

# 400 Jefferson Boulevard

FREESTANDING OFFICE/RETAIL BUILDING ON CORNER LOT

FOR SALE

400 Jefferson Boulevard Lafayette, LA 70501

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### PROPERTY SUMMARY



### Property Description

The subject property is a 7,200 SF freestanding Retail/Office building situated on a 0.59 acre lot located on the corner of Jefferson Blvd and SE Evangeline Thruway. The property has 240' of frontage on SE Evangeline Thruway, and 100' on Jefferson BLVD. The property is zoned CM-2, and is not in a flood zone.

### Property Highlights

- 7,200 SF Freestanding building on the corner of Jefferson Blvd and SE Evangeline thruway.
- 0.59 +/- acre corner lot with 240' of frontage on SE Evangeline Thruway.
- CM-2 Zoning allows for many uses including mixed use, retail, and office.

### Offering Summary

Sale Price:	\$290,000.00
Lot Size:	0.59 Acres
Building Size:	7,200 SF
\$PSF:	\$40.27

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	4,527	21,947	47,483
Total Population	11,541	51,061	108,630
Average HH Income	\$42,871	\$60,765	\$77,462

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## ADDITIONAL PHOTOS



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MEET THE TEAM



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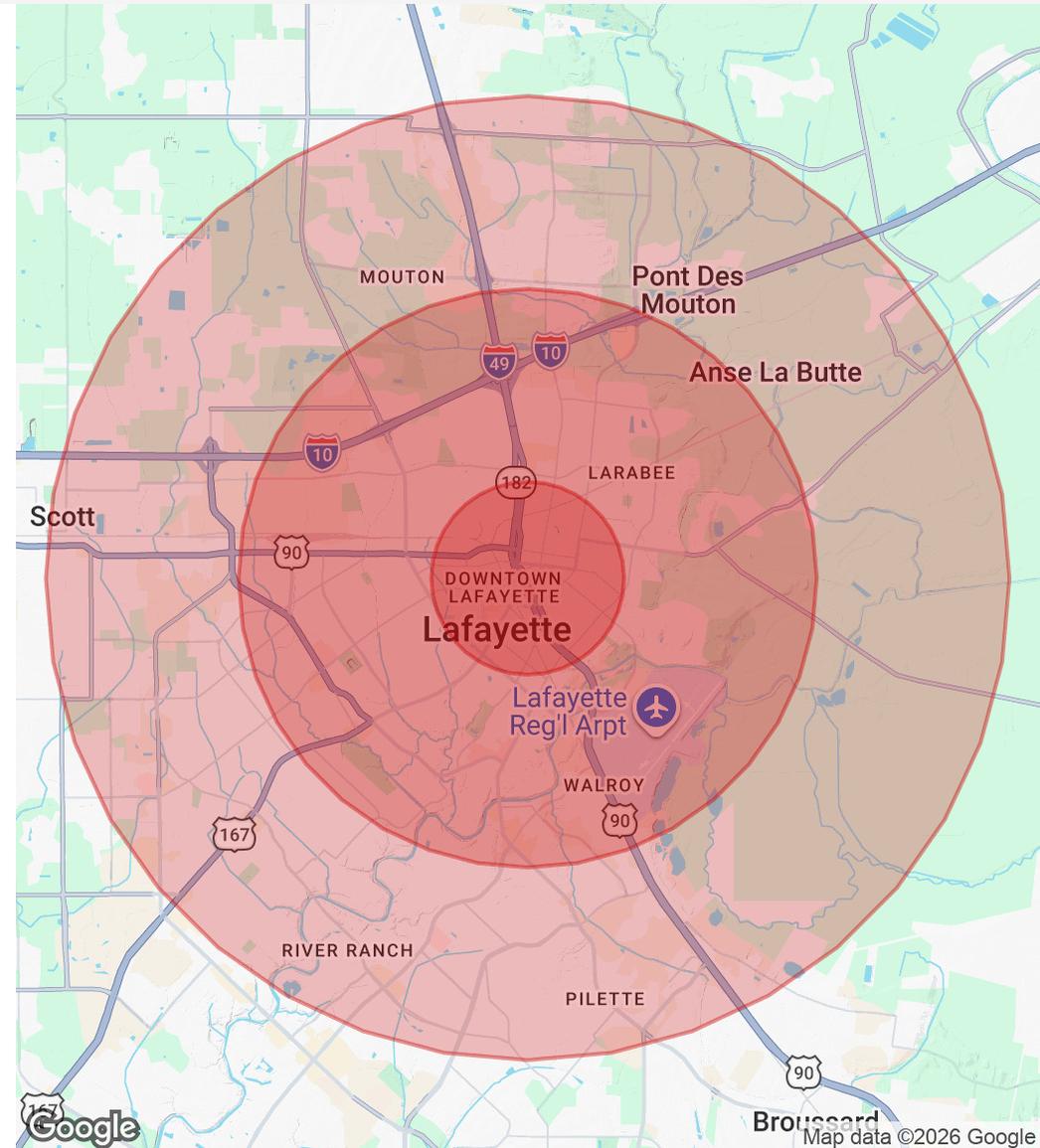
### DEMOGRAPHICS MAP & REPORT

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	11,541	51,061	108,630
Average Age	39	40	40
Average Age (Male)	38	38	39
Average Age (Female)	39	41	41

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	4,527	21,947	47,483
# Of Persons Per HH	2.5	2.3	2.3
Average HH Income	\$42,871	\$60,765	\$77,462
Average House Value	\$184,762	\$232,270	\$257,373

Demographics data derived from AlphaMap



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