

## AVAILABLE

### PROPERTY INFO

- 2,150 SF free-standing building on 1.16-acre parcel
- Built in 2019
- Lease through 8/31/2039 (options available)

### LOCATION HIGHLIGHTS

- Excellent visibility on Kaliste Saloom Road (32,015 ADT 2024)
- 207 feet of frontage on Silver Bell Parkway
- Easy access to Johnston Street, Ambassador Caffery, and major commercial corridors

### AREA INFO

- Lafayette is Louisiana's 3rd largest MSA
- Prime location near national retailers, hotels, offices, and dense residential
- Minutes from River Ranch – Lafayette's premier mixed-use, walkable community with upscale homes, retail, dining, and professional services

### NEARBY LANDMARKS

- Lafayette General Health Hospital (451 beds) – 1 mile
- University Hospital & Clinics (116 beds) – 3 miles
- University of Louisiana at Lafayette (21,200+ students/faculty) – 2 miles
- Downtown Lafayette – 2 miles
- Cajundome & Convention Center – 3 miles
- Lafayette Regional Airport (serving 400,000+ annually) – 2 miles

### 2025 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	5,984	60,120	142,244
Avg. HH Income	\$143,384	\$111,598	\$102,714
Daytime Population	14,858	86,007	149,181





