

AVAILABLE

PROPERTY INFO

- 2,100 SF free-standing building on a .75 acre parcel
- Built in 2020
- Lease through 6/30/2040 (options available)

LOCATION HIGHLIGHTS

- Excellent visibility with 122' frontage on Ambassador Caffery Parkway (34,457 ADT 2024)
- Visible from Hwy 167 intersection (27,939 ADT 2024)
- Prime retail corridor surrounded by national retailers, hotels, offices, and residential neighborhoods

AREA INFO

- Lafayette is Louisiana's 3rd largest MSA and fastest-growing metro
- Near River Ranch: walkable, upscale community with shops, dining, and parks
- Strong quality of life with top schools, healthcare, and access to major employers

NEARBY LANDMARKS

- Lafayette General Health Hospital (451 beds) – within 1 mile
- Multiple Ochsner facilities and University Hospital & Clinics (116 beds) – within 3 miles
- University of Louisiana at Lafayette (21,200+ students/faculty) and Cajundome & Convention Center – within 4 miles
- Lafayette Regional Airport (serving 400,000+ annually) – 7 miles

2025 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	6,982	66,295	130,451
Avg. HH Income	\$95,179	\$114,546	\$108,540
Daytime Population	8,470	48,767	128,836



