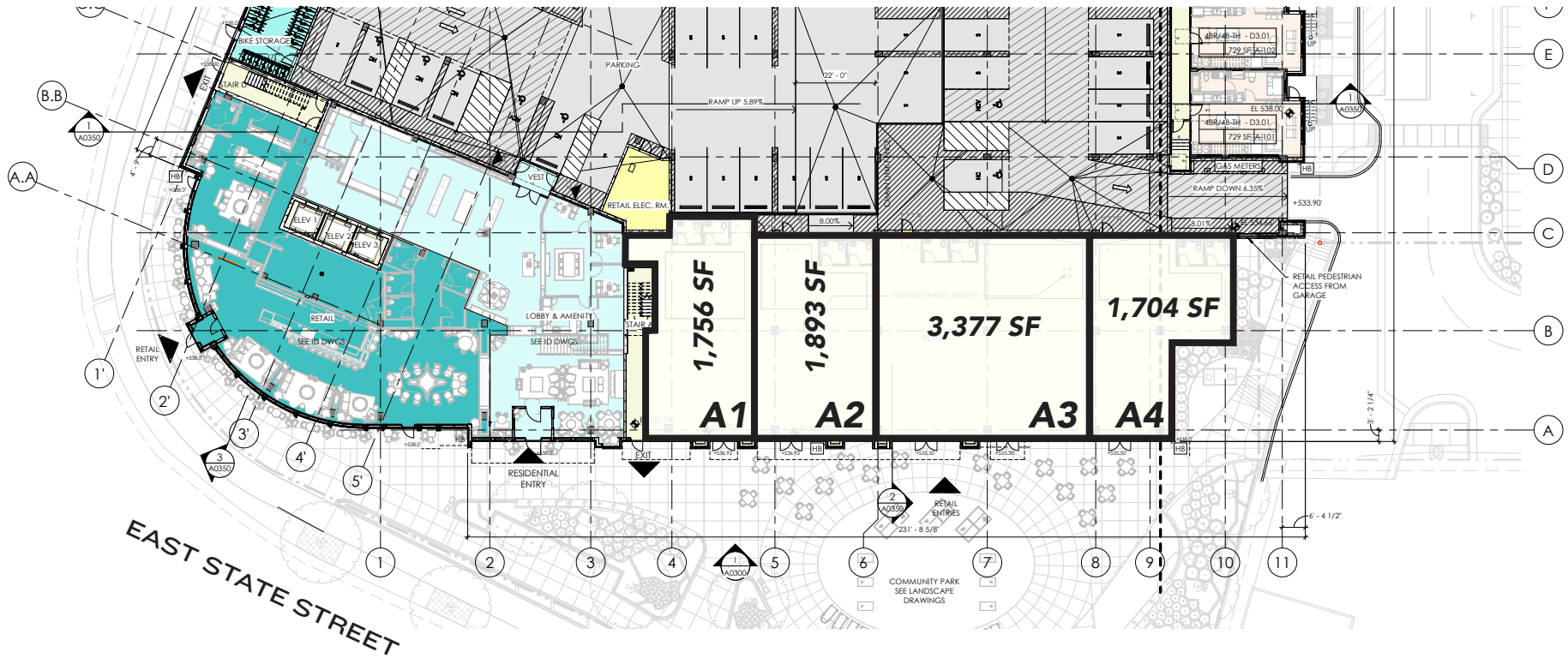
DEMOGRAPHICS

<i>EST. POPULATION</i>	<i>EST. AVERAGE HH INCOME</i>
1 mi 29,046	1 mi \$55,616
3 mi 82,685	3 mi \$64,342
 <i>EST. EMPLOYEES</i>	
1 mi 26,848	
3 mi 53,424	

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.



# FLOOR PLAN / BUILDING A

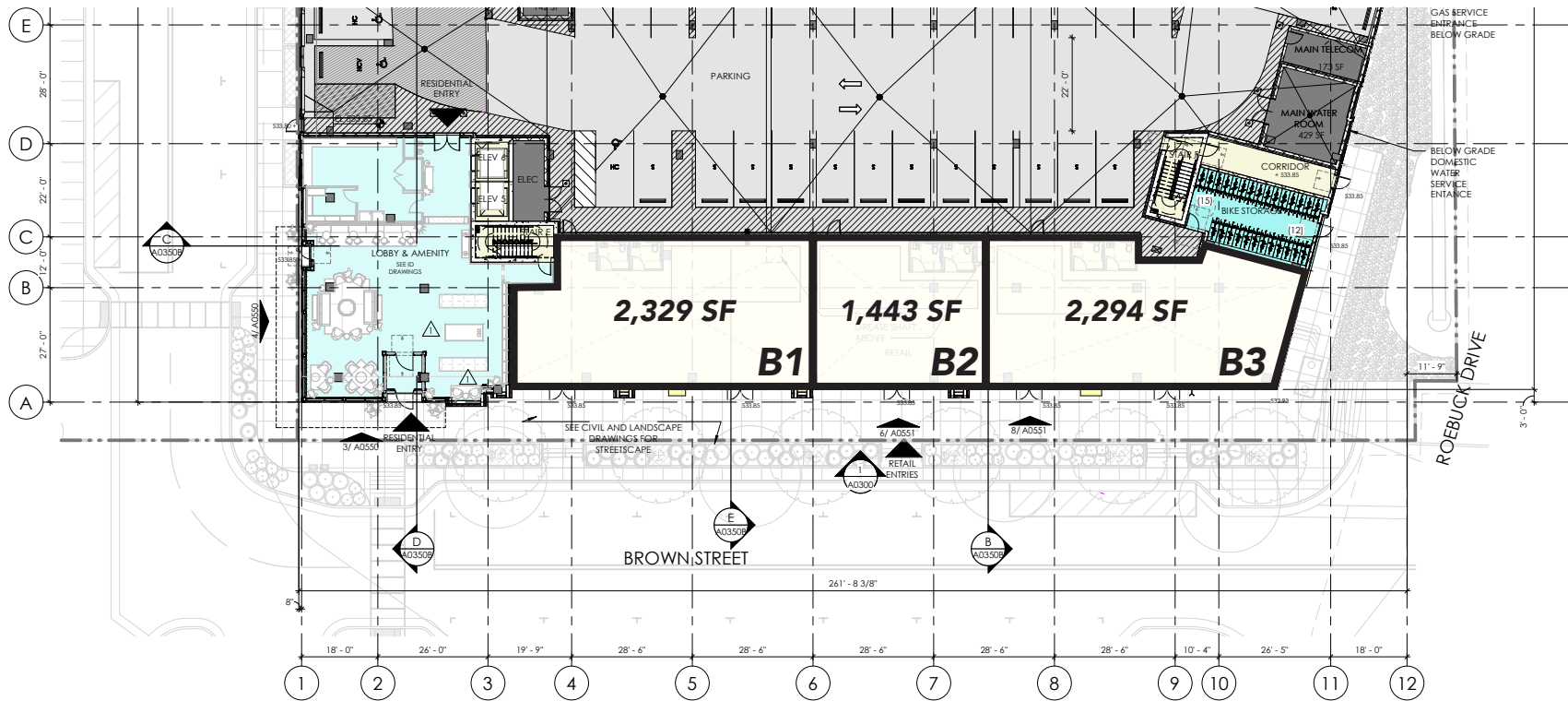


Space	Tenant	Size	Vented?	Frontage	Ceiling Height
<b>A1</b>	AVAILABLE	1,756 SF	No	29'	24'3"
<b>A2</b>	AVAILABLE	1,893 SF	Yes	33'2"	24'3"
<b>A3</b>	AVAILABLE	3,377 SF	Yes	58'11"	24'3"
<b>A4</b>	AVAILABLE	1,704 SF	No	22'	25'3"

Can be combined for up to 8,730 SF

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# FLOOR PLAN / BUILDING B



Space	Tenant	Size	Vented?	Frontage	Ceiling Height
<b>B1</b>	AVAILABLE	2,329 SF	Yes	69'10"	22'8"
<b>B2</b>	AVAILABLE	1,443 SF	Yes	41'	22'8"
<b>B3</b>	AVAILABLE	2,294 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)

HUB CHAUNCEY  
1,688 BEDS (FALL 2027)

CAMPUS EDGE  
ON PIERCE  
594 BEDS

RISE ON CHAUNCEY  
675 BEDS

**SITE**

WSTATE ST (11,452 AADT)

STANDARD  
607 BEDS (FALL 2027)

VERVE  
751 BEDS

HUB ON CAMPUS  
608 BEDS

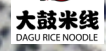
EVER  
449 BEDS

YUGO RIVER MARKET  
481 BEDS

Hilton  
Garden Inn  
104 KEYS

FUTURE DEVELOPMENT  
1,800 BEDS (2028+)

Hampton  
Inn  
105 KEYS





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