



HIGH-PROFILE SPRING FARM RD OUTPARCEL & RETAIL/RESTAURANT SPACE FOR SALE OR LEASE

201 Spring Farm Road, Lafayette, LA

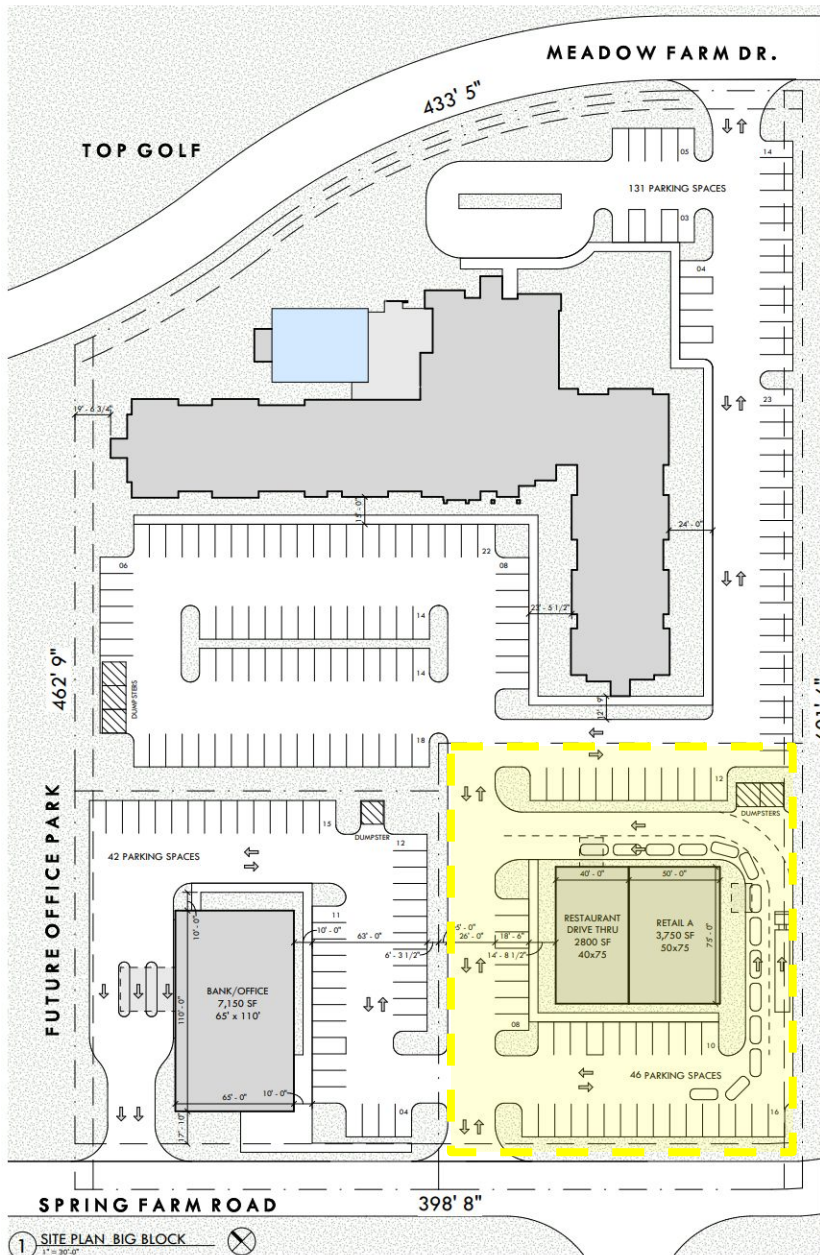


NOTE: Lot dimensions are approximate.

905 JEFFERSON ST #504, LAFAYETTE, LA 70501 | OFFICE: 337-443-0880 | CELL: 225-235-5755 | EMAIL: DIANA@SCOUTREC.COM | SCOUTREC.COM



Proposed Site Layout



OUTPARCEL FOR SALE

- **LAND SIZE:**
 - Lot 20B 1.12 acres available
- **PURCHASE PRICE:**
 - \$33-35 PSF
- **DELIVERY:**
 - 2024

SQUARE FOOT BREAKDOWN:

LOT 20 - 130,743 SF (3 ACRES)
 RESIDENCE INN - LVL 1 - 28/ FLOOR (24)
 RESIDENCE INN - LVL 2-4 - 34/ FLOOR (134)
 TOTAL KEYS - LVL 1-4 - 130 KEYS (130 SPACES)
 131 SPACES PROVIDED

LOT 20B - 48,785 SF (1.12 ACRES)
 RETAIL - 3,750 SF / 250 = 15 SPACES
 RESTAURANT - 2,800 SF / 140 = 20 SPACES
 TOTAL - 6,550 SF = 35 SPACES
 46 SPACES PROVIDED

LOT 20A - 43,542 SF (1 ACRE)
 BANK - 7,150 SF / 200 = 36 SPACES
 TOTAL - 7,150 SF = 36 SPACES
 42 SPACES PROVIDED

Offer Summary

RETAIL/RESTAURANT SPACE FOR LEASE

- **BUILDING SIZE:**
 - Suites starting at 1,500 SF up to 6,550+ SF
- **LEASE RATE:**
 - \$40-60 PSF *Depending on building size, lease terms
- **LEASE TYPE:**
 - Triple Net
- **T.I. ALLOWANCE:**
 - TBD
- **BUILD TO SUIT:**
 - Terms TBD
- **DRIVE-THRU OPPORTUNITY**
- **DELIVERY:**
 - 2025
- **BUILDING SQUARE FOOTAGE CAN BE ADJUSTED FOR PREFERRED SIZE**

OPTION C
 Patel Hotel Complex
 ARCHITECTURAL SITE PLAN

RITTER MAHER
 ARCHITECTS
 2967 Government Street | Baton Rouge, LA 70806
 p 225.383.4321
 rittermaher.com

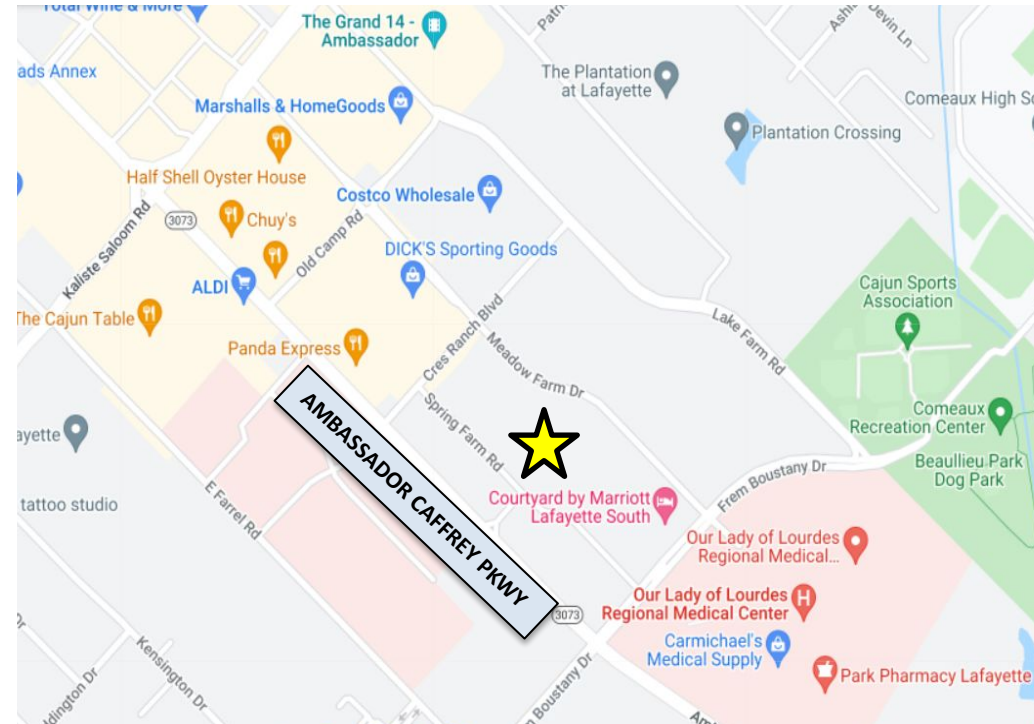
Property Highlights

Outparcel and retail suites available for sale or lease in high demand Ambassador Caffery Pkwy corridor

- Excellent visibility from Ambassador Caffery Parkway (with traffic counts over 44,000 VPD)
- Located on Spring Farm Rd (just off Ambassador Caffery Pkwy)
- Next to Our Lady of Lourdes Regional Medical Center and surrounded by medical/professional offices, rooftops, and many national/regional retailers.

Nearby developments include:

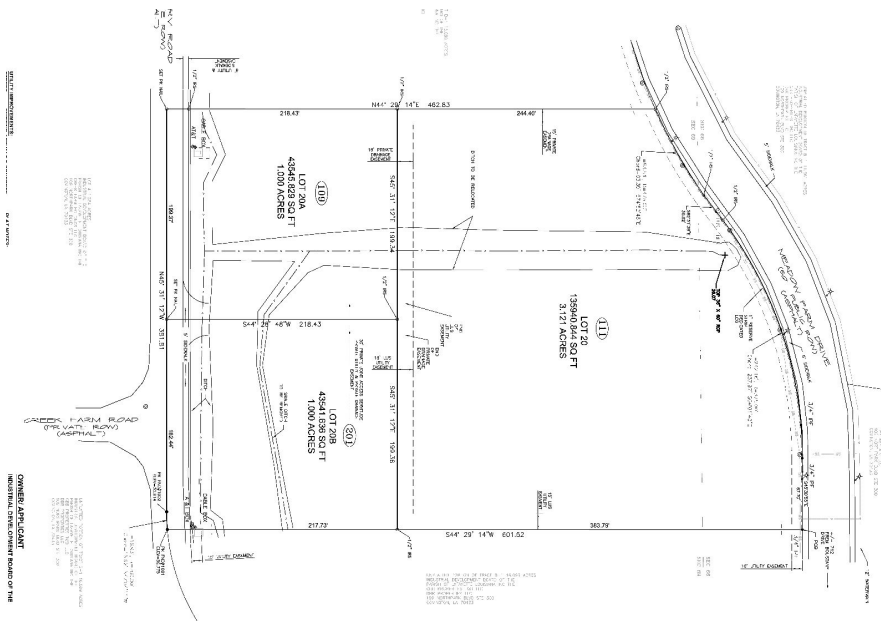
- **Ambassador Town Center** (430,000 SF regional retail development featuring Costco, Chuy's Mexican Restaurant, Dicks Sporting Goods, Dave & Buster's, Top Golf, BJ's Restaurant & Brewhouse, PetSmart, Panda Express, Home Goods & many more popular restaurants & retailers)
- **Our Lady of Lourdes Regional Medical Center & Our Lady of Lourdes Women's & Children's Hospital** (3,000 total employees across campuses)
- **Cordoba and Province** (160,000 SF medical/professional office parks)
- **+/-300 Unit Class A Luxury Apartment Complex** (under construction)
- **St Thomas Moore** (Largest private school in Lafayette, with +/-1,000 students enrolled)
- **Top Golf and Dave and Busters**



Aerial Photos



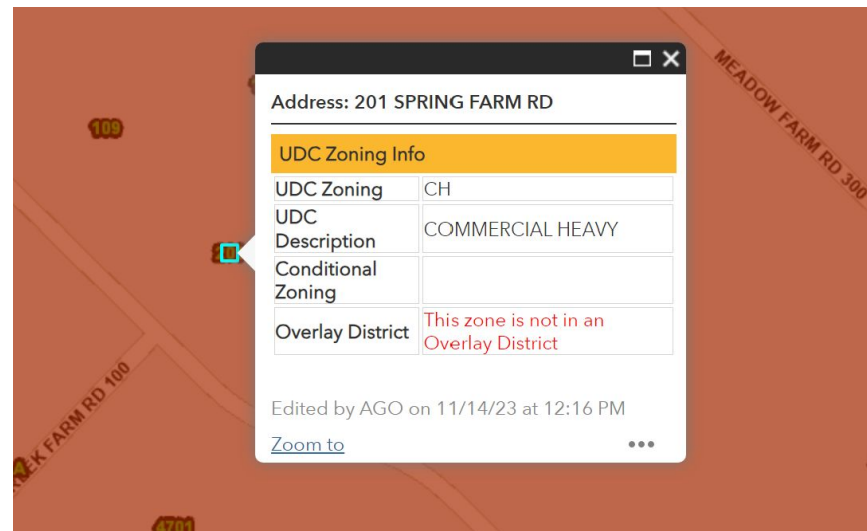
Survey



Flood



Zoning



Contact

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