



AMBASSADOR TOWN CENTER

LAFAYETTE, LA



stirling

FOR LEASE

PROPERTY OVERVIEW

The Ambassador Town Center is a roughly 60 acre retail project anchored by Costco, consisting of 430,000+ square feet. Located at Lafayette's newest 'main-at-main' intersection, Ambassador Caffery Parkway & Kaliste Saloom Road, the development includes Costco, DICK'S Sporting Goods, Marshalls, HomeGoods, Nordstrom Rack, PetSmart, Old Navy, Verizon Wireless, along with supporting small shops and multiple restaurants.

TENANTS

Retail: Costco, Dick's Sporting Goods, Marshall's, Home Goods, Nordstrom Rack, PetSmart, Five Below, Old Navy, Orange Theory Fitness, Verizon, Community Bank, Buff City Soaps, Hawaii Fluid Art & Sally Beauty.

Restaurants: Freddy's Frozen Custard and Steakburgers, Chick-fil-a, Main Squeeze, Half Shell Oyster House, NHI - Taste of Asia, Dickey's BBQ, BJ's Restaurant and Brewhouse, Subway, Panda Express, Toasted Baguette, & Chuy's.

GLA / ACREAGE

± 430,000 SF, ± 60 Acres

LEASE RATE

\$30.00 - \$34.00 PSF NNN

TRAFFIC COUNT (ADT 2024)

- On Ambassador Caffery Parkway, west of site: 41,679
- On Kaliste Saloom Road, north of site: 34,092





stirling

RYAN PÉCOT

Office: 337-234-4481

Direct: 337-572-0246

rpecot@stirlingprop.com

 **AMBASSADOR
TOWN CENTER** 

4507 Ambassador Caffery Parkway, Lafayette, LA

COVER

SUMMARY

RETAIL AERIAL

SITE AERIAL

SITE PLAN

PHOTOS

DEMOGRAPHICS

 **AMBASSADOR
TOWN CENTER** 



stirling CBL

Aerial taken November 24, 2017

COVER

SUMMARY

RETAIL AERIAL

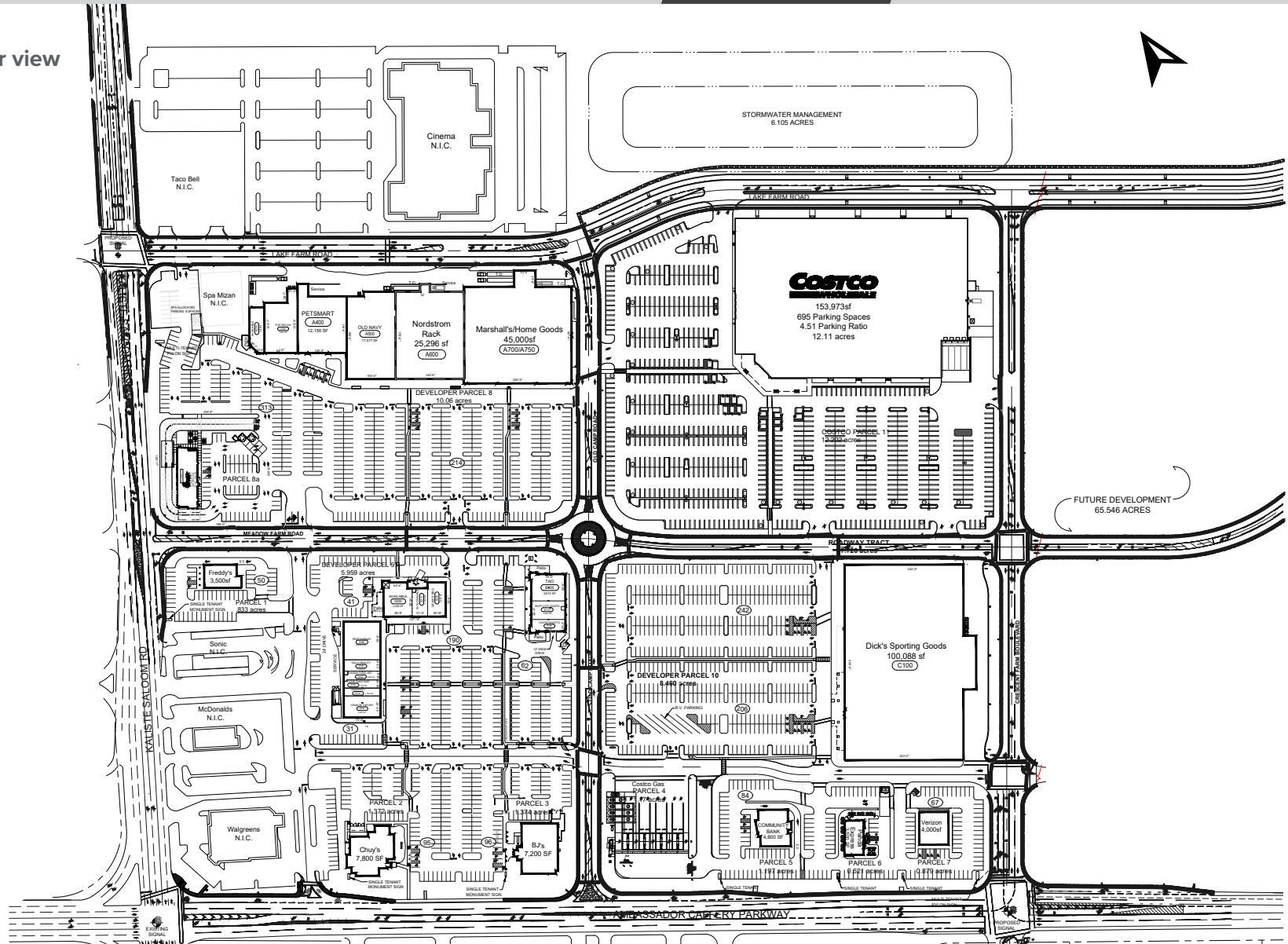
SITE AERIAL

SITE PLAN

PHOTOS

DEMOGRAPHICS

Click image for larger view



COVER

SUMMARY

RETAIL AERIAL

SITE AERIAL

SITE PLAN

PHOTOS

DEMOGRAPHICS



COVER

SUMMARY

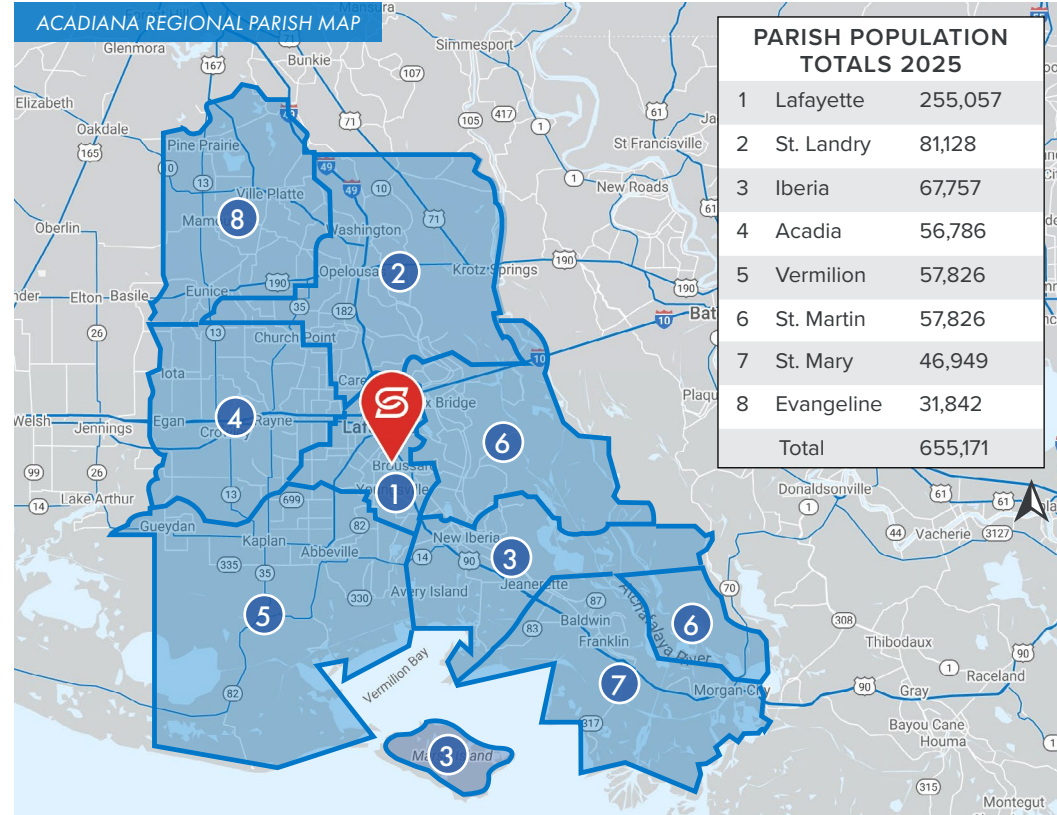
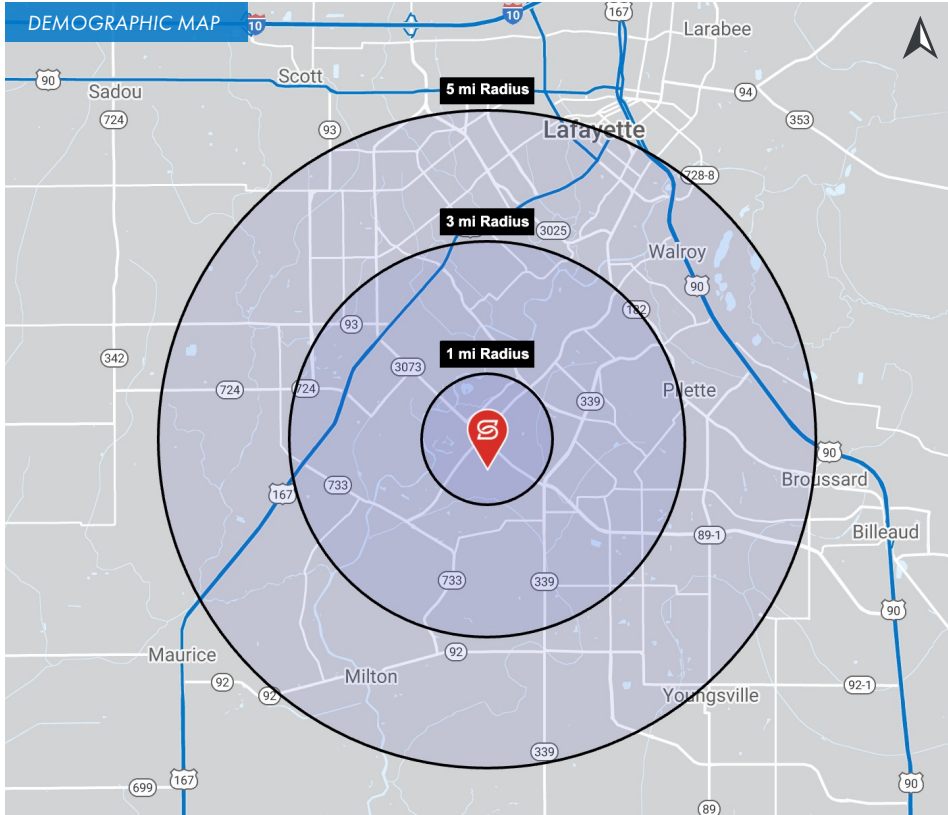
RETAIL AERIAL

SITE AERIAL

SITE PLAN

PHOTOS

DEMOGRAPHICS



2025 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

7,669

64,450

133,882

1 MILE

3 MILE

5 MILE



AVG. HH INCOME

\$132,674

\$136,437

\$117,265

1 MILE

3 MILE

5 MILE



HOUSEHOLDS

3,484

27,852

57,457