

LAND FOR LEASE

Ambassador Caffery Pkwy @ Dulles Dr

2291 Ambassador Caffery Pkwy, Lafayette, LA 70506

Presented By:

John Monteleone, CCIM

Commercial Sales & Leasing

337.278.6444

jmonteleone@rampartcre.com



PROPERTY DESCRIPTION

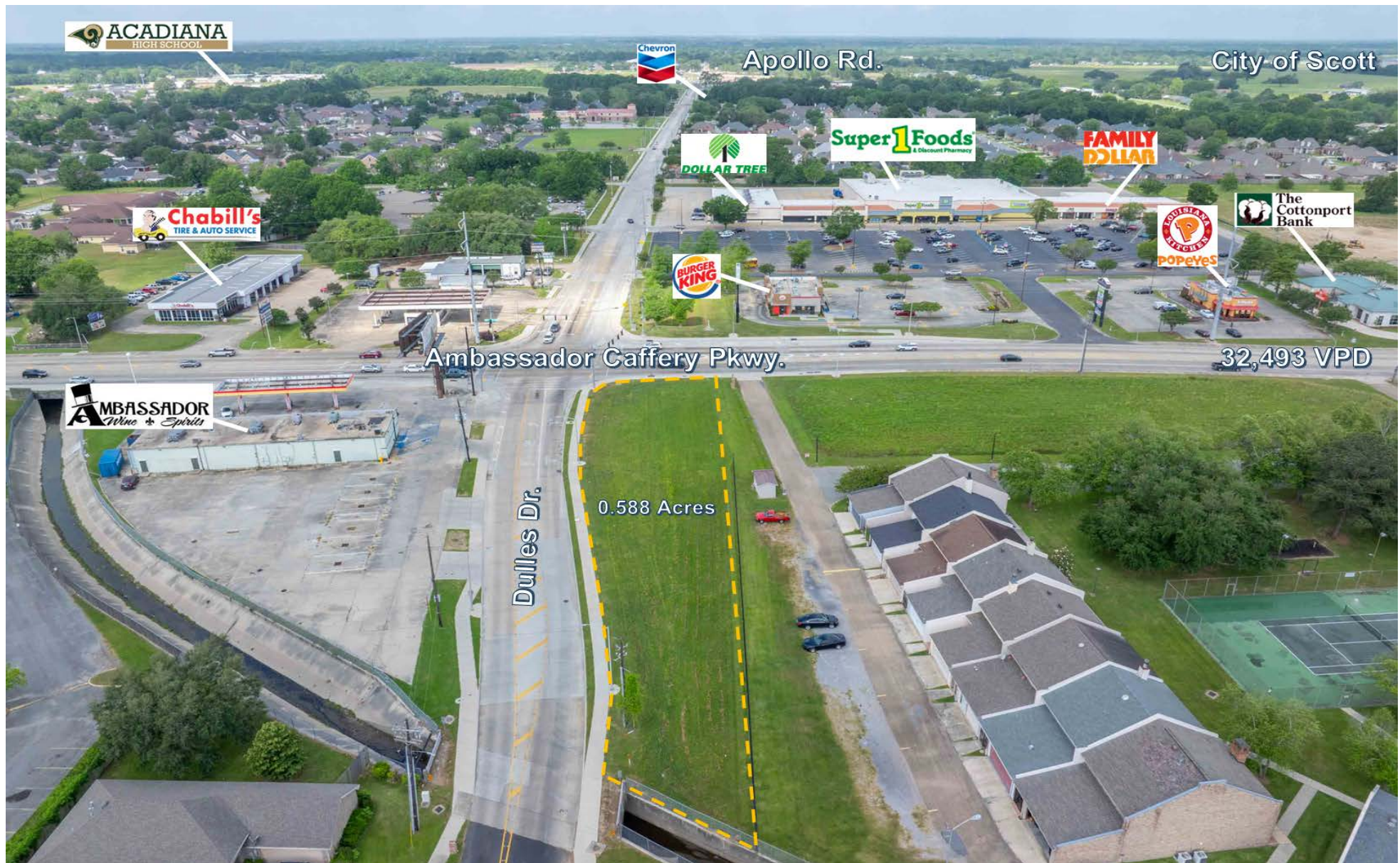
- Ground Lease Opportunity
- 0.588 Acres of Commercial Land
- Signalized hard corner location
- Located across from Super One, Burger King, Popeyes, Dollar Tree, and more.
- Traffic Count: 32,493 VPD (2024)
- Flood Zone: A
- Zoning: CM-1 Commercial Mixed
- Clean Phase 1 Environmental Site Assessment 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

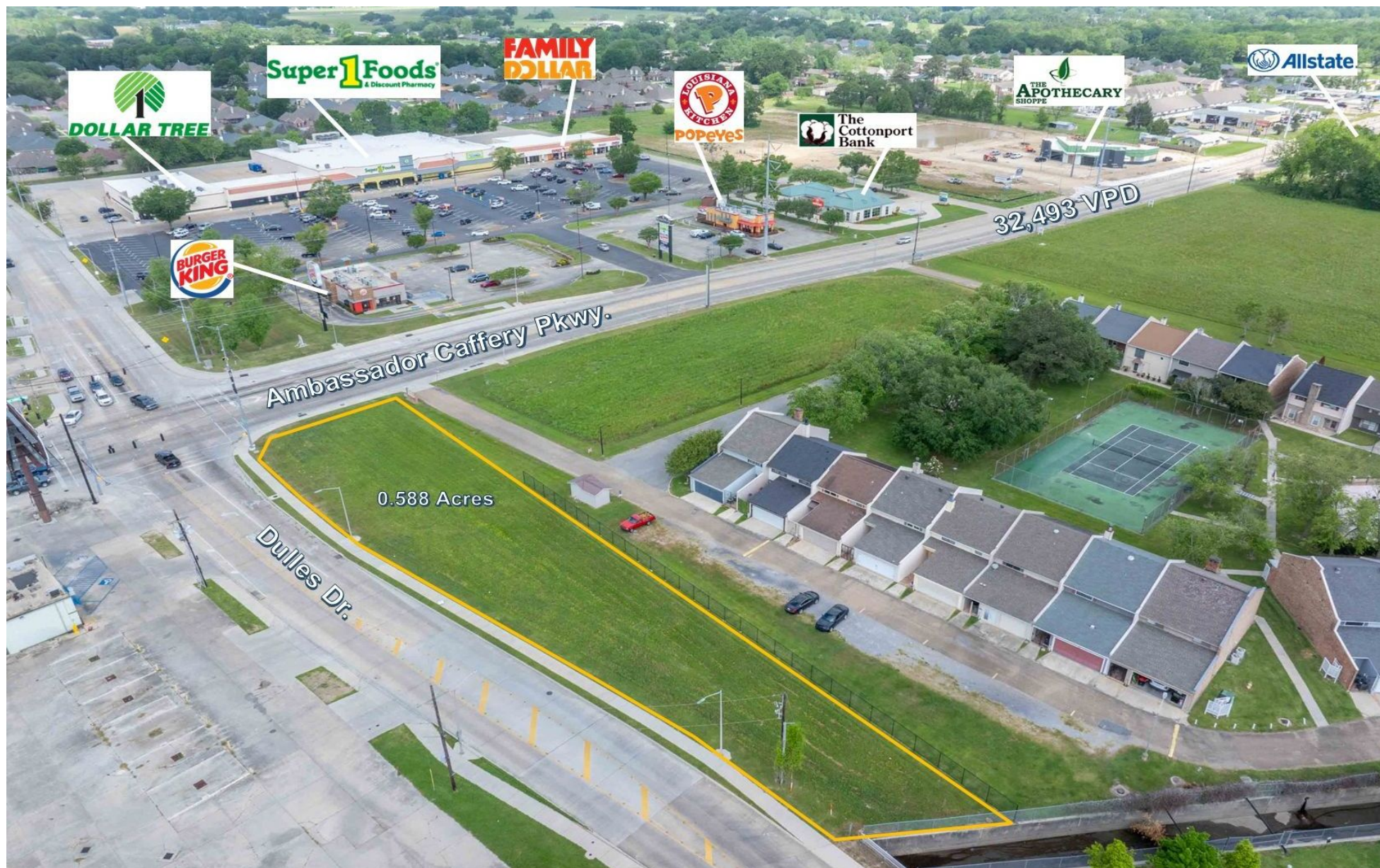
Lease Rate:	\$2.00 SF/ YR (NNN)
Lot Size:	25,629 SF
Average Morning Weekday Traffic Counts:	1,137 and 1,289

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

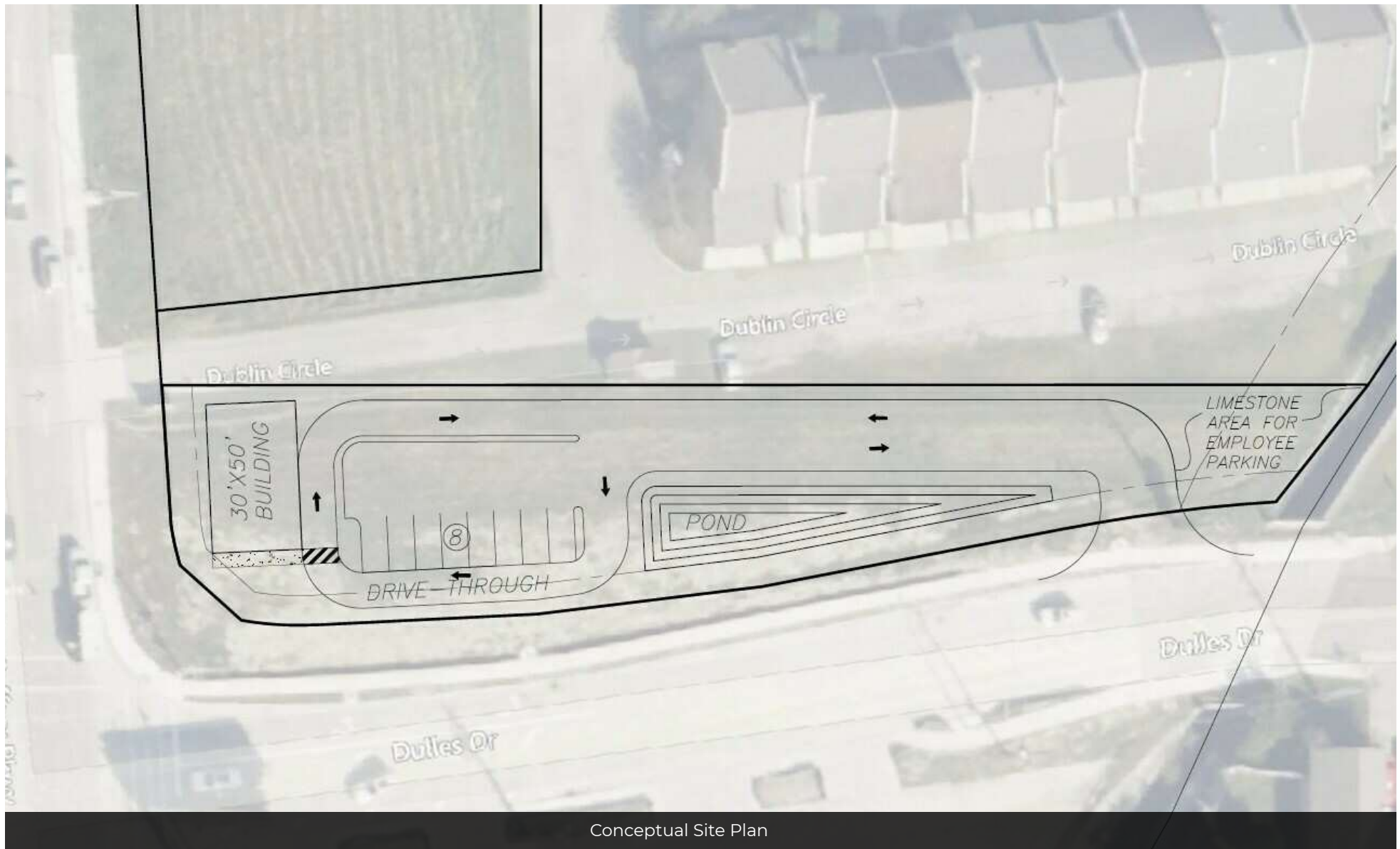
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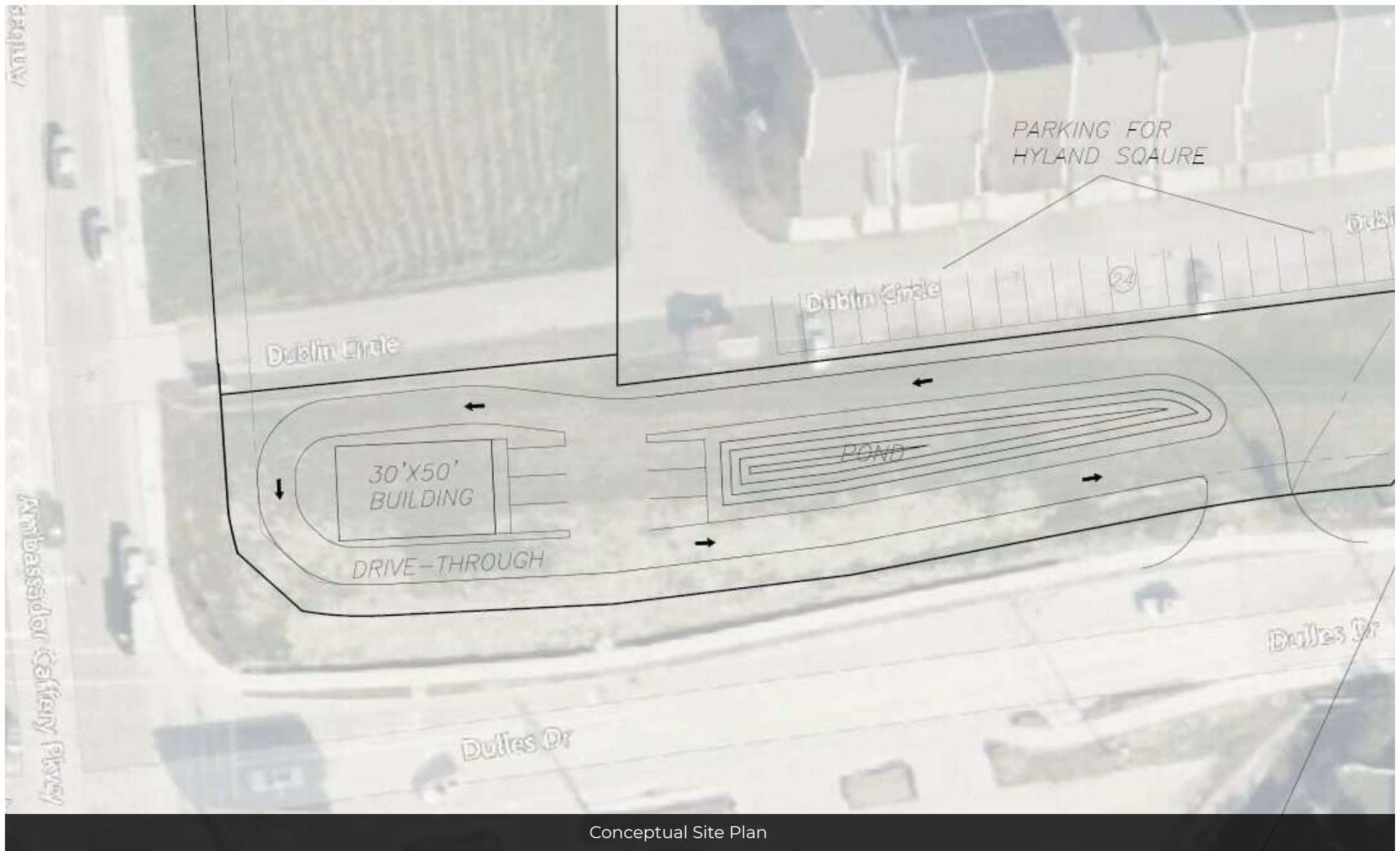
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Drive-Thru Beverage

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%

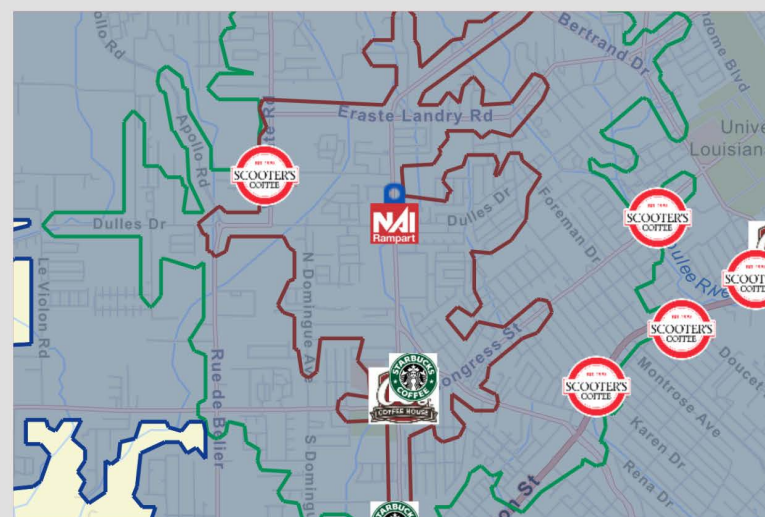
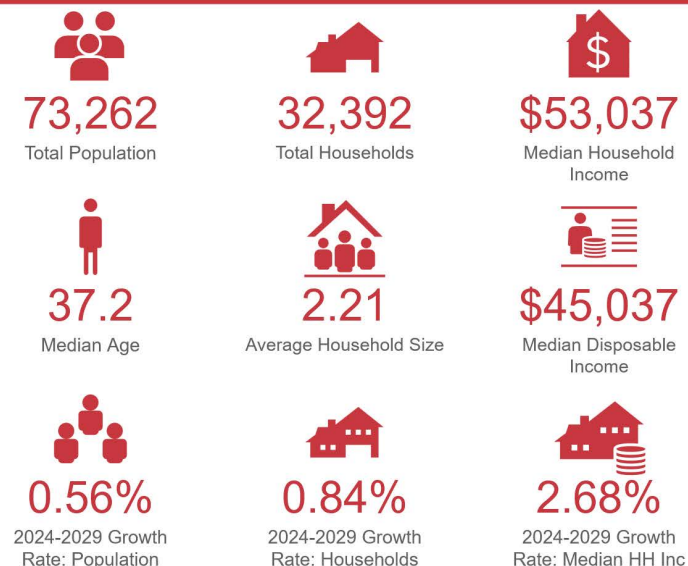
TOTAL SPENT (2024)


\$4,027,435
Coffee

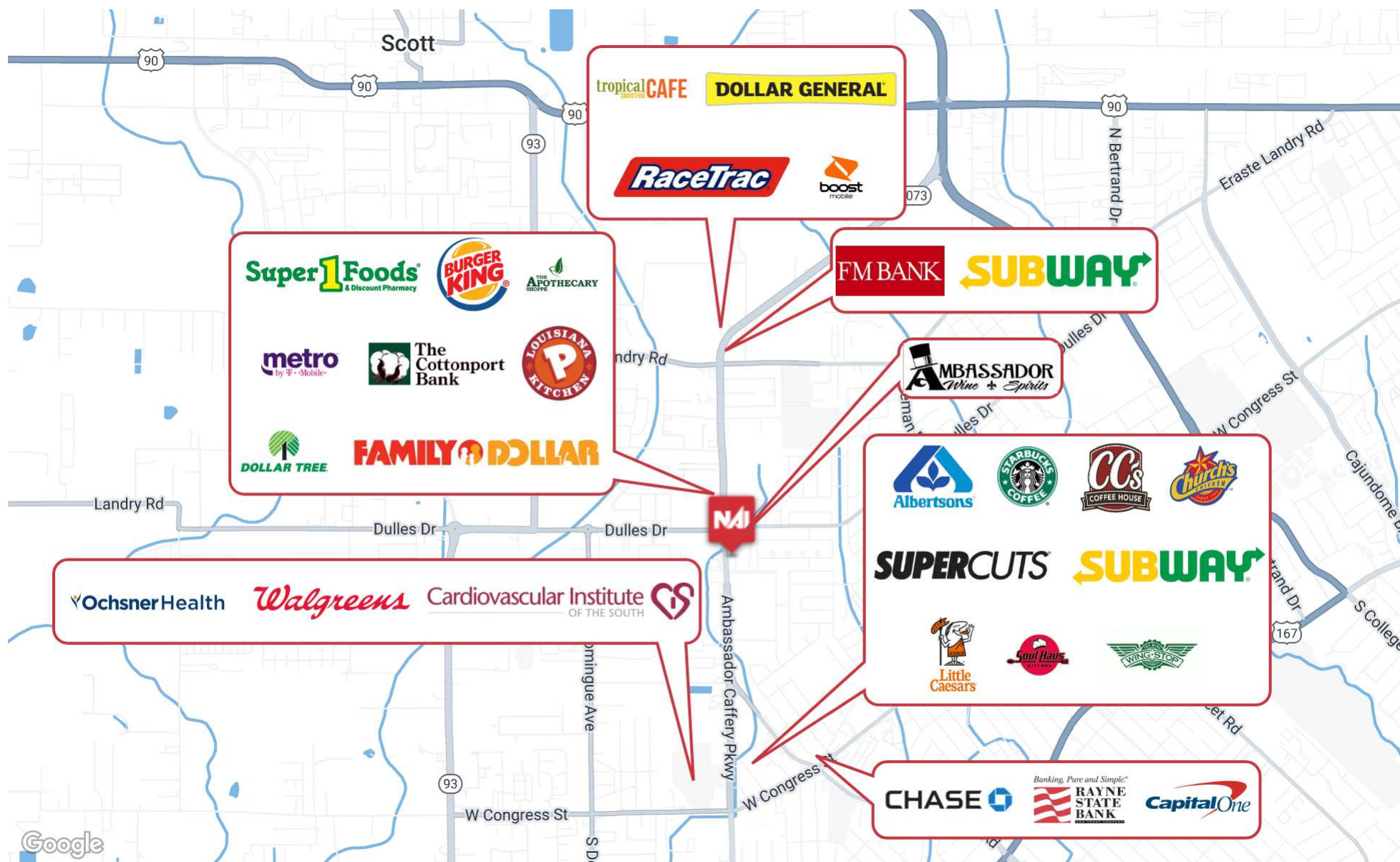

\$1,551,548
Tea


\$18,626,745
Nonalcoholic
Beverages

KEY FACTS (2024)



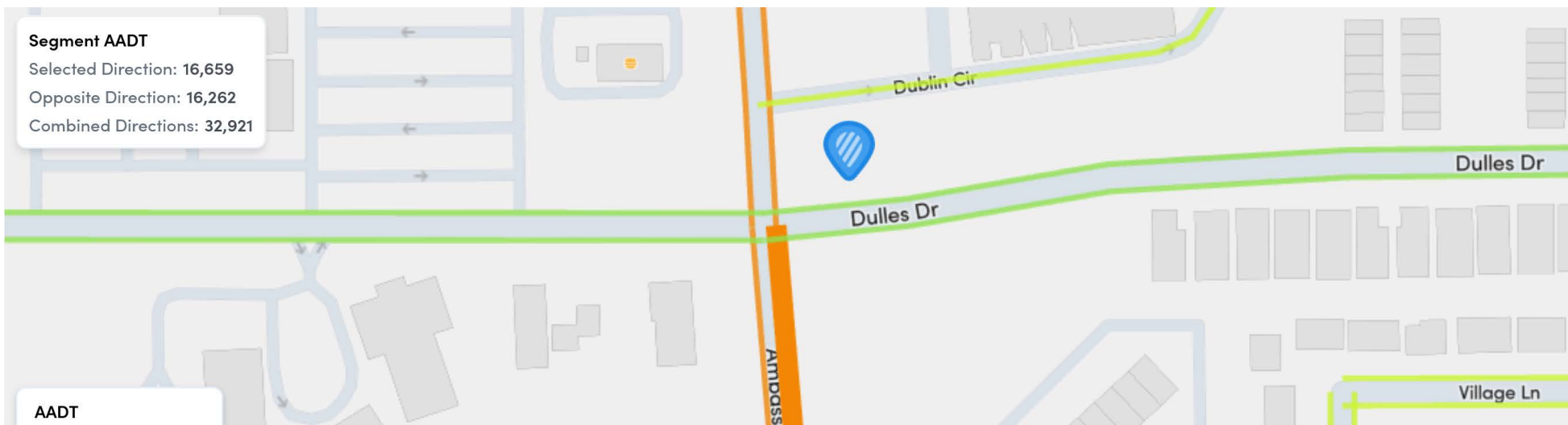
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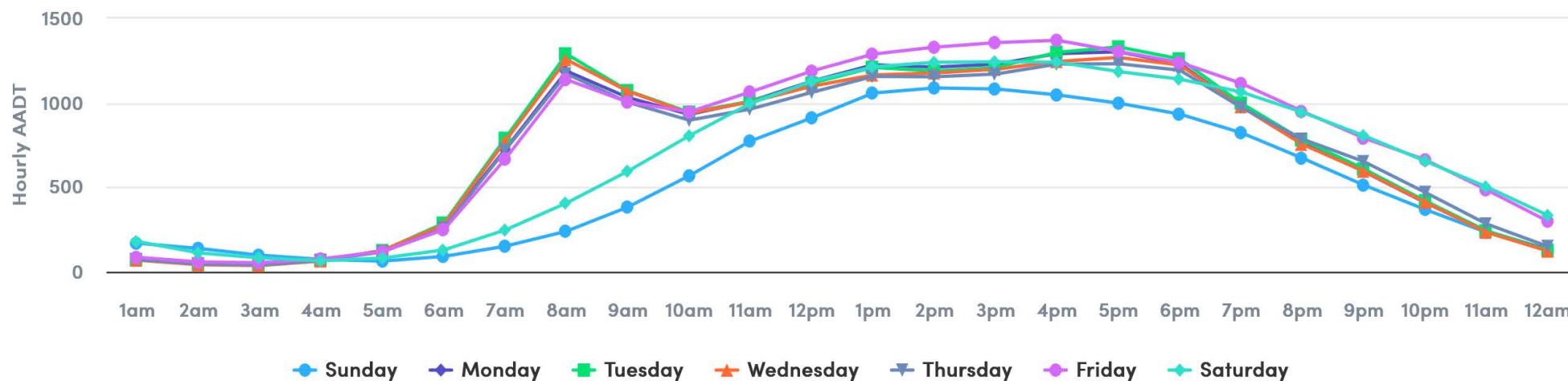
Segment AADT

Selected Direction: 16,659
Opposite Direction: 16,262
Combined Directions: 32,921



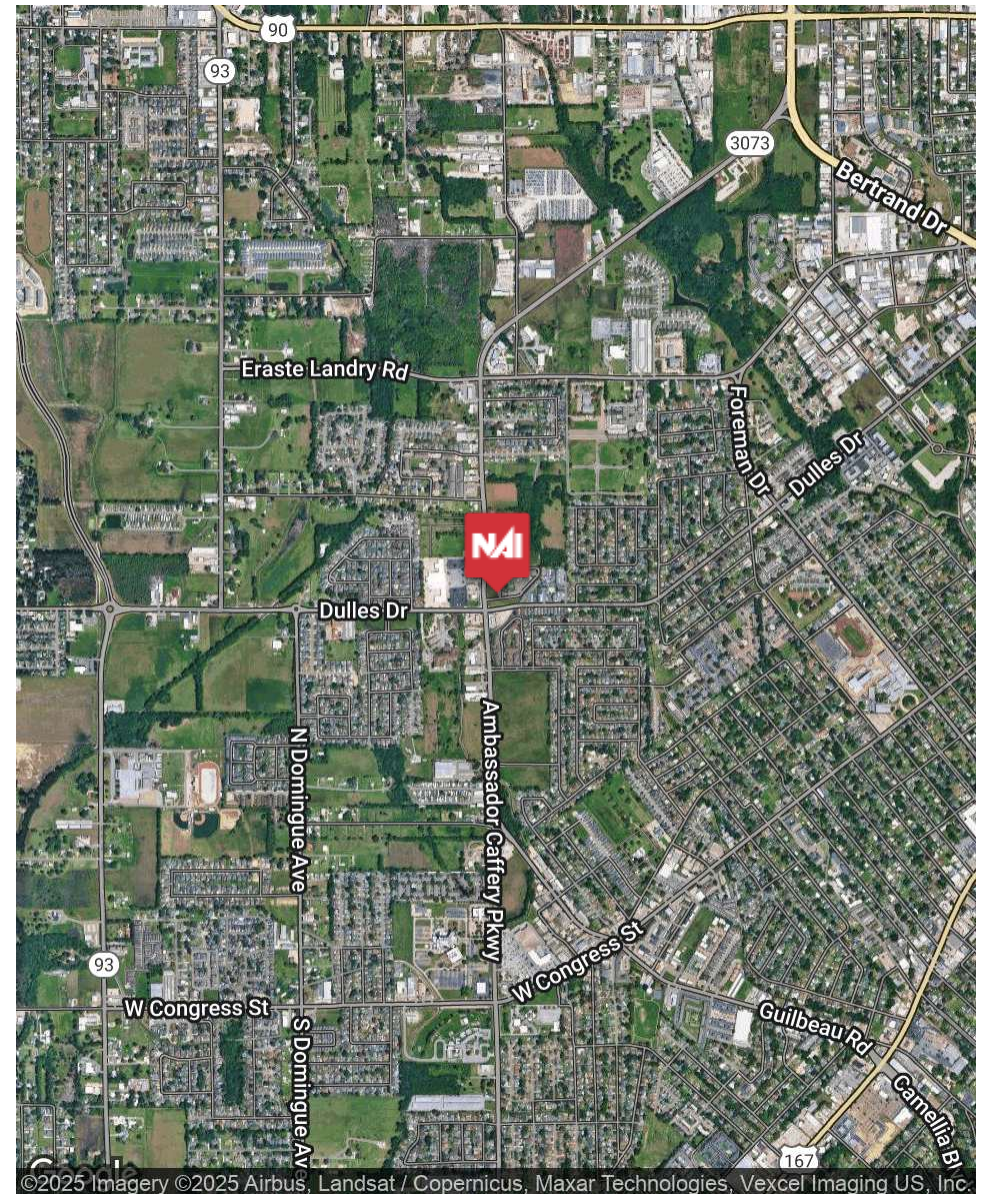
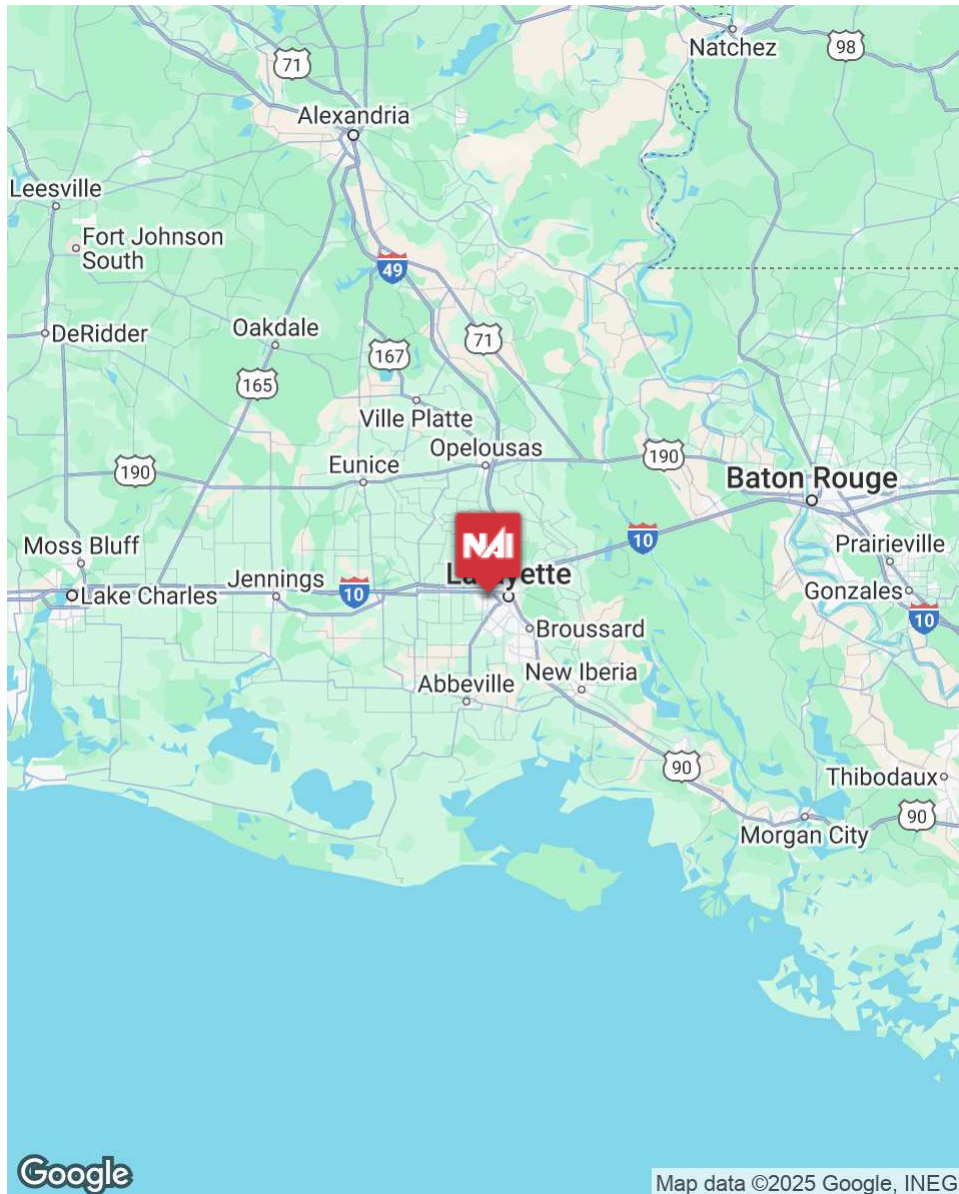
AADT

Annual Average Daily Traffic Counts

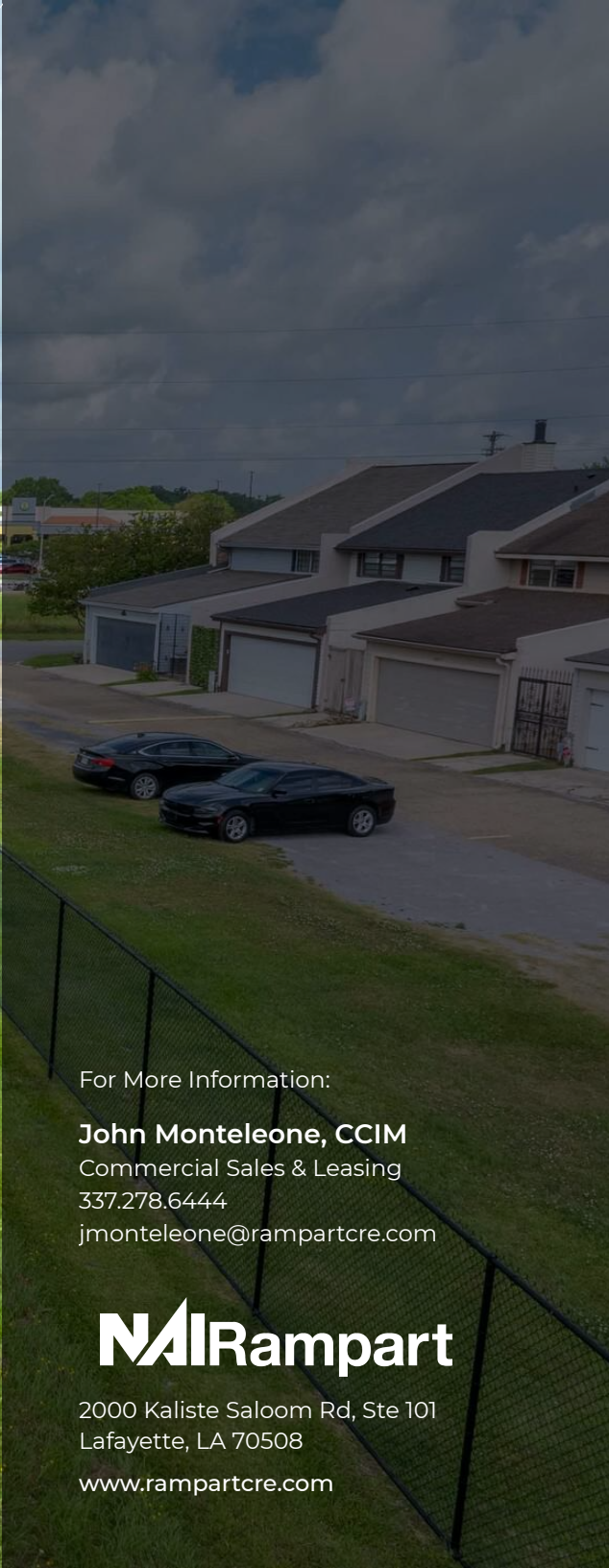


Annual Average Daily Traffic Counts By The Hour- Northbound Lane Of Travel On Ambassador Caffery Pkwy.

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For More Information:

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NAI Rampart

2000 Kaliste Saloom Rd, Ste 101
Lafayette, LA 70508

www.rampartcre.com