



RETAIL OUT PARCEL FOR SALE OR LEASE

Parkway Plaza

2003 NW Evangeline Thruway, Lafayette, LA 70501

Presented By:

John Monteleone, CCIM

Commercial Sales & Leasing

337.278.6444

jmonteleone@rampartcre.com



LOCATION DESCRIPTION

Parkway Plaza Shopping Center is a 136,707 square foot community retail center strategically positioned along the Evangeline Thruway, one of Lafayette's busiest commercial corridors. The property enjoys outstanding frontage, strong daily traffic, and convenient access for shoppers making both quick-stop and destination trips.

Located a half mile from the I-10/I-49 interchange, the center benefits from exceptional regional connectivity, drawing customers from across Lafayette and surrounding Acadiana communities. This 1.068 acre outparcel offers excellent visibility to passing traffic and prominent signage opportunities, supporting tenants' brand exposure and sales performance.

Parkway Plaza features a complementary mix of national, regional, and local retailers that drive consistent, daily-needs traffic. High-profile co-tenants and neighboring brands include Home Depot, Super 1 Foods, McDonald's, Sonic, Pizza Hut, Dollar Tree, It's Fashion Metro, Citi Trends, Hibbett Sports, Boost Mobile, Metro by T-Mobile, Cricket Wireless, and more. The trade mix makes the center an ideal location for soft goods, medical/service, fitness, specialty retail, and quick-service concepts seeking a visible, high-performing location.

OFFERING SUMMARY

Sales Price:	\$511,808
Sales Price Per Sq Ft:	\$11.00
Lease Rate:	Negotiable
Site Size:	1.068 Acres/ 46,528 Sq Ft
Road Frontage:	249 Feet
Center Size:	136,707 Sq Ft
Parking Ratio:	731 Spaces / 5.35 per 1,000
Zoning:	CH - Commercial Heavy
Flood Zone:	X-Area of Minimal Flood Risk
Traffic Count:	70,237 ADT
Center's Foot Traffic:	47,500+ Average Monthly Visits

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

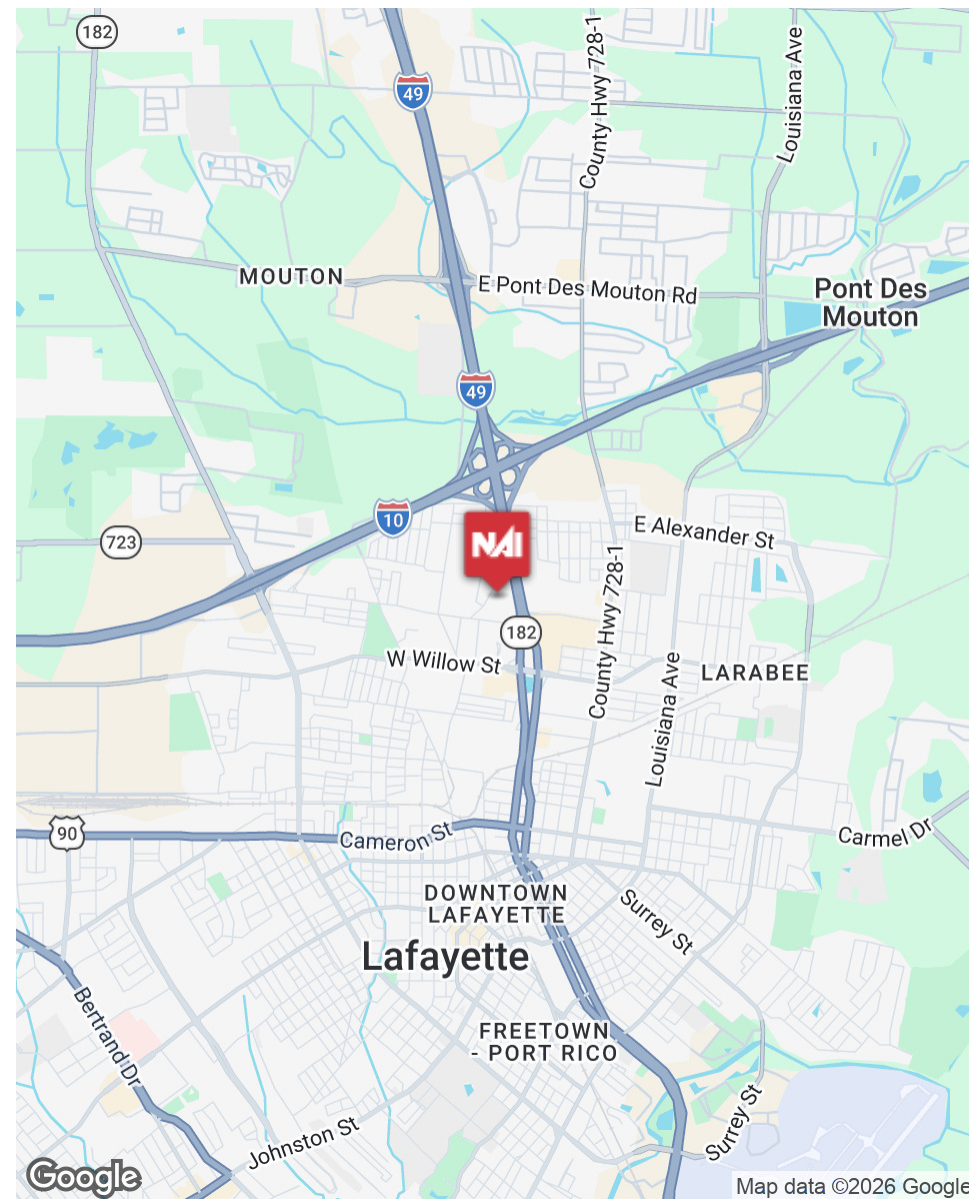
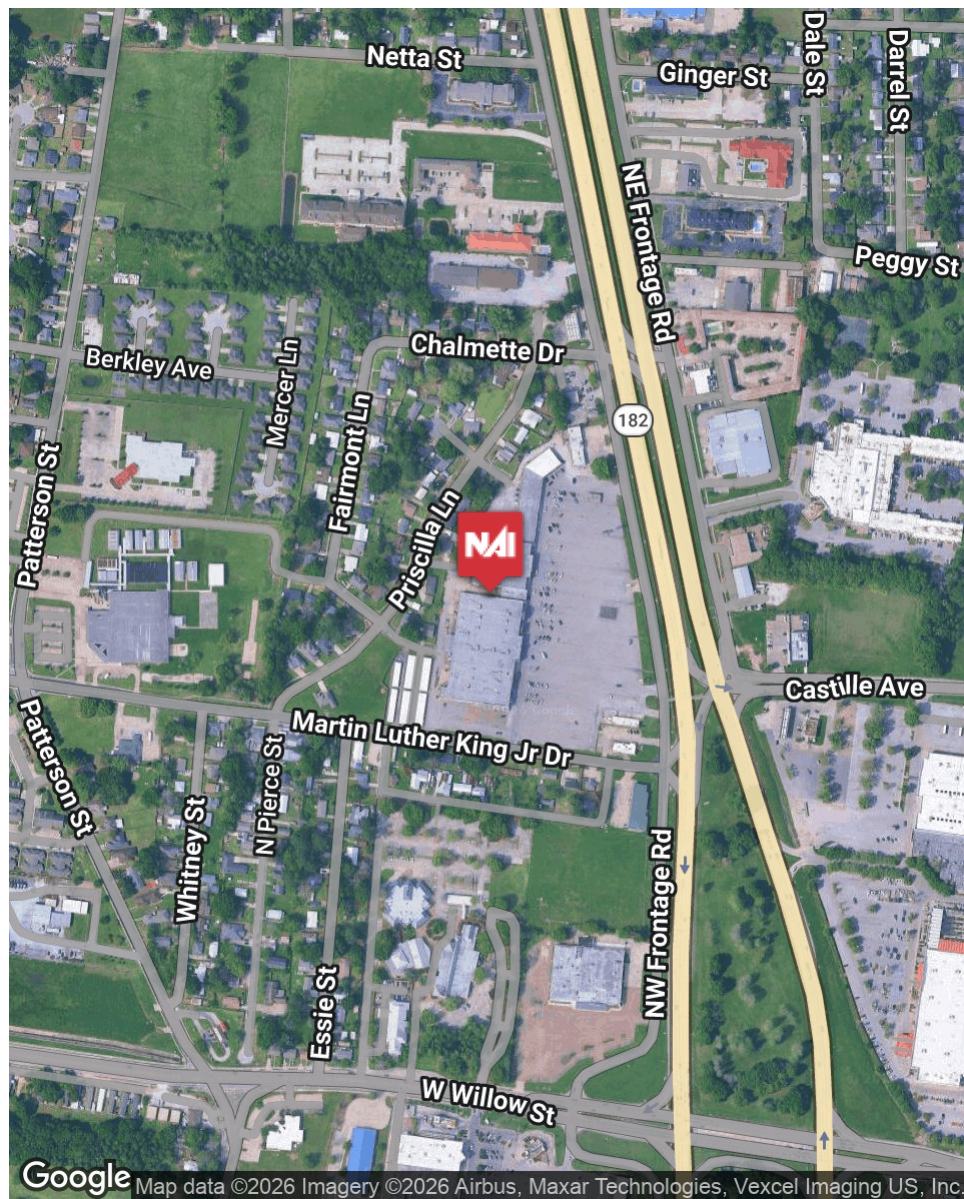


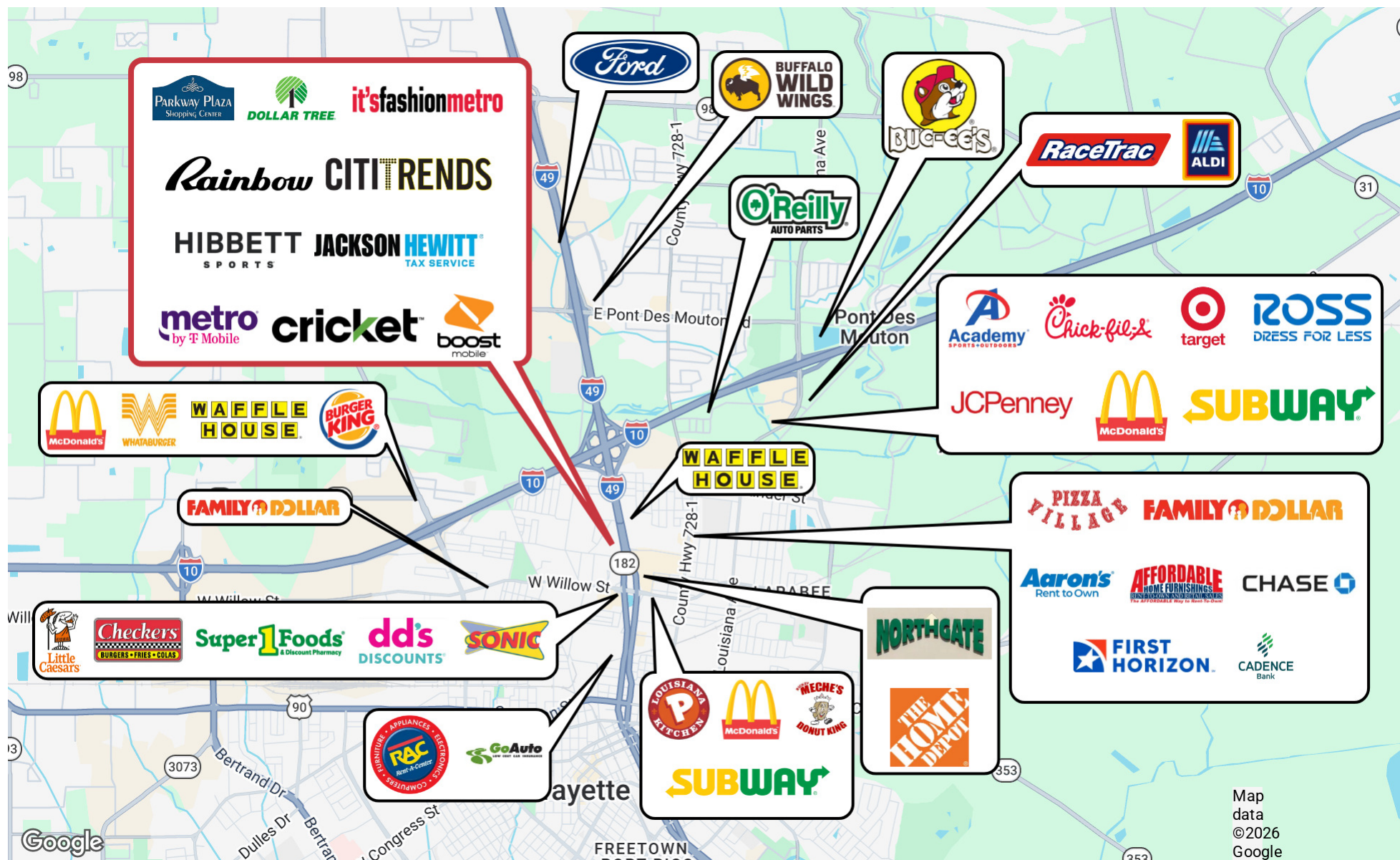
1.068 Acre
Outparcel

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA





INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



SPENDING POWER

Drive time of 15 minutes

KEY FACTS (2025)



123,882

Total Population



53,299

Total Households



\$52,049

Median Household Income



37.7

Median Age



2.28

Average Household Size



\$43,584

Median Disposable Income



164.00

2025-2030 Growth Rate: Population (Index)



162.00

2025-2030 Growth Rate: Households (Index)



76.00

2025-2030 Growth Rate: Median HH Inc (Index)

TOTAL SPENT (2025)



\$86,427,267

Apparel/ Services



\$141,878,672

Food Away from Home



\$274,429,329

Health Care



\$140,326,488

Entertainment/ Recreation



\$1,142,554,241

Finance/ Insurance Sales



\$100,410,613

HH Furnishings/ Equipment



\$36,656,513

Personal Care Products/ Services



\$10,185,118

Large Appliance Expenditures



Market Highlights

Population Momentum

The City of Lafayette is widely recognized as the hub of Acadiana, centrally positioned within a six-parish region that includes more than 600,000 consumers making up the Lafayette MSA. Celebrated for its distinctive Cajun heritage, Acadiana balances steady growth with irresistible charm. Lafayette Parish, which already houses more than 250,000 residents and is expected to exceed 261,000 by 2030, anchors the economy of South Louisiana. Crawfish boils, zydeco music, and headline festivals transform routine shopping trips into cultural adventures. Throughout the week merchants benefit as shoppers seeking retail, dining, health care, and entertainment push the daytime population beyond 277,000, filling lunch venues and evening checkout lines. With the intersection of interstates 10 and 49 in Lafayette shoppers and visitors alike enjoy an easy drive from Alexandria, Lake Charles, and the broader Gulf Coast. Lafayette remains the natural meeting point for commerce, culture, and an authentic Cajun experience.



Workforce & Talent Pipeline

Lafayette draws on a regional labor force of 264,000, giving retailers access to a deep bench of talent across sales, hospitality, and logistics. The University of Louisiana at Lafayette boosts this advantage with more than 19,000 students on campus each semester, supplying a steady flow of young consumers and service oriented workers who sharpen their skills through programs at the university, South Louisiana Community College, and the Louisiana Economic Development FastStart training initiative.

Purchasing Power



Retail momentum in Lafayette Parish shows no signs of slowing. In 2024 retail sales reached \$8.59 billion, a 1.52 percent year over year increase that proves consumer demand remains steady and resilient. That spending power is supported by a parish average disposable income of \$71,434, comfortably above the state average and giving households ample room for discretionary purchases.

Lifestyle & Visitor Magnet

The Cajundome and Convention Center, Louisiana's fourth largest arena with 13,500 seats, draws more than 450,000 ticketed visitors each year for concerts, Ragin' Cajuns basketball, and major conventions. Nearby, Moncus Park offers one hundred acres of urban green space where weekly farmers markets, festivals, and outdoor events invite residents from every corner of Acadiana. Adding to Lafayette's entertainment mix, Cajun Field at Our Lady of Lourdes Stadium is now in the midst of a \$65 million redevelopment that will deliver upgraded seating, enhanced amenities, and an elevated fan experience, promising even greater game day and event traffic for local businesses.



**Infrastructure
that moves
product
(and data)
fast**

Major employers such as Amazon, Stuller, Acadian Ambulance, VieMed, Ochsner Health, and CGI all see the value Lafayette's strategic location brings to their bottom line. Set where I-10 meets I-49, the parish offers same day truck routes to Houston, New Orleans, and Baton Rouge, along with Class 1 rail service, access to five Gulf Coast ports within 50 miles, and a modern regional airport that handled over 268,000 tons of cargo in 2024, allowing merchants to replenish inventory quickly. City owned LUS Fiber brings 10 gigabit service right to the storefront, giving retailers one of the nation's fastest and lowest cost broadband platforms for omnichannel transactions, point of sale security, and seamless back-office synchronization. Since 2020 Acadiana has added thousands of direct jobs and attracted more than \$1.6 billion dollars in new capital, surpassing its economic targets with signature projects such as SafeSource Direct personal protective equipment facilities and First Solar's module assembly plant.

Bottom Line for Retailers

Lafayette offers the fundamentals every retailer needs to grow: an ever-expanding customer base, above average disposable incomes, and a constant flow of visitors for every season. The city's position at the crossing of two major interstates, its Class One rail, and its high cargo capacity airport mean inventory can arrive overnight, while ten gigabit fiber keeps ecommerce platforms, point of sale systems, and inventory controls running at full speed. Together, these strengths make Lafayette the clear choice for retailers looking to expand in South Louisiana.

NAIRampart

Lafayette
LOUISIANA





For More Information:

John Monteleone, CCIM
Commercial Sales & Leasing
337.278.6444
jmonteleone@rampartcre.com

NARampart

400 East Kaliste Saloom Rd., Ste 8100
Lafayette, LA 70508

www.rampartcre.com