



PROPERTY DESCRIPTION:

Prime land opportunity right off Ambassador Caffery Parkway in Lafayette. This tract is ideally positioned in a high-traffic, high-visibility area, offering incredible exposure. Surrounded by established businesses and easy access to major roadways. This is a rare opportunity to secure a highly desirable piece.

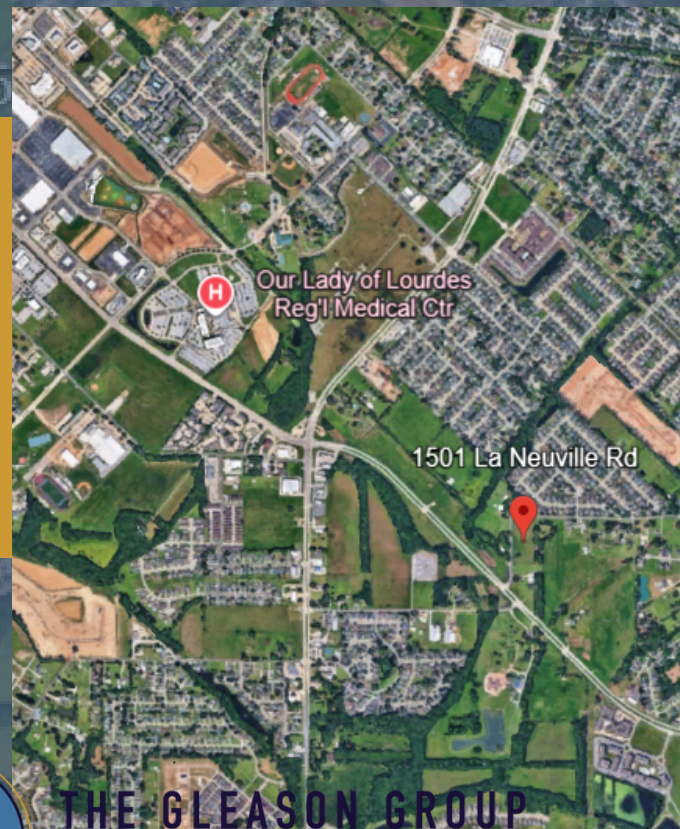
\$190,000.00

PROPERTY FEATURES:

- 1.14 ACRES
- Ambassador Caffery Corridor
- Excellent visibility and access
- Strong retail and traffic counts

**LAND
FOR SALE**

**1501 LA NEUVILLE ROAD
LOT 1-A
LAFAYETTE, LA 70508**



CONTACT US:

LICENSED IN LOUISIANA

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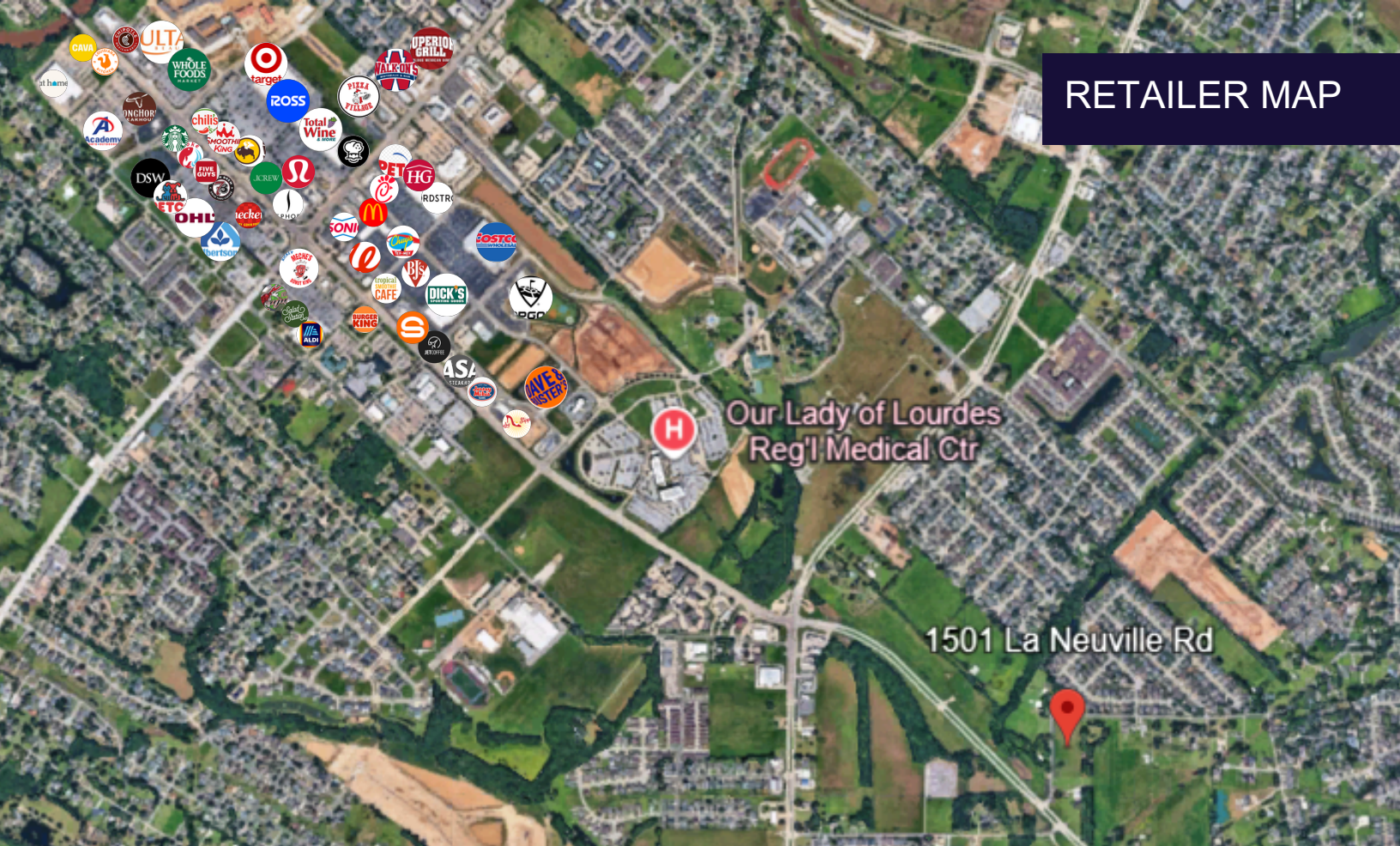
THE GLEASON GROUP

REAL ESTATE & DEVELOPMENT COMPANY

PROPERTY PHOTOS



RETAILER MAP



RESTAURANT/ FAST FOOD

- The Cajun Table
- First Hot Pot & BBQ
- Tropical Smoothie Cafe
- Smalls Sliders
- Kasai Steakhouse & Sushi
- Jet Coffee
- Jersey Mikes
- Ruby Slipper
- Salad Station
- Cicis Pizza
- Hawaii Grill
- Burger King
- Jason's Deli
- Rickey Meche's Donuts
- Checkers
- 7 Brew Coffee
- Poke Geaux
- Five Guys
- Starbucks
- CAVA
- Popeyes
- Chipotle
- Chick-fil-a
- Freddy's
- Sonic
- McDonald's
- Subway
- Half Shell Oyster
- Wing Boss
- Bj's
- Chuy's
- Panda Express
- Walk-On's
- Pizza Village
- Crumbl
- Chilli's
- Smoothie King
- Buffalo Wild Wings
- Canes
- Superior Grill



SHOPPING/ENTERTAINMENT

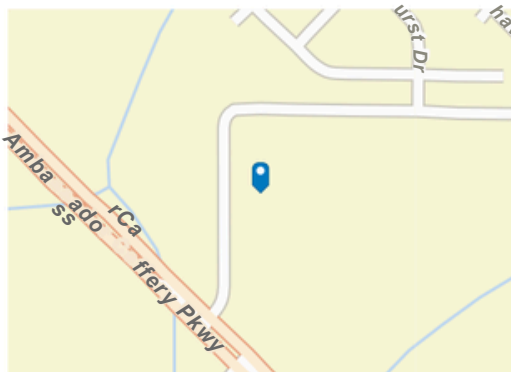
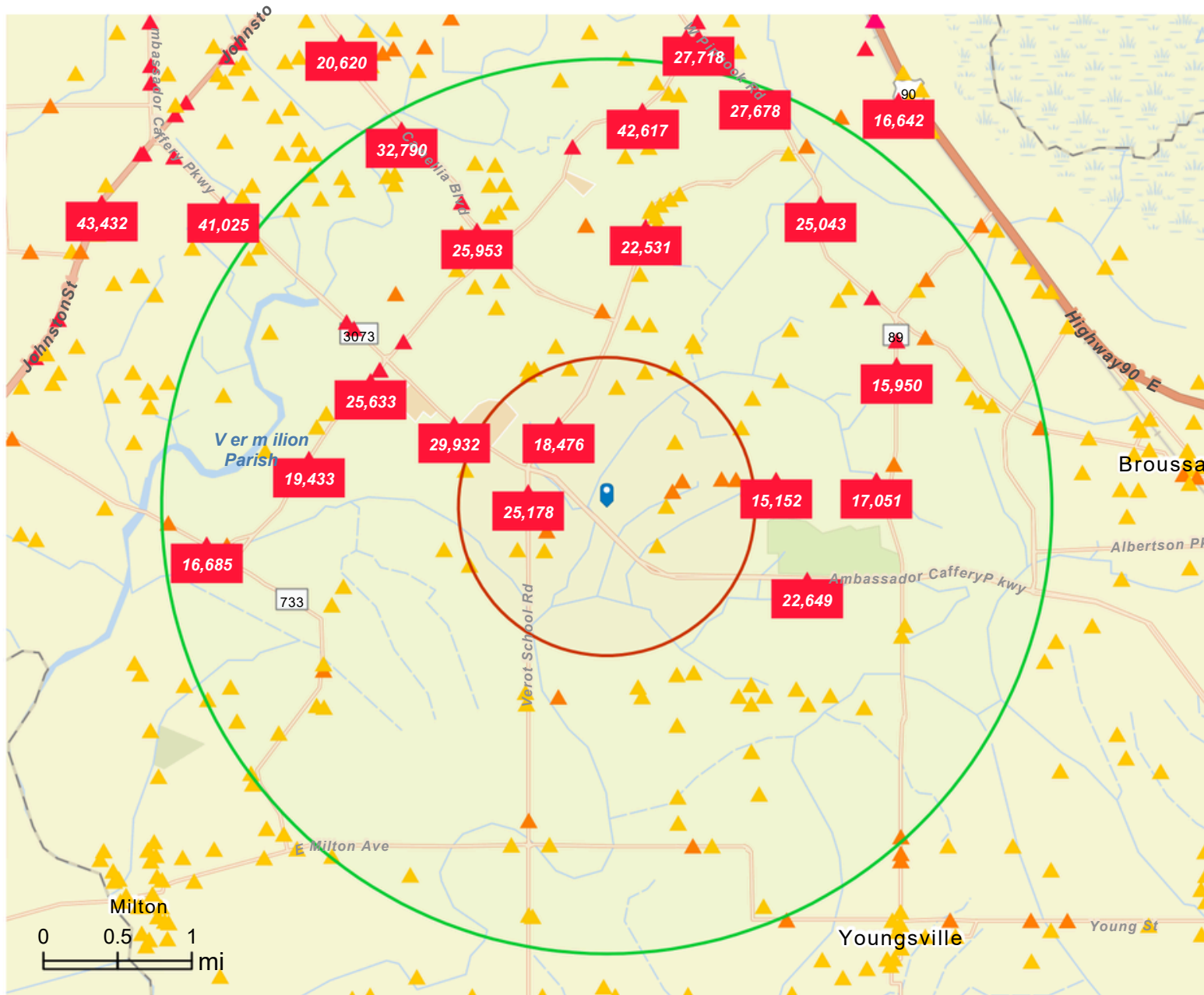
- ALDI
- Mattress Firm
- Pets Smart
- Dave and Busters
- Mimi Luxe Nail Spa
- Albertsons
- Kohl's
- Petco
- DSW
- Acadamy
- At Home Decor
- Ulta Beauty
- Whole Foods
- Walgreens
- Top Golf
- Costco
- Dicks Sporting Goods
- Marshalls
- Homegoods
- Spa Mizan
- The Grand Theater
- Target
- Ross
- Total Wine
- J.Crew
- Sephora
- Lululemon
- Nordstrom

Traffic Count Map

1501 La Neuville Rd, Lafayette, Louisiana, 70508

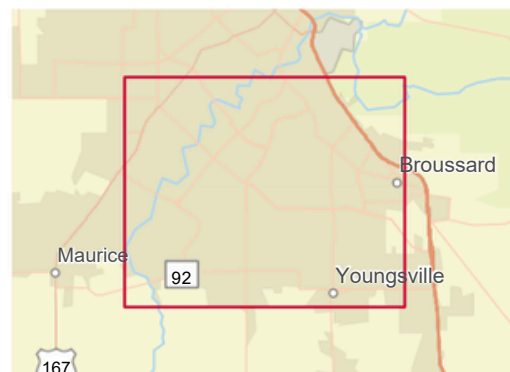


Rings: 1, 3 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ day 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

Retail Demand by Industry

1501 La Neuville Rd, Lafayette, Louisiana, 70508



Ring: 1 mile radius

NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	119	\$36,359.58	\$105,042,821
44-45	Retail Trade	119	\$30,599.97	\$88,403,308
722	Food Services & Drinking Places	123	\$5,759.61	\$16,639,513

NAICS Code	Industry Subsector & Group	Index	Average Spending	Total
441	Motor Vehicle & Parts Dealers	121	\$3,923.69	\$11,335,540
4411	Automobile Dealers	122	\$3,388.25	\$9,788,667
4412	Other Motor Vehicle Dealers	118	\$259.07	\$748,452
4413	Auto Parts, Accessories & Tire Stores	117	\$276.37	\$798,422
442	Furniture and Home Furnishings Stores	125	\$1,236.86	\$3,573,275
4421	Furniture Stores	124	\$795.87	\$2,299,263
4422	Home Furnishings Stores	126	\$440.99	\$1,274,012
443, 4431	Electronics and Appliance Stores	122	\$347.26	\$1,003,230
444	Bldg Material & Garden Equipment & Supplies Dealers	123	\$1,710.86	\$4,942,678
4441	Building Material and Supplies Dealers	123	\$1,550.18	\$4,478,460
4442	Lawn and Garden Equipment and Supplies Stores	119	\$160.69	\$464,219
445	Food and Beverage Stores	117	\$6,662.59	\$19,248,234
4451	Grocery Stores	117	\$6,232.52	\$18,005,737
4452	Specialty Food Stores	117	\$209.89	\$606,385
4453	Beer, Wine, and Liquor Stores	122	\$220.18	\$636,112
446,	Health and Personal Care Stores	115	\$958.01	\$2,767,688
4461	Gasoline Stations	114	\$4,374.51	\$12,637,946
447,	Clothing and Clothing Accessories Stores	121	\$1,538.84	\$4,445,717
4471, 448	Clothing Stores	122	\$1,216.82	\$3,515,402
4482	Shoe Stores	120	\$296.55	\$856,732
4483	Jewelry, Luggage, and Leather Goods Stores	125	\$25.47	\$73,583
451	Sporting Goods, Hobby, Musical Inst., and Book Stores	122	\$566.80	\$1,637,471
4511	Sporting Goods, Hobby, and Musical Inst Stores	122	\$449.87	\$1,299,678
4512	Book Stores and News Dealers	123	\$116.92	\$337,793
452	General Merchandise Stores	118	\$5,223.16	\$15,089,712
4522	Department Stores	121	\$481.89	\$1,392,166
4523	Merch. Stores, incl. Warehouse Clubs, Supercenters	118	\$4,741.28	\$13,697,545

NAICS Code	Industry Summary	Spending Potential Index	Average Spent	Total
453	Miscellaneous Store Retailers	117	\$735.96	\$2,126,178
4531	Florists	119	\$34.49	\$99,637
4532	Office Supplies, Stationery, and Gift Stores	122	\$122.37	\$353,519
4533	Used Merchandise Stores	121	\$106.41	\$307,407
4539	Other Miscellaneous Store Retailers	115	\$472.69	\$1,365,614
454	Nonstore Retailers	119	\$3,321.44	\$9,595,639
4541	Electronic Shopping and Mail-Order Houses	120	\$2,844.20	\$8,216,893
4542	Vending Machine Operators	115	\$53.17	\$153,606
4543	Direct Selling Establishments	118	\$424.07	\$1,225,140
722	Food Services & Drinking Places	123	\$5,759.61	\$16,639,513
7223	Special Food Services	123	\$20.92	\$60,442
7224	Drinking Places (Alcoholic Beverages)	126	\$153.07	\$442,216
7225	Restaurants and Other Eating Places	123	\$5,585.62	\$16,136,855

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri 2025/2030 Consumer Spending databases are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.

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