



Acadiana Square

RETAIL PROPERTY FOR LEASE

5634 Johnston St Lafayette, LA 70503

Bill Stevenson, CCIM | 337.962.8300 | bstevenson@beaubox.com

Danielle Wirth | 337.557.4926 | dwirth@beaubox.com



Acadiana Square

5634 Johnston St Lafayette, LA 70503

PROPERTY SUMMARY



Property Description

Acadiana Square Shopping Center is a prime retail power center located at the intersection of Ambassador Caffery Parkway and Johnston Street, one of the busiest intersections in the city with over 27,000 cars per day on Johnston and 42,000 cars per day on Ambassador Caffery. Major tenants in the center include Michaels, Kirklands, Office Depot, TJ Max, Burlington, Petsmart, Dollar Tree, and Shoe Carnival.

Property Highlights

- - Prime location with high visibility
- - High traffic
- - Great co-tenancy
- - Excellent signage opportunities for tenant visibility
- - Strong Demographics
- - Easy access to Johnston St and Ambassador Caffery
- - Ample parking for customers and employees
- - Modern, well-maintained building

Available Space:

Lease Rate:

Suite 1130 (1,400 Sqft)	\$19.00 SF/Yr (NNN)
Suite 1150 (1,400 Sqft)	\$19.00 SF/Yr (NNN)
Suite 300 (10,000-26,550 Sqft)	\$15.00-\$19.00 SF/Yr (NNN)
Suite 1200 (10,000-19,960 Sqft)	\$15.00-\$19.00 SF/Yr (NNN)
Suite 5364 Outparcel (2,000-7,000 Sqft)	\$22.00 SF/Yr (NNN)

Demographics

3 Miles 5 Miles 10 Miles

Total Households	27,713	51,216	101,451
Total Population	63,456	118,918	250,412

Bill Stevenson, CCIM **Danielle Wirth**
 337.962.8300 337.557.4926
 bstevenson@beaubox.com dwirth@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 24, 2026



Acadiana Square

5634 Johnston St Lafayette, LA 70503

AERIAL OVERVIEW



Bill Stevenson, CCIM
337.962.8300
bstevenson@beaubox.com

Danielle Wirth
337.557.4926
dwirth@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 24, 2026



Acadiana Square
5634 Johnston St Lafayette, LA 70503

AERIAL



Bill Stevenson, CCIM **Danielle Wirth**
337.962.8300 337.557.4926
bstevenson@beaubox.com dwirth@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 24, 2026



Acadiana Square

5634 Johnston St Lafayette, LA 70503

SITE MAP



Suite#	Sqft	Lease Rate SF/Yr (NNN)
1110	Nail Salon 1,470	
1130	Available 1,400	\$19.00
1150	Available 1,400	\$19.00
1170	Freeway Ins 1,435	
14	H&R Block 1,435	
1200	Available 10,000-19,960	\$15-\$19
1300	Shoe Carnival 13,095	
400	Five Below 9,450	
300	Available 10,000-26,550	\$15-\$19
200	Dollar Tree 12,695	
100	PetSmart 27,302	
100B	LUS Fiber 17,800	
1500	Burlington 37,736	
1520	TJMaxx 32,556	
1610	Office Depot 23,484	
1620	Kirklands 9,859	
5634	Available 2,000-7,000	\$22.00

AVAILABLE

NOT OWNED

Bill Stevenson, CCIM **Danielle Wirth**
 337.962.8300 337.557.4926
 bstevenson@beaubox.com dwirth@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 24, 2026



Acadiana Square
5634 Johnston St Lafayette, LA 70503

ADDITIONAL PHOTOS



Bill Stevenson, CCIM **Danielle Wirth**
337.962.8300 337.557.4926
bstevenson@beaubox.com dwirth@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 24, 2026



Acadiana Square

5634 Johnston St Lafayette, LA 70503

ADDITIONAL PHOTOS



Suite 5634 (Outparcel)



Suite 300



Suite 1130-1150



Suite 300

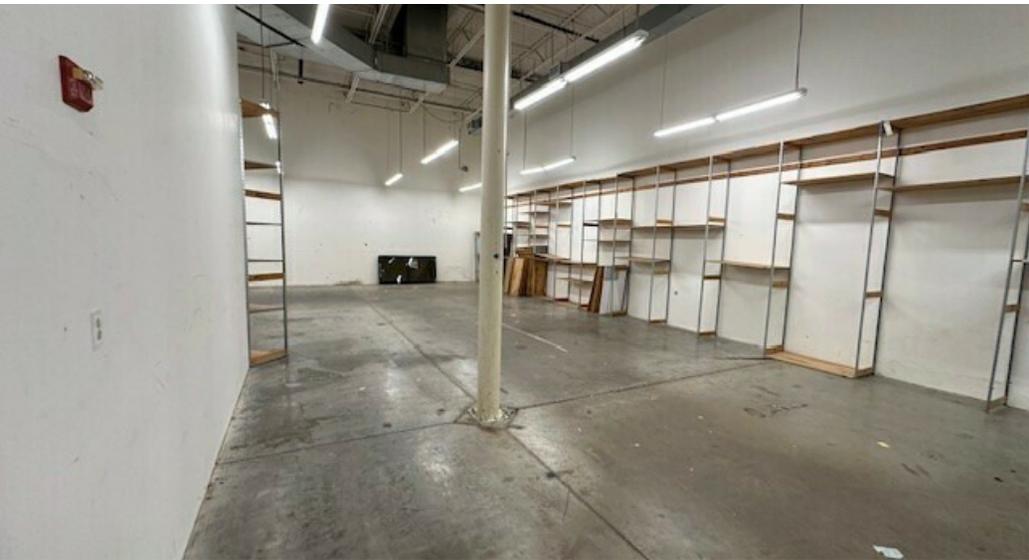
Bill Stevenson, CCIM **Danielle Wirth**
337.962.8300 337.557.4926
bstevenson@beaibox.com dwirth@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 24, 2026



Acadiana Square
5634 Johnston St Lafayette, LA 70503

INTERIOR SUITE 300



Bill Stevenson, CCIM **Danielle Wirth**
337.962.8300 337.557.4926
bstevenson@beaubox.com dwirth@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 24, 2026



Acadiana Square

5634 Johnston St Lafayette, LA 70503

DEMOGRAPHICS MAP & REPORT

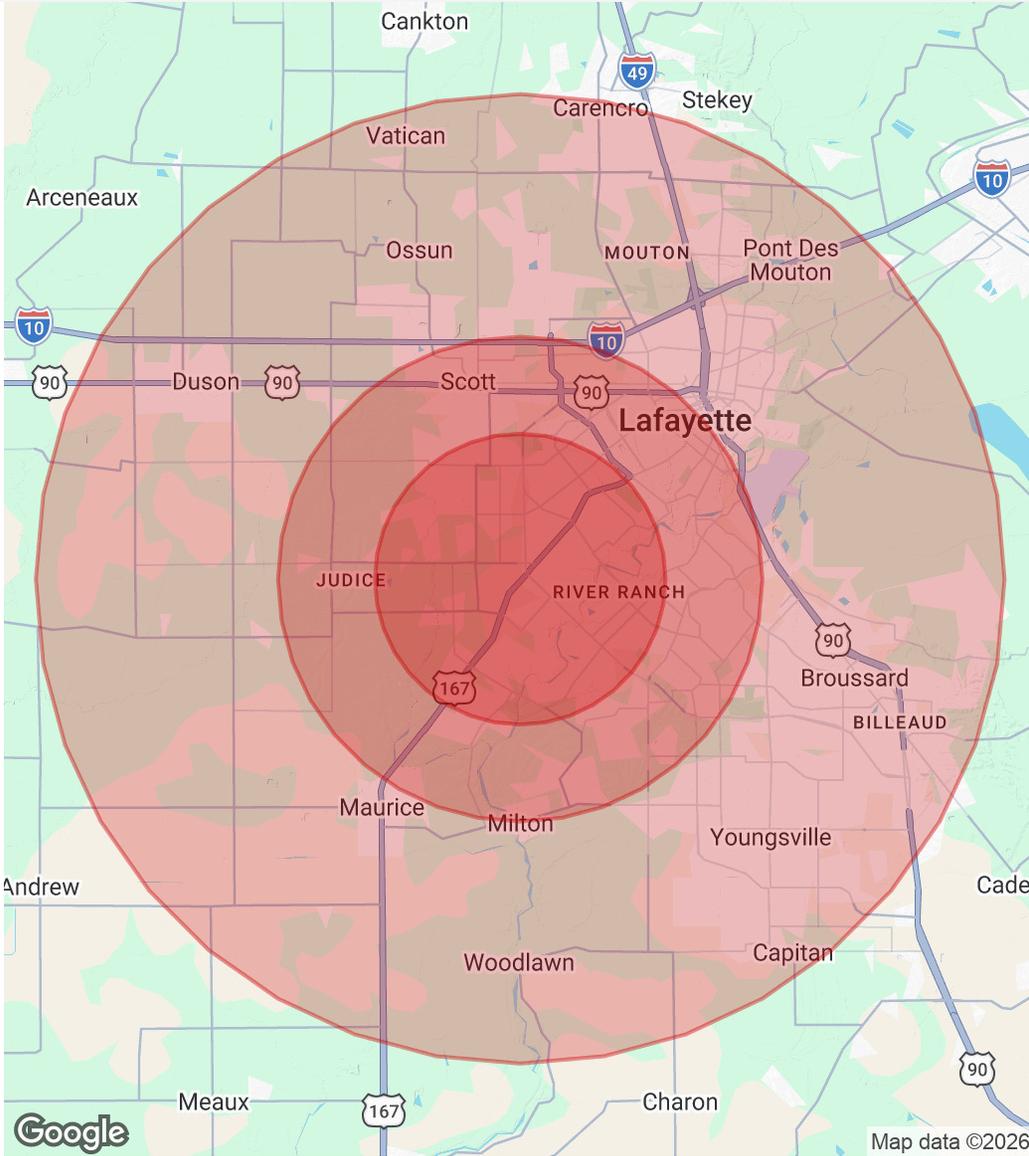
Population

	3 Miles	5 Miles	10 Miles
Total Population	63,456	118,918	250,412
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	42	41	40

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	27,713	51,216	101,451
# Of Persons Per HH	2.3	2.3	2.5
Average HH Income	\$105,161	\$101,784	\$93,316
Average House Value	\$332,685	\$317,478	\$269,506

Demographics data derived from AlphaMap



Bill Stevenson, CCIM **Danielle Wirth**
 337.962.8300 337.557.4926
 bstevenson@beaubox.com dwirth@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 24, 2026



MEET THE TEAM



Bill Stevenson, CCIM

Senior Commercial Agent

Direct: 337.962.8300 **Cell:** 337.962.8300
bstevenson@beaubox.com



Danielle Wirth

Agent

Direct: 337.557.4926
dwirth@beaubox.com

Bill Stevenson, CCIM 337.962.8300
bstevenson@beaubox.com

Danielle Wirth 337.557.4926
dwirth@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 24, 2026

