

**LAND FOR LEASE**

# Ambassador Caffery Pkwy @ Dulles Dr

2291 Ambassador Caffery Pkwy, Lafayette, LA 70506

Presented By:

**John Monteleone, CCIM**

Commercial Sales & Leasing

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### PROPERTY DESCRIPTION

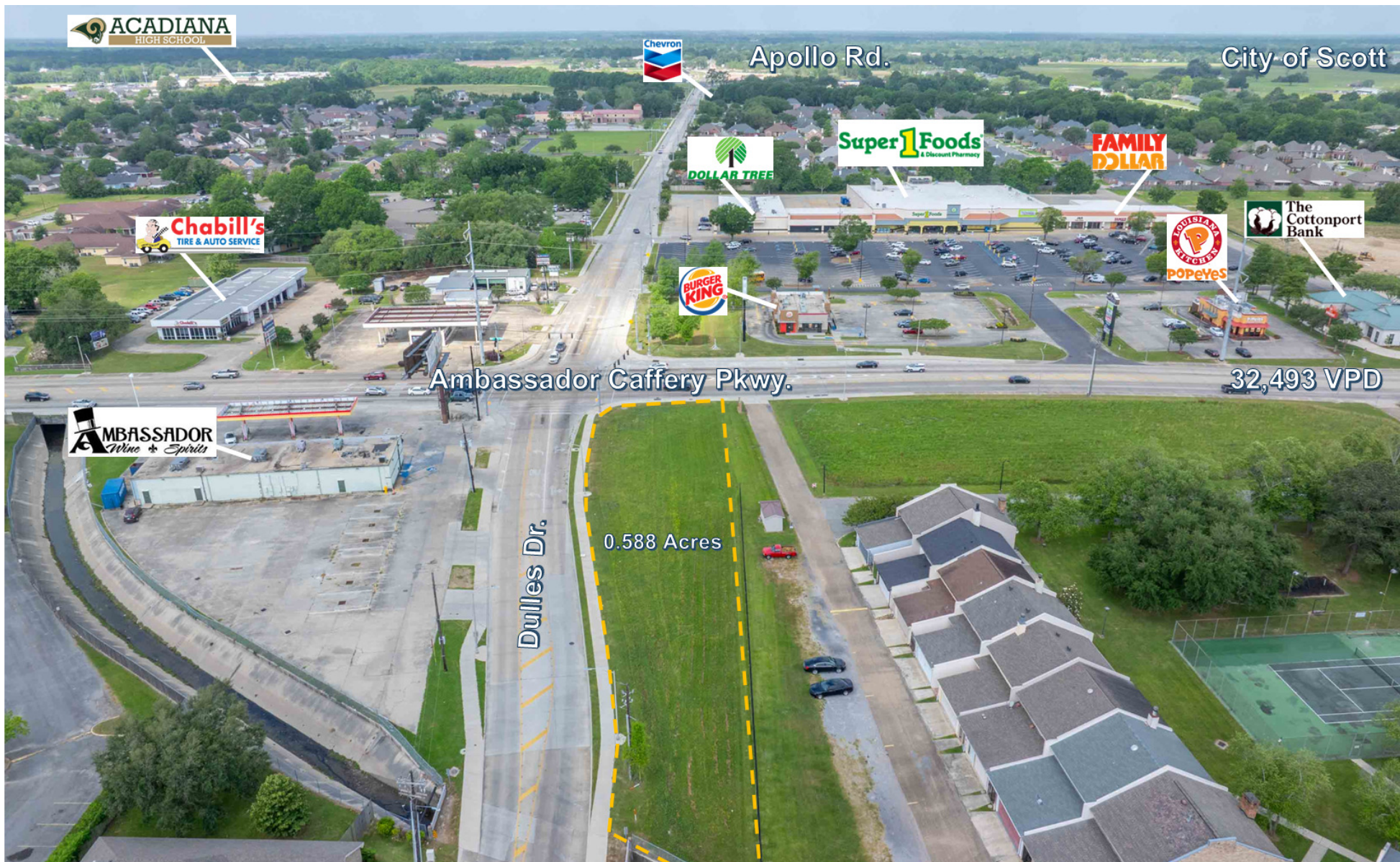
- Ground Lease Opportunity
- 0.588 Acres of Commercial Land
- Signalized Hard Corner Location
- Located across from Super One, Burger King, Popeyes, Dollar Tree, and 13,000+ sq ft of New Retail Development.
- Flood Zone: A - Area of Minimal Flood Hazard
- Zoning: CM-1 / Commercial Mixed 1
- Clean Phase 1 Environmental Site Assessment completed in 2024
- Access to LUS fiber, electricity, water and sewer
- Situated less than a mile from the recently developed roundabout on Dulles Dr. at Apollo Rd. providing excellent access to West Village and the City of Scott, one of Louisiana's fastest growing communities.
- Ideal uses include drive-thru coffee, QSR, and small restaurant concepts.

### OFFERING SUMMARY

Sales Price:	\$461,322.00
Sales Price Per Sq Ft:	\$18.00
Lease Rate:	\$1.80 SF/yr (Absolute Net)
Lot Size:	25,629 SF
Avg Peak AM Weekday Traffic Counts:	Between 1,137 and 1,289 VPD
Traffic Count:	32,493 VPD (2024)

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	1,334	4,652	25,246
Total Population	3,225	10,107	56,302
Average HH Income	\$76,856	\$71,698	\$84,389

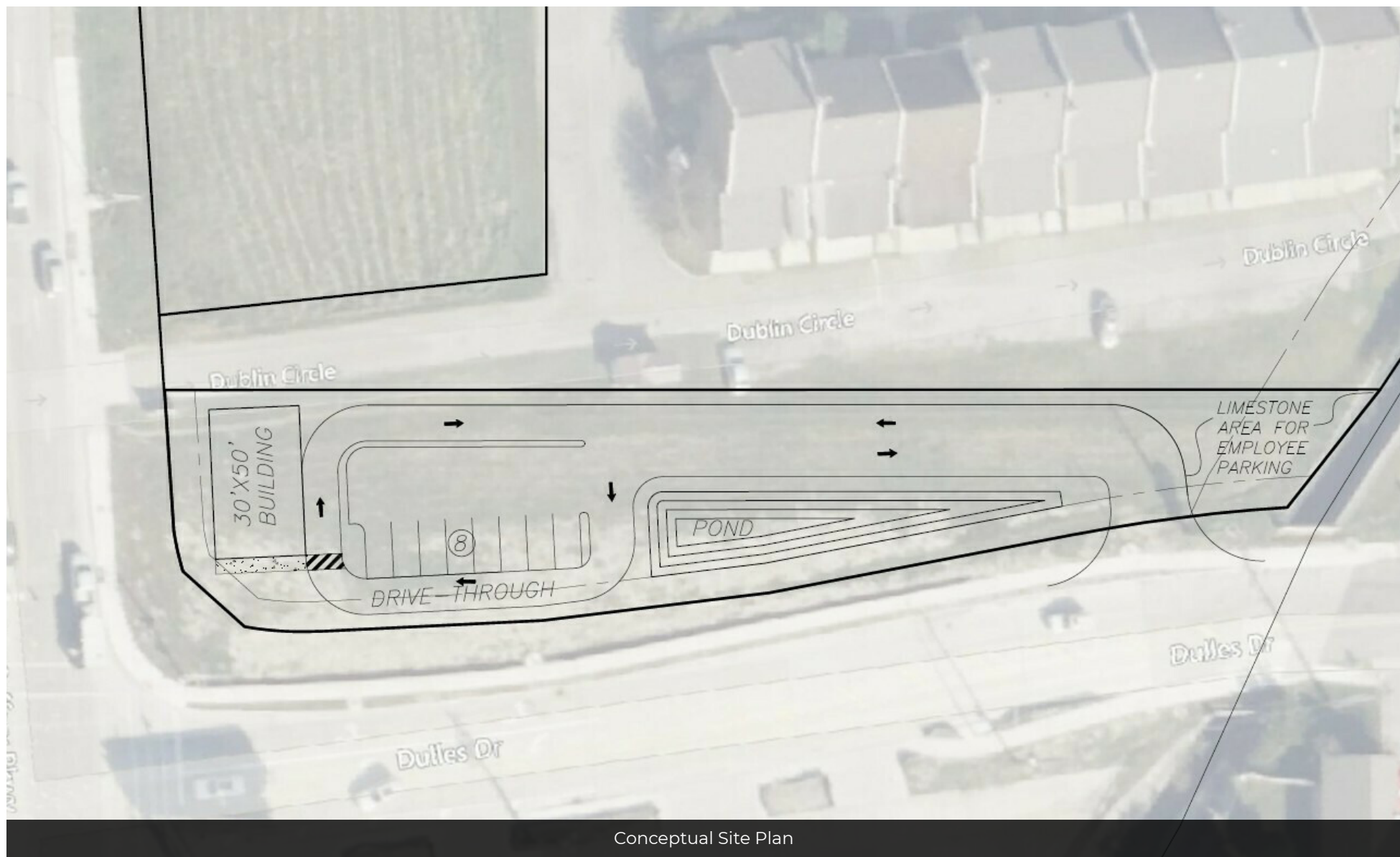
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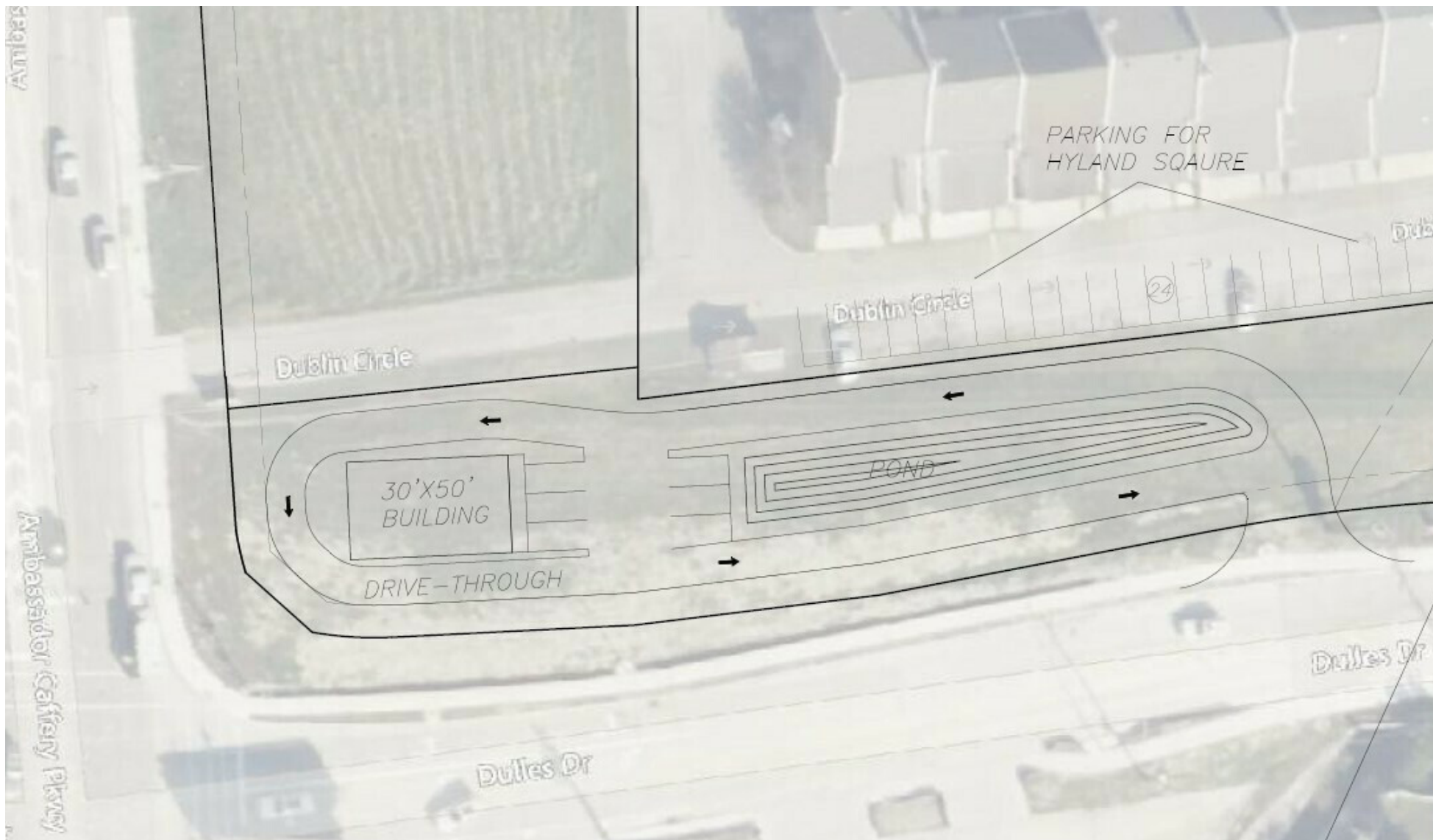
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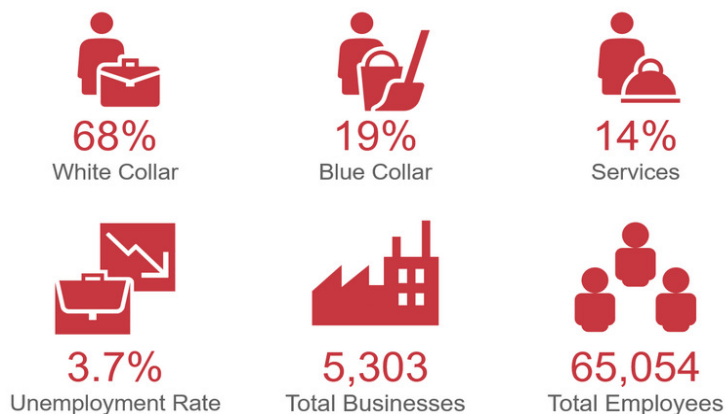
Conceptual Site Plan

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## Drive-Thru Beverage

Drive time of 10 minutes

### EMPLOYMENT (2024)



### EDUCATION

2024

High School Diploma	21%
Some College/No Degree	17%
Associate's Degree	7%
Bachelor's Degree	26%
Graduate/Professional Degree	16%

### TOTAL SPENT (2024)



\$4,027,435

Coffee



\$1,551,548

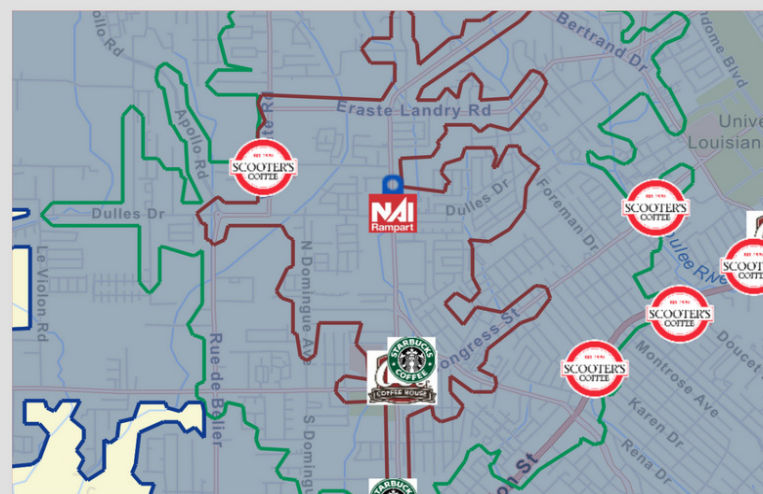
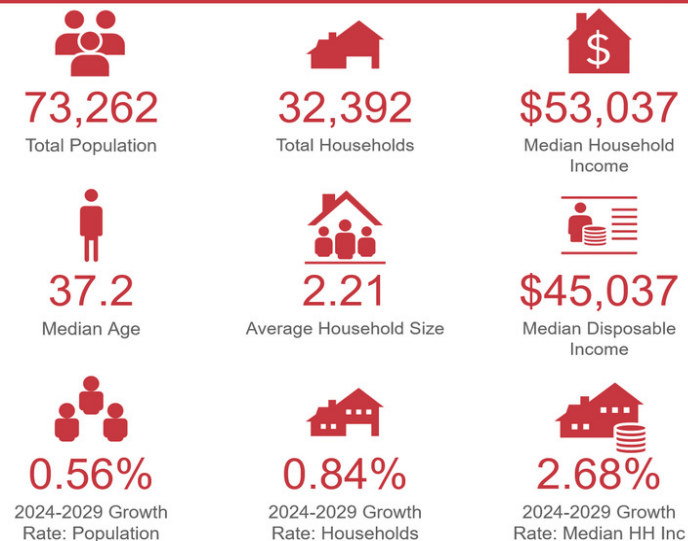
Tea

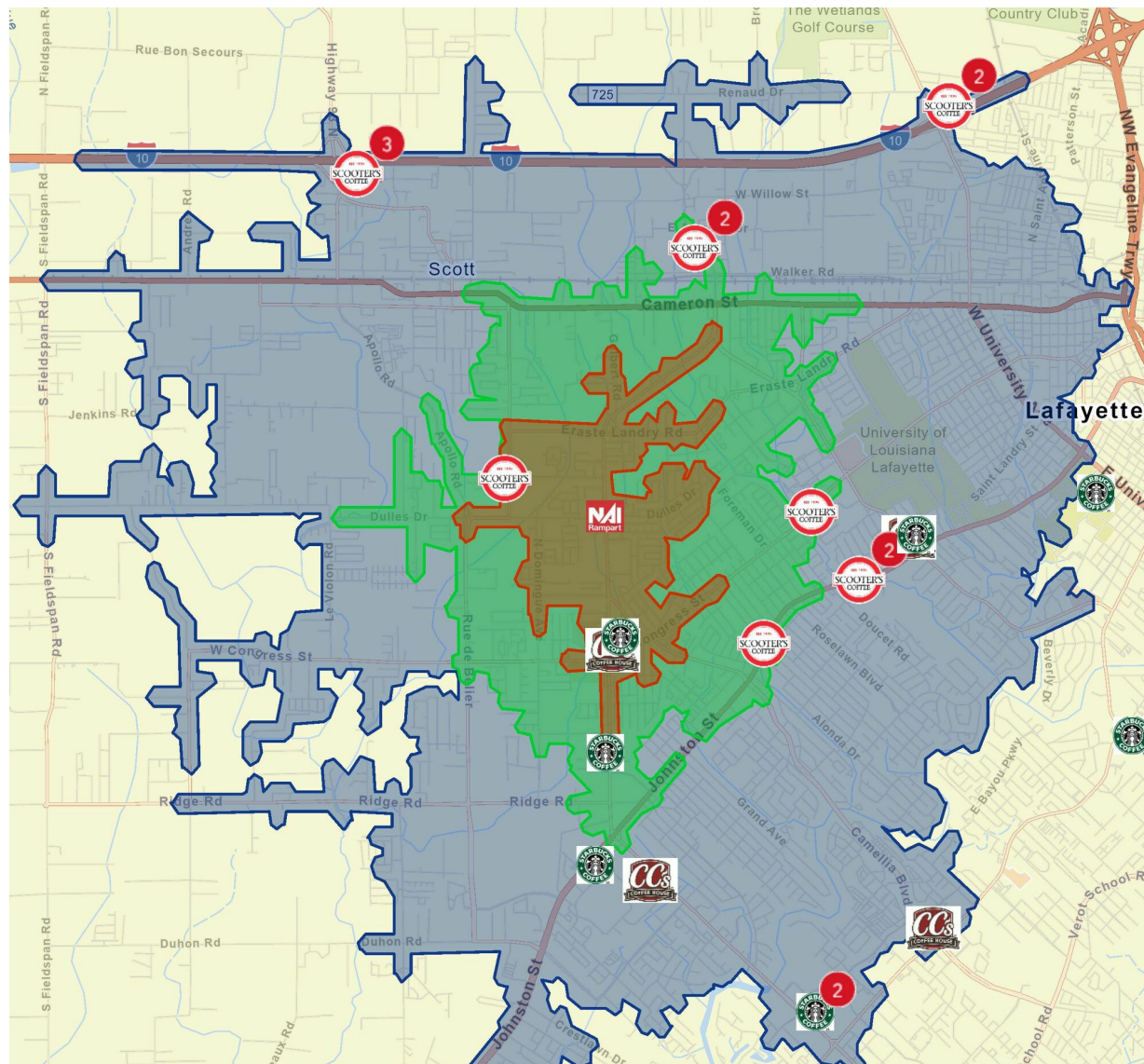


\$18,626,745

Nonalcoholic Beverages

### KEY FACTS (2024)





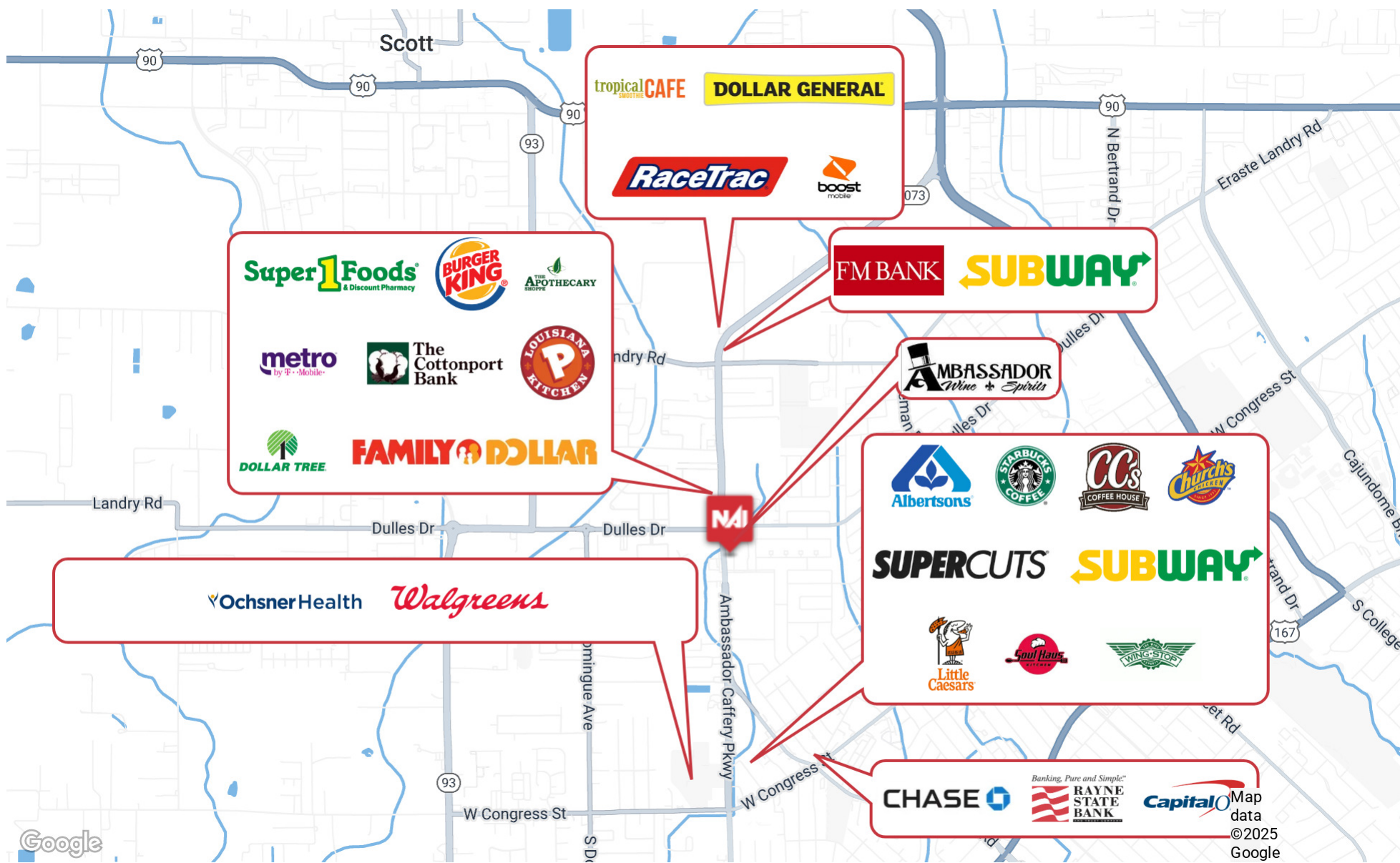
Represents Drive Times of 5, 10, and 15 minutes.

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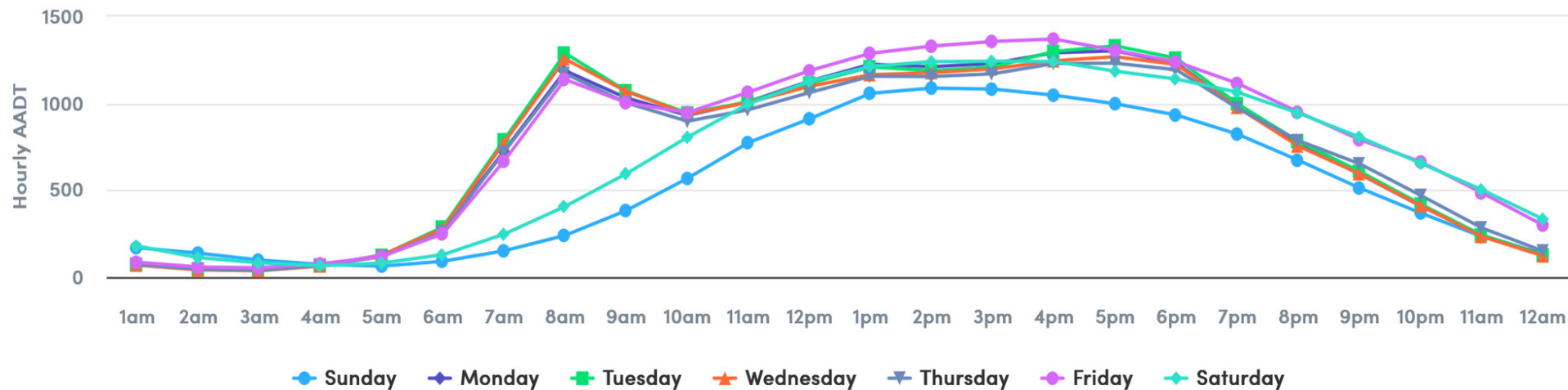
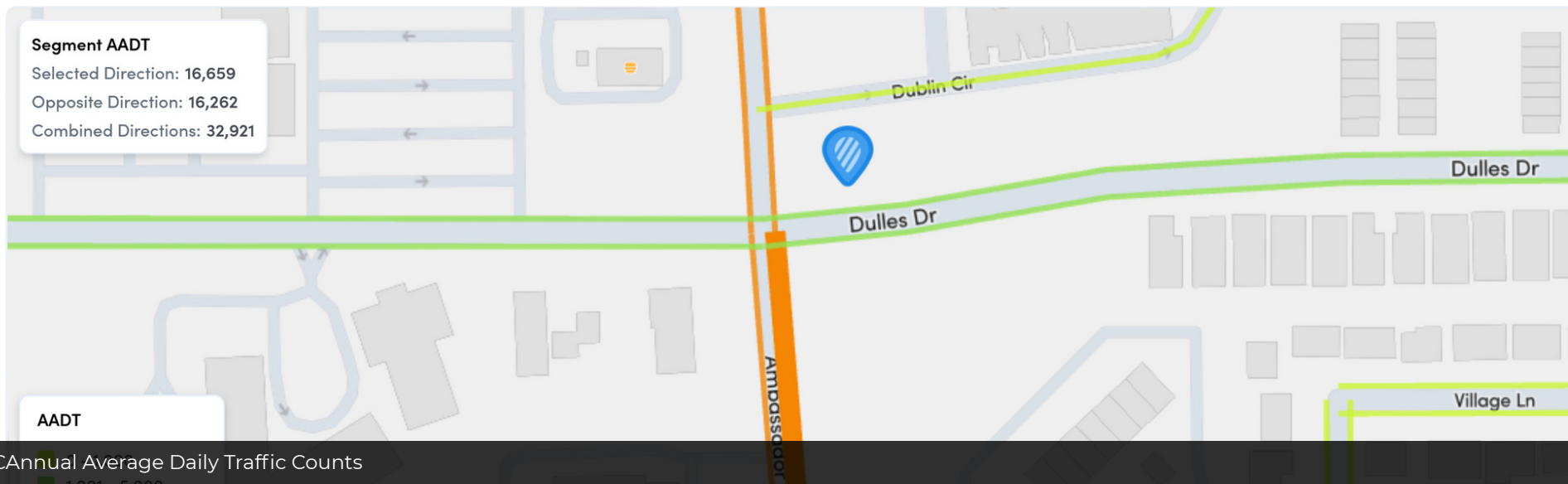
# NAI Rampart

2291 Ambassador Caffery Pkwy

Lafayette, LA 70506

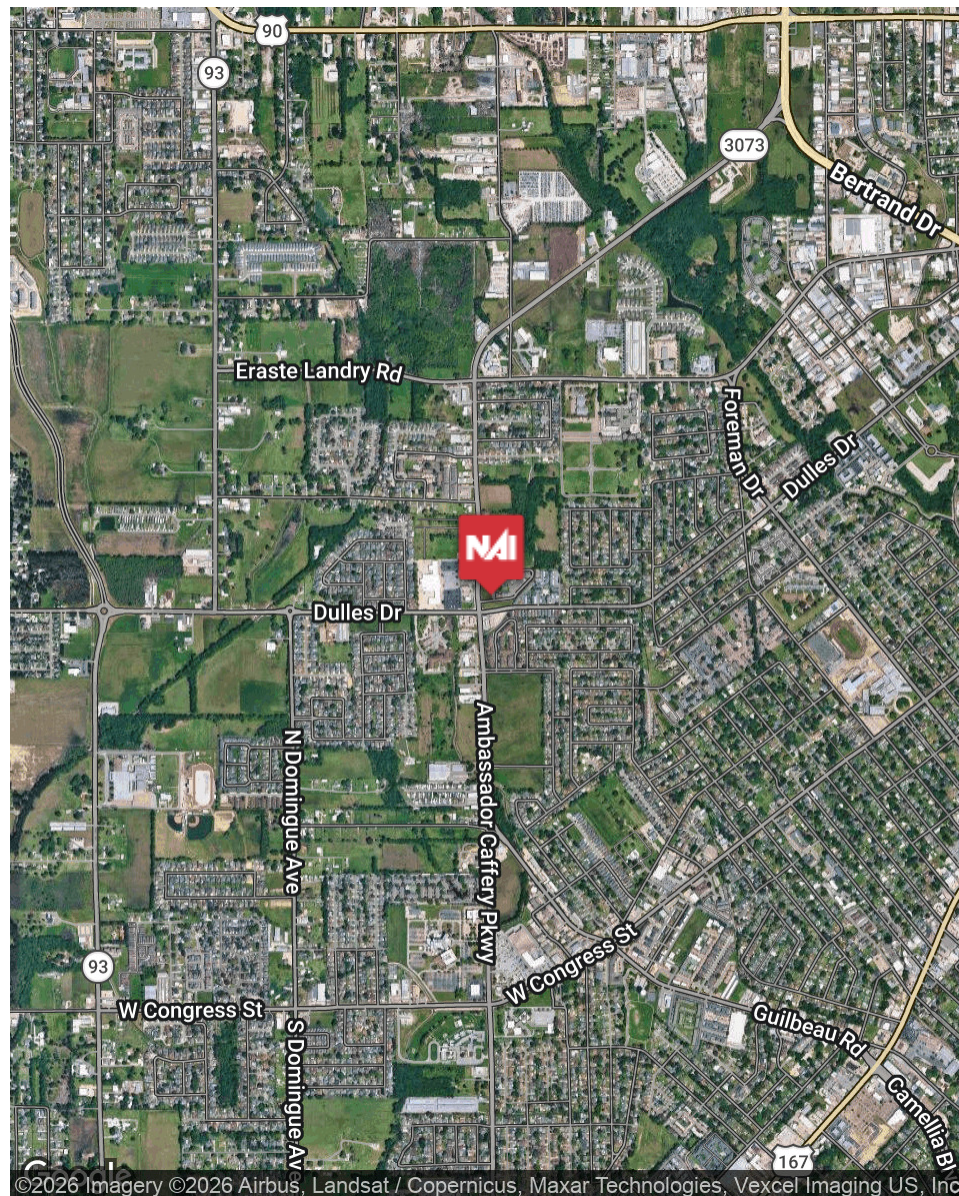
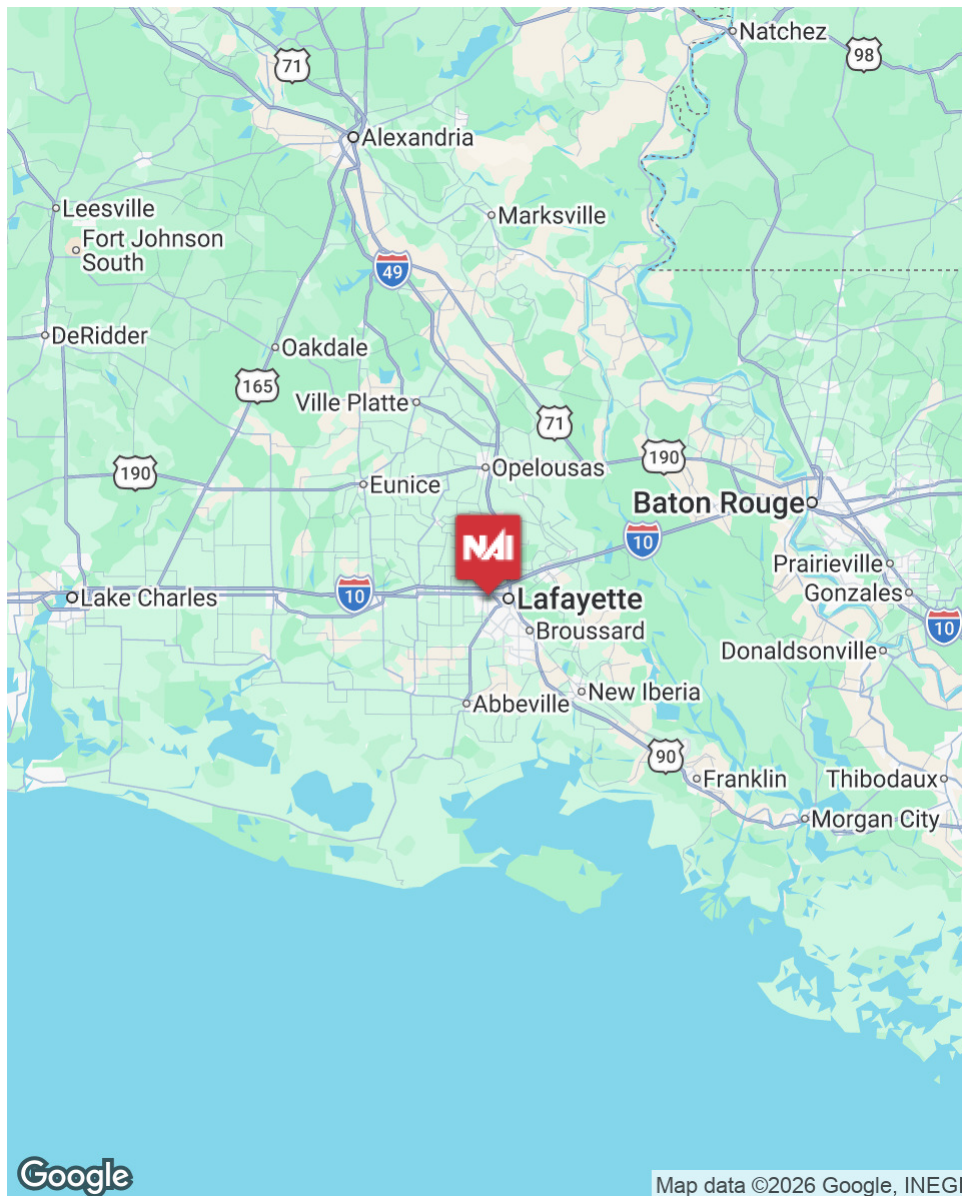


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Annual Average Daily Traffic Counts By The Hour- Northbound Lane Of Travel On Ambassador Caffery Pkwy.

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## Market Highlights

### Population Momentum

The City of Lafayette is widely recognized as the hub of Acadiana, centrally positioned within a six-parish region that includes more than 600,000 consumers making up the Lafayette MSA. Celebrated for its distinctive Cajun heritage, Acadiana balances steady growth with irresistible charm. Lafayette Parish, which already houses more than 250,000 residents and is expected to exceed 261,000 by 2030, anchors the economy of South Louisiana. Crawfish boils, zydeco music, and headline festivals transform routine shopping trips into cultural adventures. Throughout the week merchants benefit as shoppers seeking retail, dining, health care, and entertainment push the daytime population beyond 277,000, filling lunch venues and evening checkout lines. With the intersection of interstates 10 and 49 in Lafayette shoppers and visitors alike enjoy an easy drive from Alexandria, Lake Charles, and the broader Gulf Coast. Lafayette remains the natural meeting point for commerce, culture, and an authentic Cajun experience.



NAIRampart



### Workforce & Talent Pipeline

Lafayette draws on a regional labor force of 264,000, giving retailers access to a deep bench of talent across sales, hospitality, and logistics. The University of Louisiana at Lafayette boosts this advantage with more than 19,000 students on campus each semester, supplying a steady flow of young consumers and service oriented workers who sharpen their skills through programs at the university, South Louisiana Community College, and the Louisiana Economic Development FastStart training initiative.

### Purchasing Power



Retail momentum in Lafayette Parish shows no signs of slowing. In 2024 retail sales reached \$8.59 billion, a 1.52 percent year over year increase that proves consumer demand remains steady and resilient. That spending power is supported by a parish average disposable income of \$71,434, comfortably above the state average and giving households ample room for discretionary purchases.

## Lifestyle & Visitor Magnet

The Cajundome and Convention Center, Louisiana's fourth largest arena with 13,500 seats, draws more than 450,000 ticketed visitors each year for concerts, Ragin' Cajuns basketball, and major conventions. Nearby, Moncus Park offers one hundred acres of urban green space where weekly farmers markets, festivals, and outdoor events invite residents from every corner of Acadiana. Adding to Lafayette's entertainment mix, Cajun Field at Our Lady of Lourdes Stadium is now in the midst of a \$65 million redevelopment that will deliver upgraded seating, enhanced amenities, and an elevated fan experience, promising even greater game day and event traffic for local businesses.



*Infrastructure that moves product (and data) fast*

Major employers such as Amazon, Stuller, Acadian Ambulance, VieMed, Ochsner Health, and CGI all see the value Lafayette's strategic location brings to their bottom line. Set where I-10 meets I-49, the parish offers same day truck routes to Houston, New Orleans, and Baton Rouge, along with Class 1 rail service, access to five Gulf Coast ports within 50 miles, and a modern regional airport that handled over 268,000 tons of cargo in 2024, allowing merchants to replenish inventory quickly. City owned LUS Fiber brings 10 gigabit service right to the storefront, giving retailers one of the nation's fastest and lowest cost broadband platforms for omnichannel transactions, point of sale security, and seamless back-office synchronization. Since 2020 Acadiana has added thousands of direct jobs and attracted more than \$1.6 billion dollars in new capital, surpassing its economic targets with signature projects such as SafeSource Direct personal protective equipment facilities and First Solar's module assembly plant.

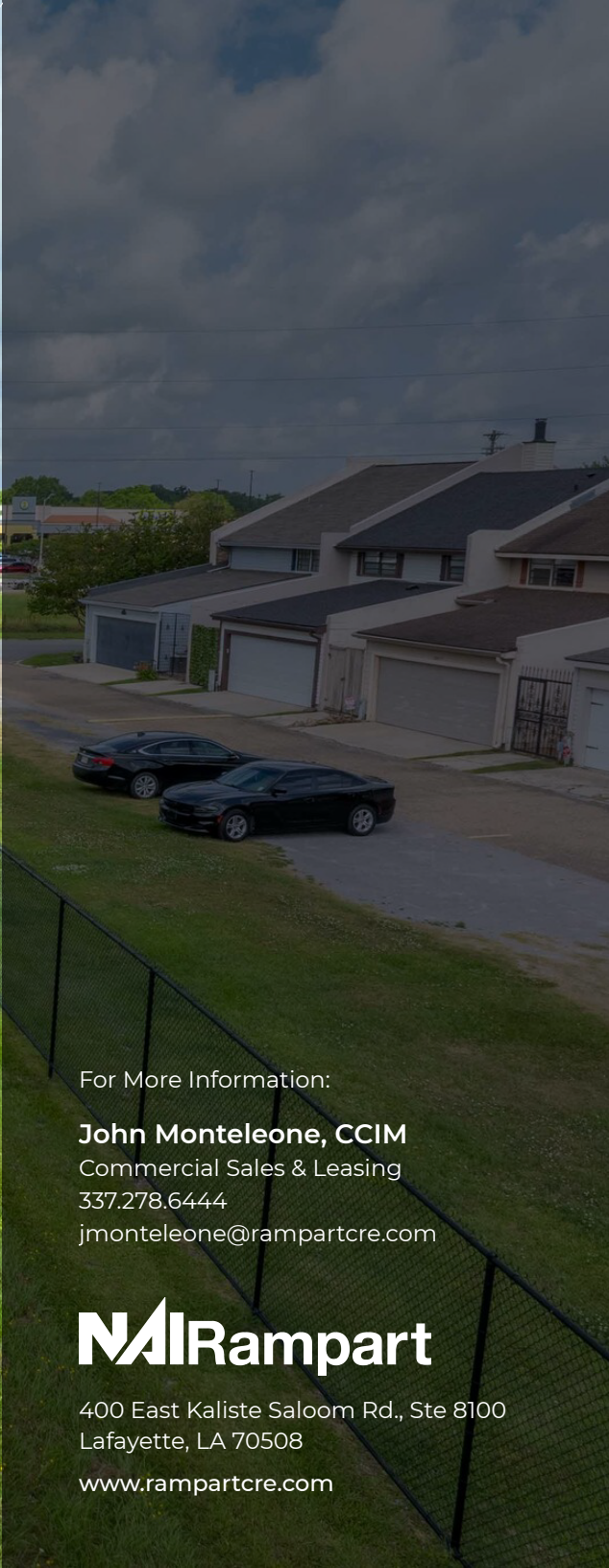
## Bottom Line for Retailers

Lafayette offers the fundamentals every retailer needs to grow: an ever-expanding customer base, above average disposable incomes, and a constant flow of visitors for every season. The city's position at the crossing of two major interstates, its Class One rail, and its high cargo capacity airport mean inventory can arrive overnight, while ten gigabit fiber keeps ecommerce platforms, point of sale systems, and inventory controls running at full speed. Together, these strengths make Lafayette the clear choice for retailers looking to expand in South Louisiana.

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**Lafayette**  
LOUISIANA





For More Information:

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