

SUMMARY

PHOTOS

SITE PLAN

RETAIL COMPETITION

HOTEL COMPETITION

DEMOGRAPHICS

FOR SALE

PROPERTY OVERVIEW

Premier site available located along I-10 at Louisiana Avenue. Louisiana Avenue was recently expanded and there is great visibility along I-10, proving to be a great location for many retailers. This center is fully stabilized with only one remaining outparcel, which would be an excellent position for a hotel. Lafayette's residential and income growth over the last 10 years has made this MSA worthy of a two store market to many national retailers. Be one of the many to join.

AVAILABLE

- 1.02 - 2.18 AC

ZONING

- C-1

PRICE

- \$10.00 PSF

TRAFFIC COUNT (ADT 2021)

- On I-10, west of site: 61,850
- On Louisiana Avenue, south of site: 12,500

TENANTS

Target, Academy Sports + Outdoors, JCPenney, Office Depot, Ross Dress for Less, ULTA Beauty, Rack Room Shoes, Kirkland's, rue21, Game Stop, maurices, Hibbett Sports, Lane Bryant, GNC, AT&T, Verizon Wireless, Cato, Petco, McDonald's, Chick-fil-A, Taco Bell



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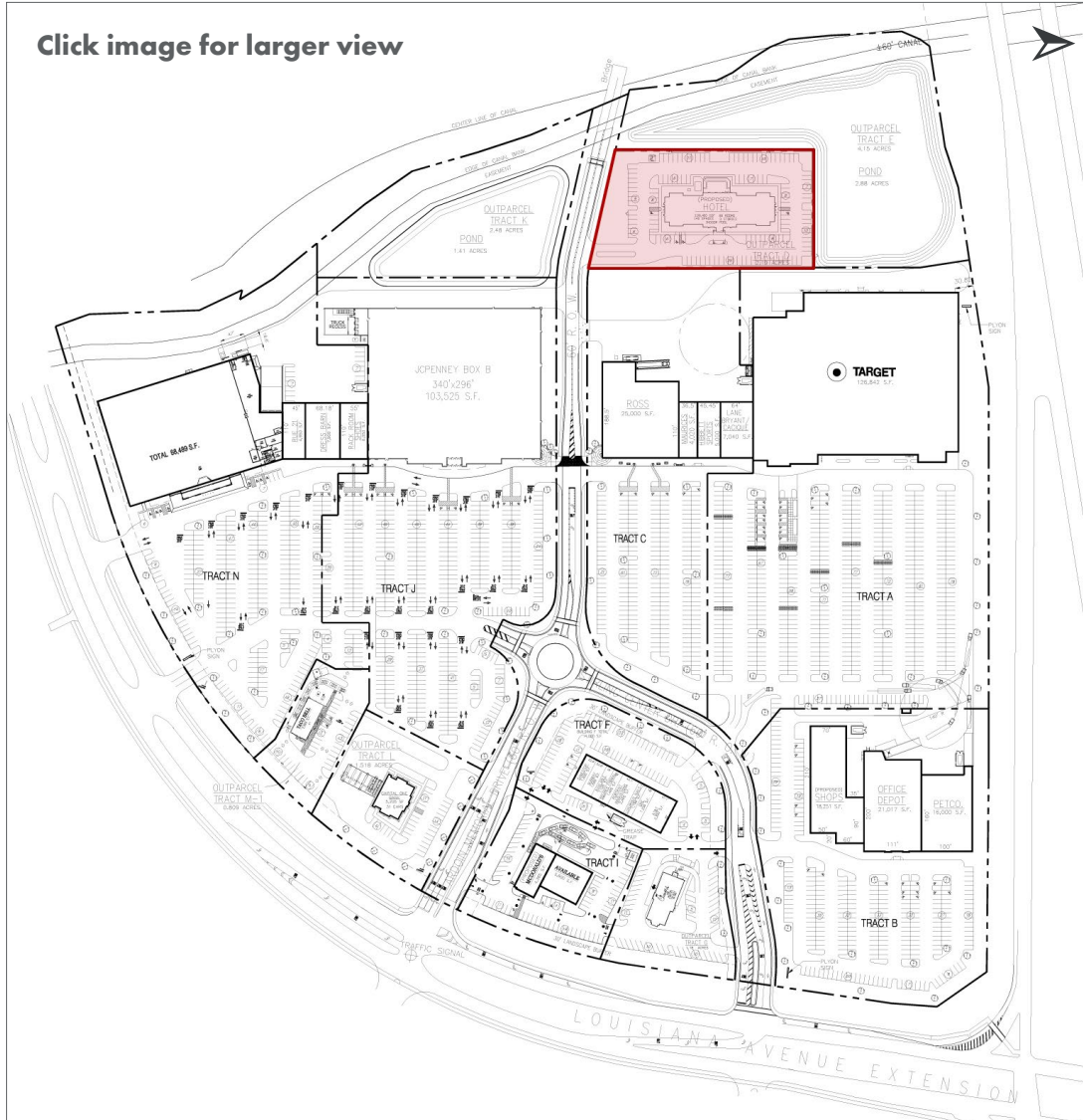
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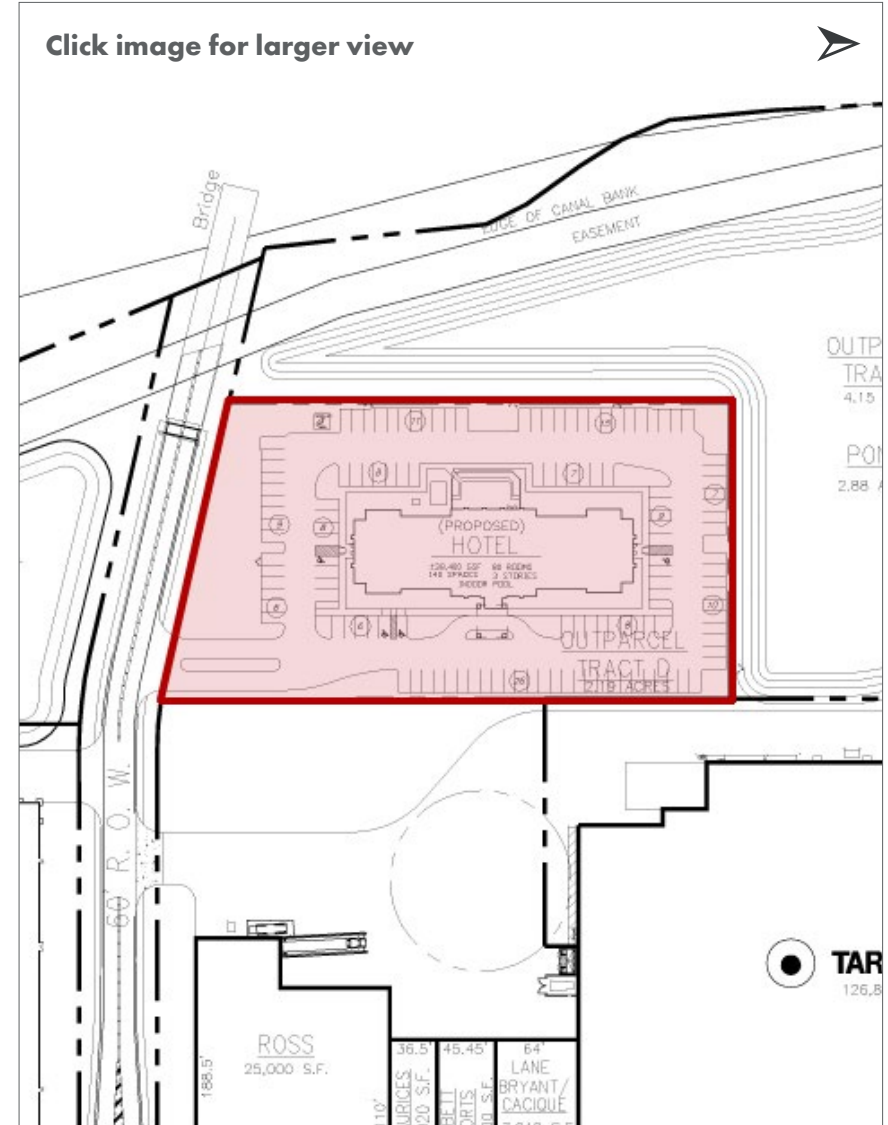
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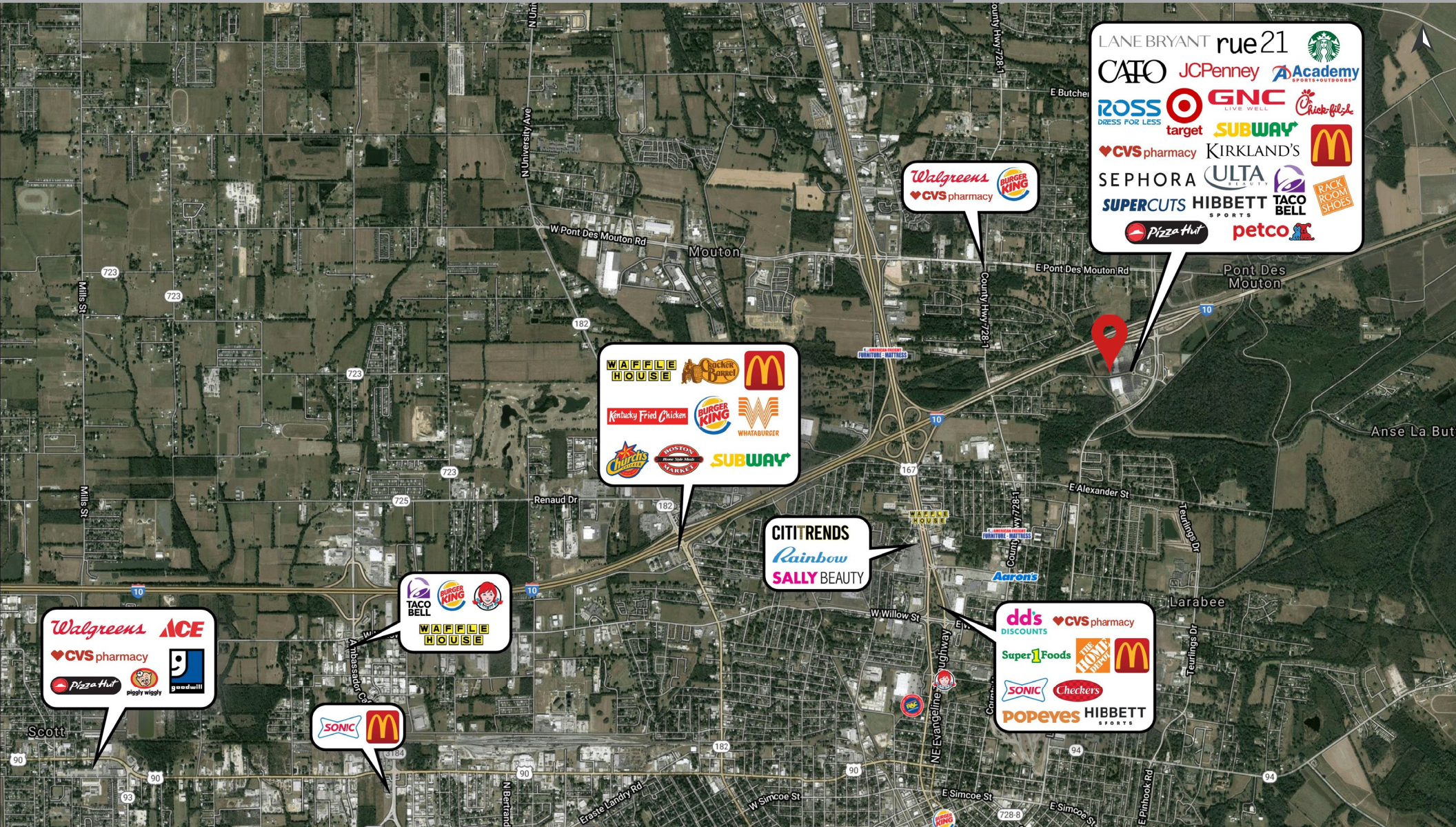
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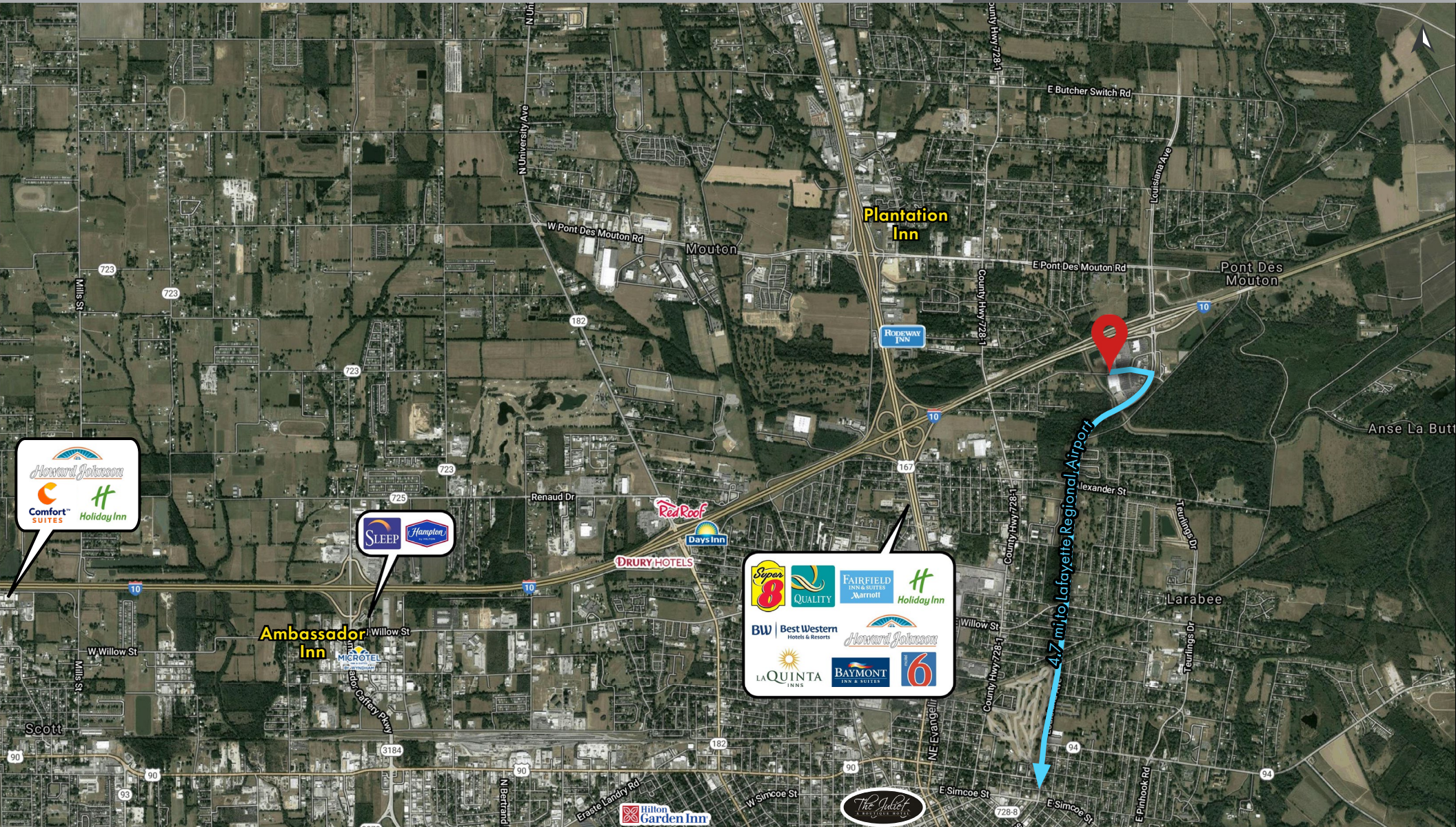
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2022 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 <p>POPULATION</p>	4,444	35,848	76,380
 <p>AVG. HH INCOME</p>	\$69,627	\$57,689	\$58,456
 <p>HOUSEHOLDS</p>	1,789	14,445	31,406

