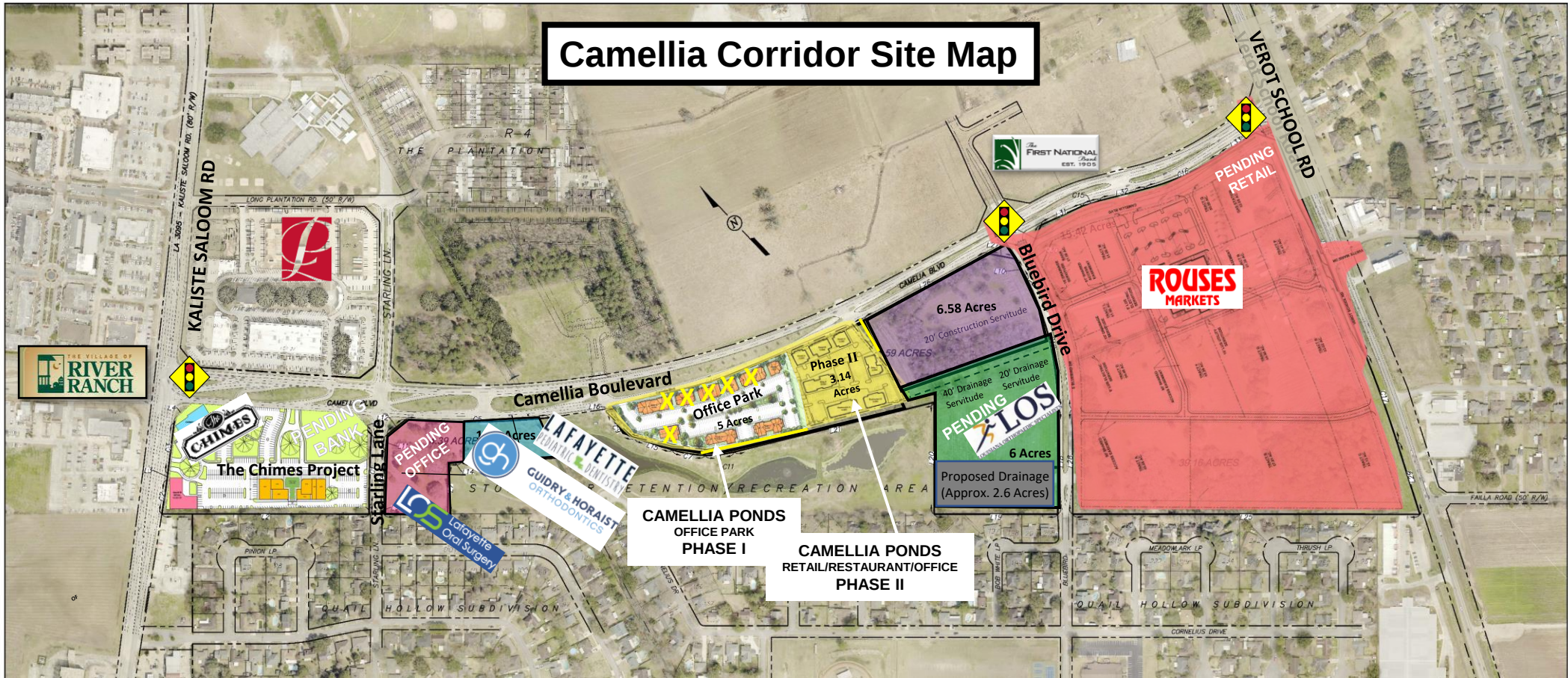


Camellia Corridor Site Map



LEGEND



The Chimes Project

8.57 Acres (can be subdivided)

AVAILABLE (Camellia Frontage): +/-1.77 Acres (PENDING Bank)



Parcel 1

1.3 Acres (PENDING Office)



Office Park (Parcel 5 & 6)

Phase I: 5 Acres

Phase II: 3.14 Acres

AVAILABLE Padsites (Camellia/Pond Frontage):

(Pricing depends on padsite size & location: 3,000-45,000 sf)



(PENDING Office Users)



Parcel 7

6.58 Acres

Not currently for sale/Sellers will consider offers



Parcel 8

6 Acres (PENDING LOS Expansion)



Rouses Grocery Project

45 Acres

AVAILABLE (Camellia Blvd Outparcels):

\$24-27/sf (depending on lot size & location)

AVAILABLE (Verot School Rd Outparcels):

\$18-22/sf (depending on lot size & location)

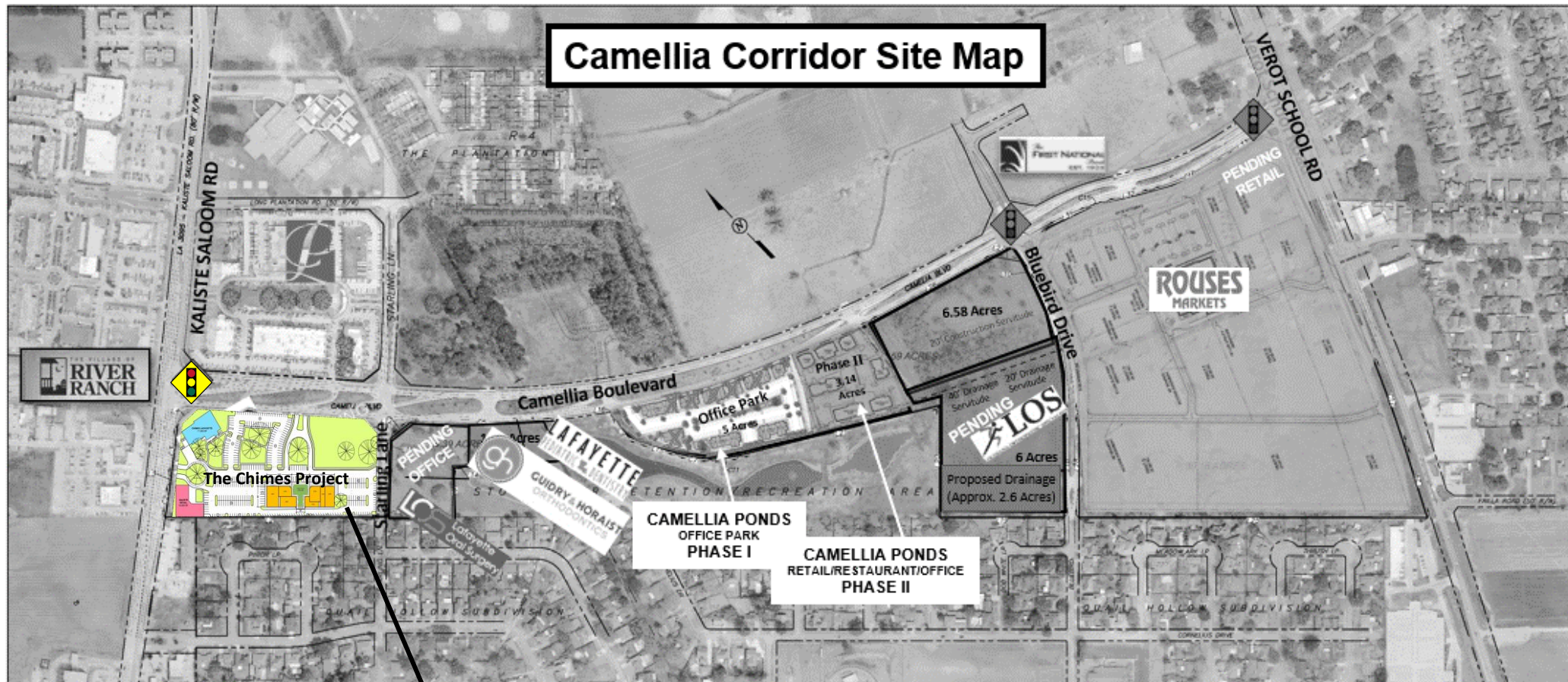
AVAILABLE (Bluebird Dr Outparcels):

\$16-18/sf (depending on lot size & location)

AVAILABLE (Interior Parcels):

\$12-14/sf (depending on lot size & location)

Camellia Corridor Site Map



LEGEND

The Chimes Project
8.57 Acres (can be subdivided)
AVAILABLE (Camellia Frontage): +/-1.77 Acres (PENDING Bank)

Parcel 1
1.3 Acres (PENDING Office)

Office Park (Parcel 5 & 6)
Phase I: 5 Acres
Phase II: 3.14 Acres
AVAILABLE Padsites (Camellia/Pond Frontage):
(Pricing depends on padsite size & location: 3,000-45,000 sf)
X (PENDING Office Users)

Parcel 7
6.58 Acres
Not currently for sale/Sellers will consider offers

Parcel 8
6 Acres (PENDING LOS Expansion)

Rouses Grocery Project
45 Acres
AVAILABLE (Camellia Blvd Outparcels):
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\$16-18/sf (depending on lot size & location)
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\$12-14/sf (depending on lot size & location)

RETAIL/OFFICE SPACE
FOR SALE OR LEASE

**CAMELLIA BLVD AT KALISTE SALOOM RD
LAFAYETTE, LA 70508**

PROJECT SPECS

DEVELOPMENT DENSITY:
(±) 40,000 SQ. FT.

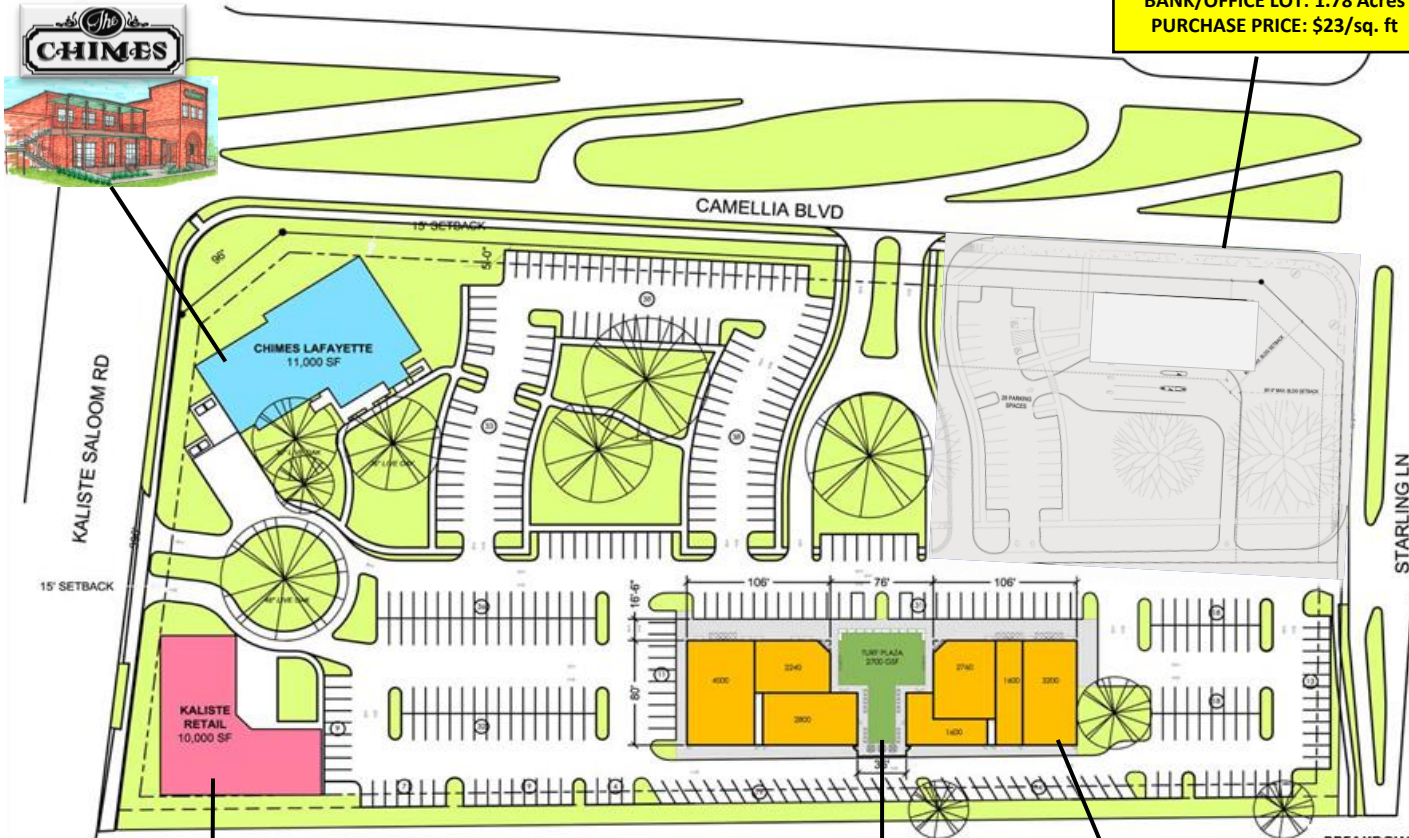
PARKING DENSITY (SHARED):
342 TOTAL SPACES = ONE SPACE PER
120 SQ. FT. OF BUILDING (1/120)

MIXED-USE:
RETAIL, RESTAURANT & OFFICE

DELIVERY DATE:
APPROX. 12-18 MONTHS

BUILDOUT DELIVERY:
COLD DARK SHELL
+ TI ALLOWANCE (ON LEASE OPTION)

PRICING:
SEE SITE PLAN



BANK/OFFICE LOT: 1.78 Acres
PURCHASE PRICE: \$23/sq. ft

LEASE RATE: \$41.75/sq. ft. NNN

LEASE: +/- \$35/sq. ft. NNN
PURCHASE PRICE: +/- \$450/sq. ft.



DEVELOPMENT DENSITY

BREAKDOWN – 1 LOT
8.57 ACRES TOTAL;
373,287.7 SF

THE CHIMES RESTAURANT
(±) 11,000 SF

KALISTE RETAIL
(±) 10,000 SF

BANK/OFFICE LOT
1.78 ACRES

INTERIOR RETAIL
(±) 18,200 SF

TOTAL SQUARE FOOTAGE
(±) 40,000 SF

*SUITES CAN BE ADJUSTED FOR PREFERRED SIZE

TOTAL PARKING SPACES
342 SPACES

(1 SPACE PER EVERY 120 SF OF BUILDING)



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DATE 11.7.2022 All information deemed reliable but not guaranteed. Listings are subject to errors, omissions, changes in price, prior sale, rent & withdrawal without notice.
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RETAIL/OFFICE SPACE FOR SALE OR LEASE

2020 KEY DEMOGRAPHICS (1, 3, 5 MILE RADIUS OF SITE)

POPULATION

1 mi. 8,243
3 mi. 67,029
5 mi. 147,471

MEDIAN AGE

1 mi. 39.4
3 mi. 37.1
5 mi. 35.2

EST. HOUSEHOLDS

1 mi. 3,902
3 mi. 28,181
5 mi. 59,611



RETAIL/OFFICE SPACE FOR SALE OR LEASE

2020 KEY DEMOGRAPHICS (1, 3, 5 MILE RADIUS OF SITE)



AVG. HH SIZE
1 mi. 2.92
3 mi. 3.01
5 mi. 3.07



AVG. HH INCOME
1 mi. \$73,564
3 mi. \$64,299
5 mi. \$58,503

MEDIAN DISPOSABLE INCOME



1 mi. \$60,487
3 mi. \$54,219
5 mi. \$49,733



RETAIL/OFFICE SPACE
FOR SALE OR LEASE

INTERIOR RETAIL
(±) 18,200 SF

Lease:
+/- \$35/SF NNN
(Cold Dark Shell Delivery
+ TI Allowance)

Purchase:
+/- \$450/SF
(Cold Dark Shell Delivery)

*SUITE SIZES CAN BE
ADJUSTED AS NEEDED

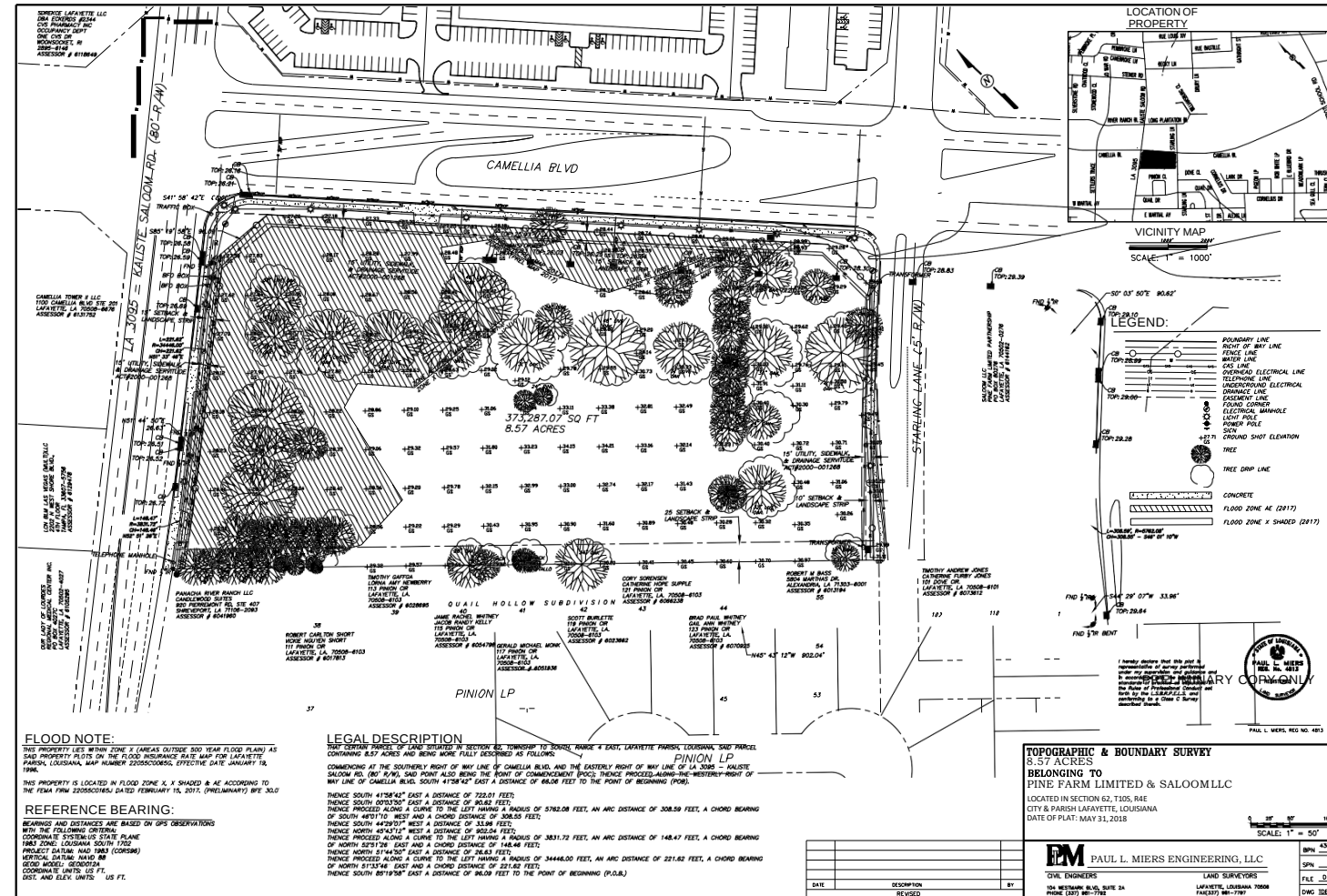


RETAIL/OFFICE SPACE
FOR SALE OR LEASE

CAMELLIA BLVD AT KALISTE SALOOM RD LAFAYETTE, LA 70508

TOTAL ACREAGE:
8.57 ACRES

ZONING:
COMMERCIAL MIXED (CM)



5B

LifeMode Group: GenXurban

In Style

Households: 2,764,500

Average Household Size: 2.35

Median Age: 42.0

Median Household Income: \$73,000

WHO ARE WE?

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.

OUR NEIGHBORHOOD

- City dwellers of large metropolitan areas.
- Married couples, primarily with no children (Index 112) or single households (Index 109); average household size at 2.35.
- Home ownership average at 68% (Index 108); nearly half, 47%, mortgaged (Index 114).
- Primarily single-family homes, in older neighborhoods (built before 1980), with a mix of town homes (Index 132) and smaller (5–19 units) apartment buildings (Index 110).
- Median home value at \$243,900.
- Vacant housing units at 8.6%.

SOCIOECONOMIC TRAITS

- College educated: 48% are graduates (Index 155); 77% with some college education.
- Low unemployment is at 3.6% (Index 66); higher labor force participation rate is at 67% (Index 108) with proportionately more 2-worker households (Index 110).
- Median household income of \$73,000 reveals an affluent market with income supplemented by investments (Index 142) and a substantial net worth (Index 178).
- Connected and knowledgeable, they carry smartphones and use many of the features.
- Attentive to price, they use coupons, especially mobile coupons.

Note: The index represents the ratio of the segment score to the US rate multiplied by 100. Consumer preferences are estimated from data by GSR, MRI.



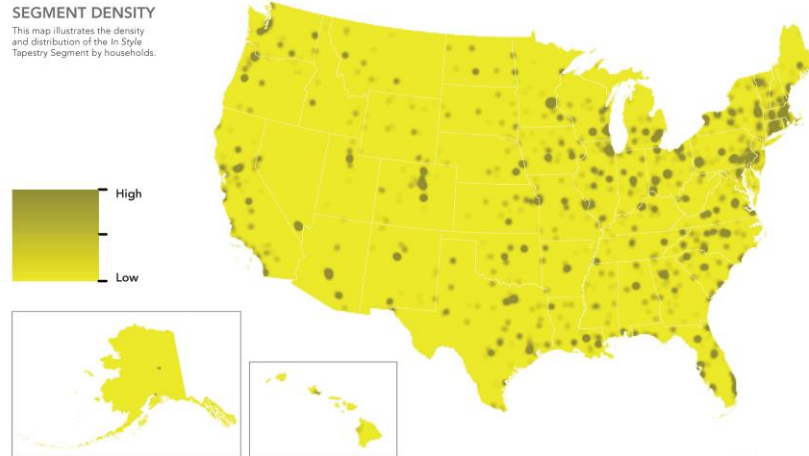
5B

LifeMode Group: GenXurban

In Style

SEGMENT DENSITY

This map illustrates the density and distribution of the In Style Tapestry Segment by households.



For more information

THE

5B

LifeMode Group: GenXurban

In Style

MARKET PROFILE

(Consumer preferences are estimated from data by GSR, MRI)

- Partial to late model SUVs: compact SUVs are gaining popularity.
- Homes integral part of their style; invest in home remodeling/maintenance, DIY or contractors; housekeeping hired.
- Prefer organic foods, including growing their own vegetables.
- Financially active, own a variety of investments often managed by a financial planner.
- Meticulous planners, both well insured and well invested in retirement savings.
- Generous with support of various charities and causes.
- Actively support the arts, theater, concerts, and museums.

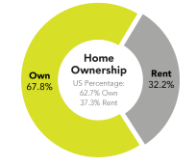
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

Median Value:
\$243,900
US Median: \$207,300



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.



5B

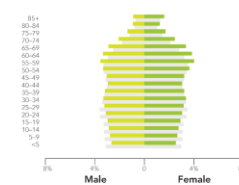
LifeMode Group: GenXurban

In Style

AGE BY SEX

(Est. data)

Median Age: 42.0 US: 38.2
Indicates US

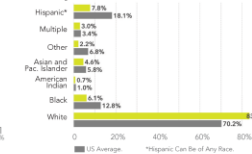


RACE AND ETHNICITY

(Est. data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 39.8 US: 64.0



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

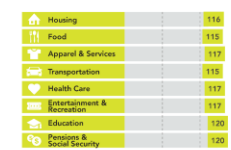


Median Net Worth



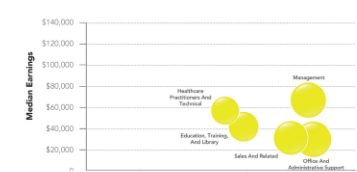
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



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BROKERAGE | MANAGEMENT | CONSULTING



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