

SUMMARY

RETAIL COMPETITION

SITE PLAN

PHOTOS

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Formerly operated as a Laredo Taco with Ambassador Caffery frontage. This is an end-cap restaurant opportunity that shares space with a Stripes C-Store, constructed in 2017. The site is well-positioned in an active part of Lafayette, offering significant daytime and nighttime traffic, and is just south of the Ambassador Caffery and Interstate 10 exit. Furthermore, there is direct access to Cameron Street, allowing for efficient ingress and egress. Two monument signs provide excellent signage exposure. This is a great opportunity for a local, regional, or national restaurant user to backfill a newer space with extensive infrastructure already in place.

There is an active and operating C-Store tenant so please direct any and all interests and communications to listing agent. Please call for more information.

All FF&E is potentially available and contingent on deal terms.

AVAILABLE

- 2,000 SF

LEASE RATE

- \$20.00 PSF Gross

TRAFFIC COUNT (ADT 2024)

- On Ambassador Caffery Parkway, just north of site:
40,067





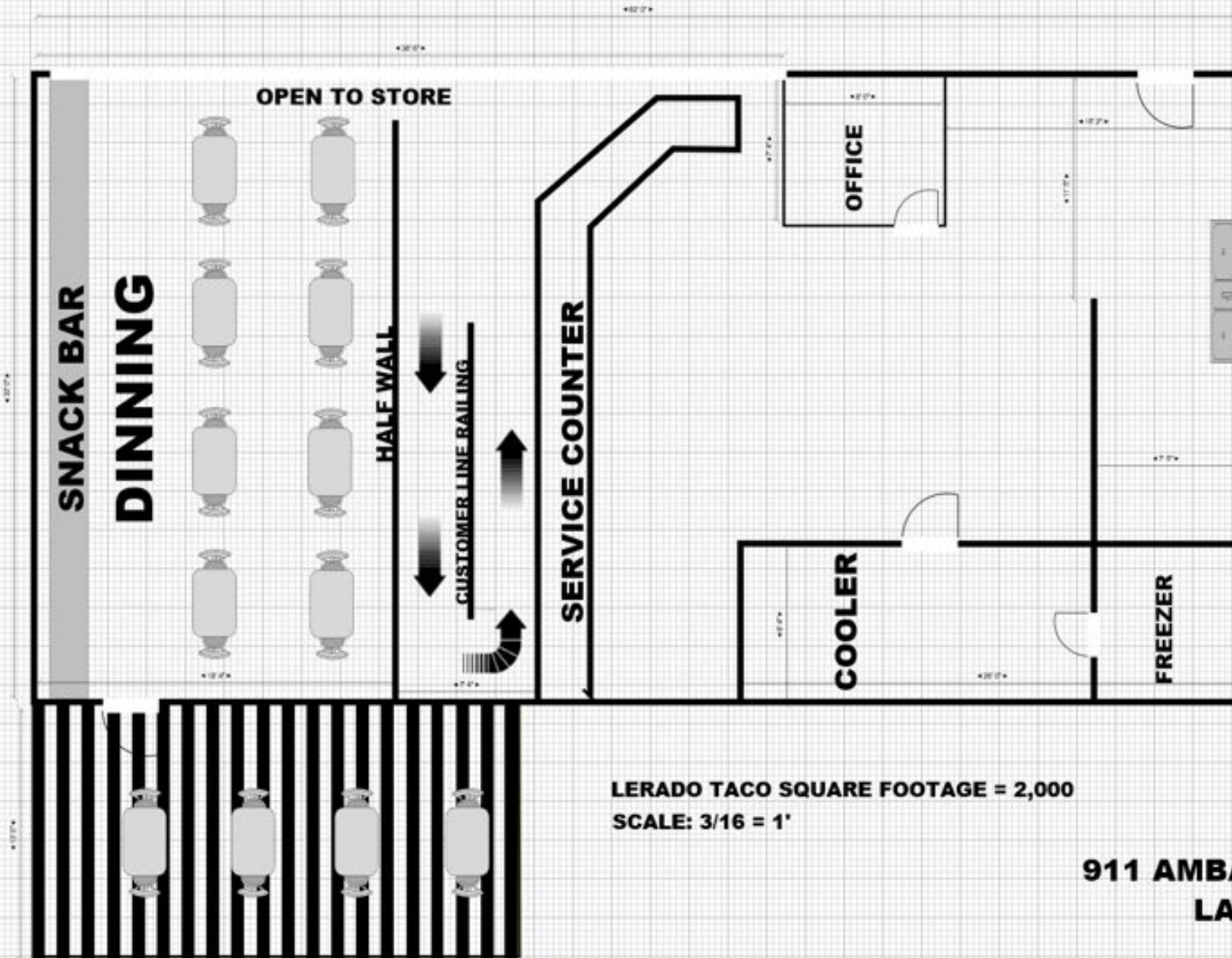
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LERADO TACO SQUARE FOOTAGE = 2,000
SCALE: 3/16" = 1'

LERADO TACO
911 AMBASSADOR CAFFERY PKWY
LAFAYETTE LA 70506

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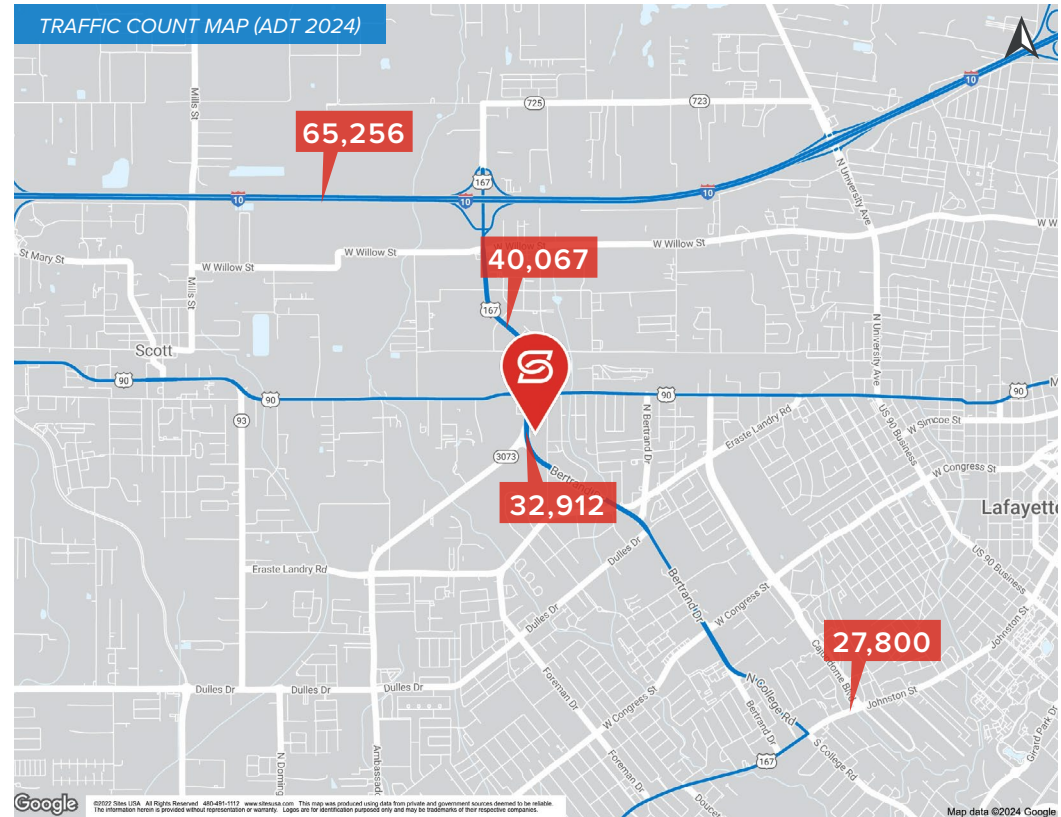
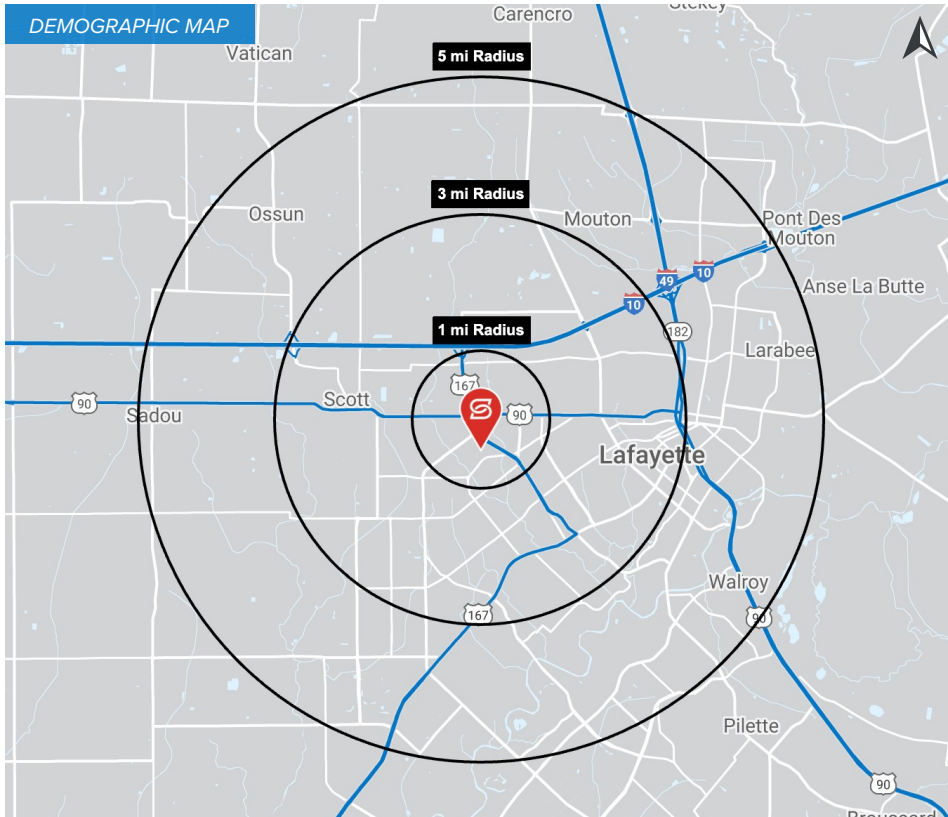
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2024 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



3,959

60,844

126,876

1 MILE

3 MILE

5 MILE



\$53,449

\$72,549

\$87,976

1 MILE

3 MILE

5 MILE



1,770

27,087

56,032