

## 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



## SUMMARY

## PHOTOS

## SITE PLAN

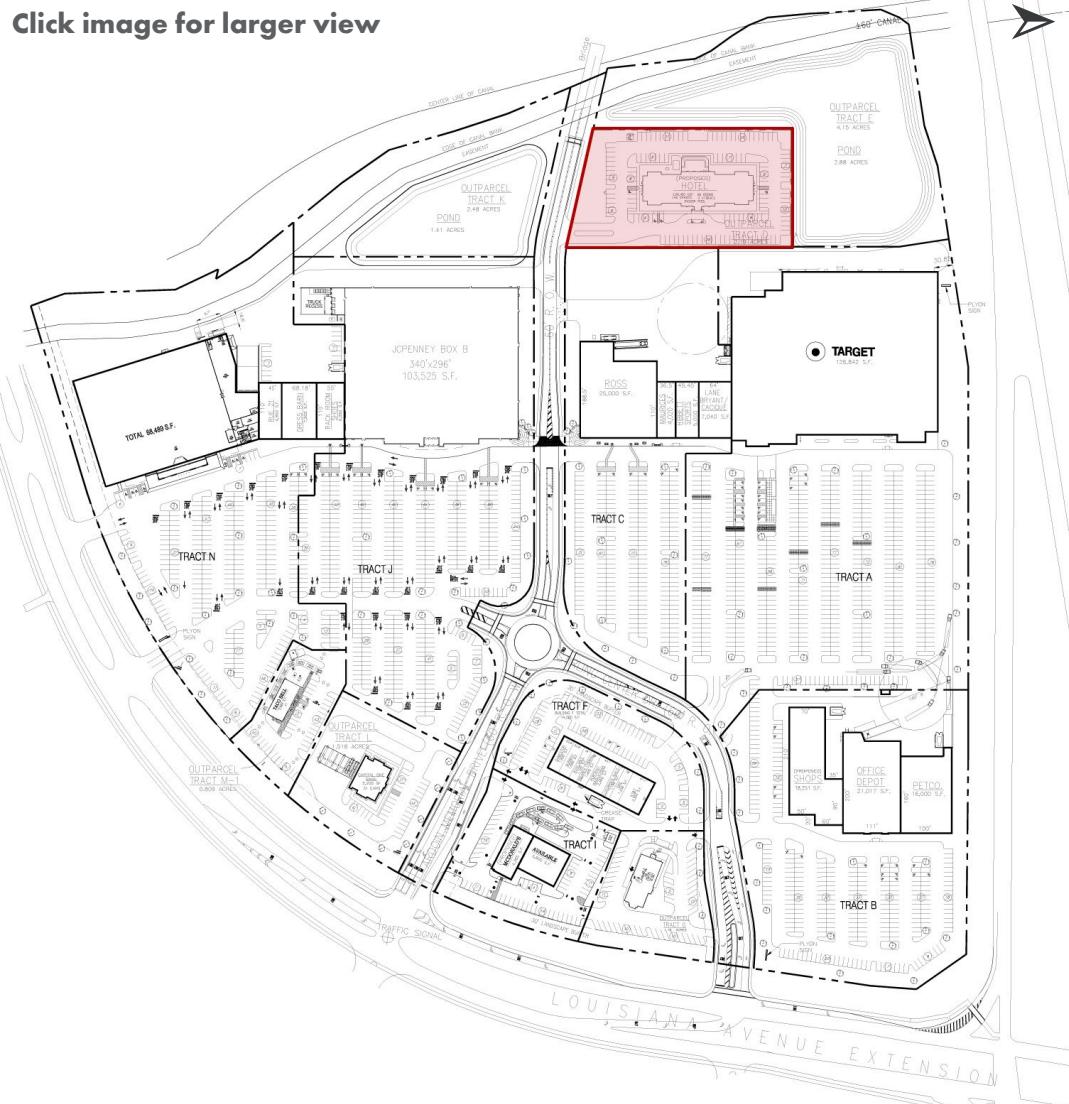
## RETAIL COMPETITION

## HOTEL COMPETITION

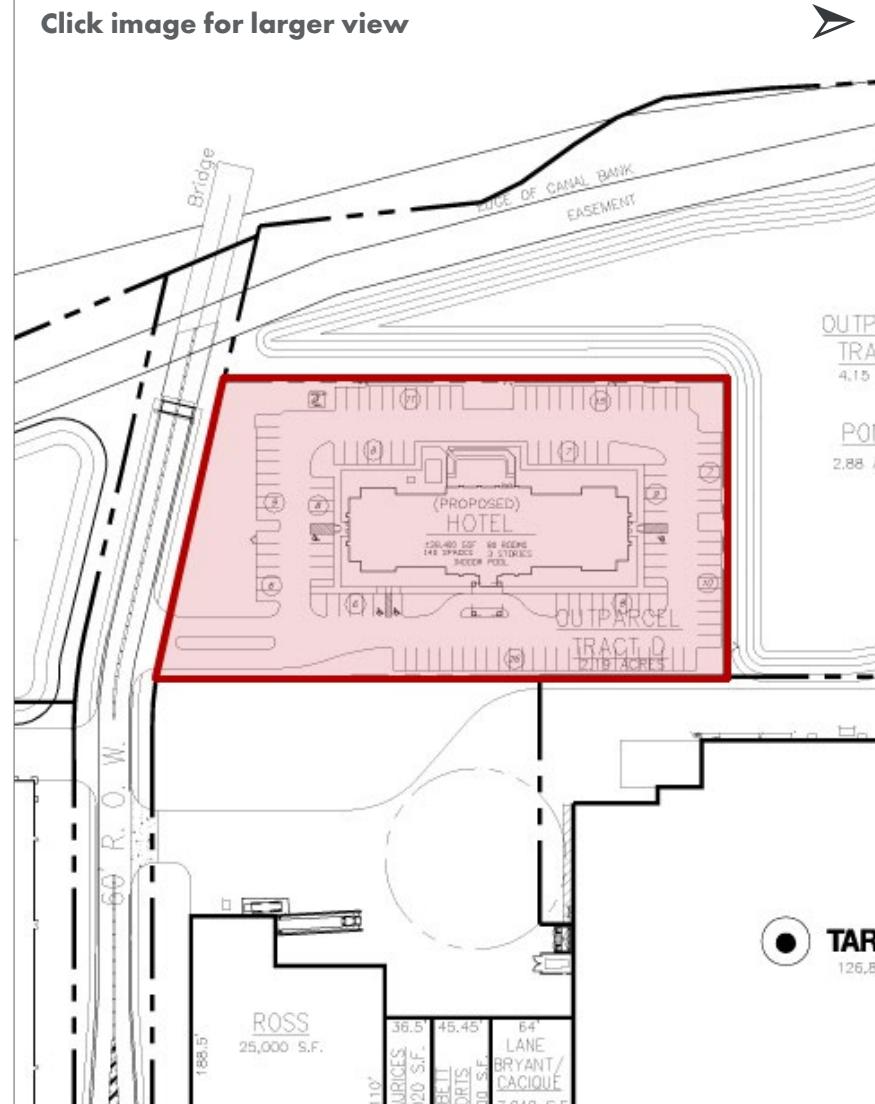
## DEMOGRAPHICS



Click image for larger view



Click image for larger view



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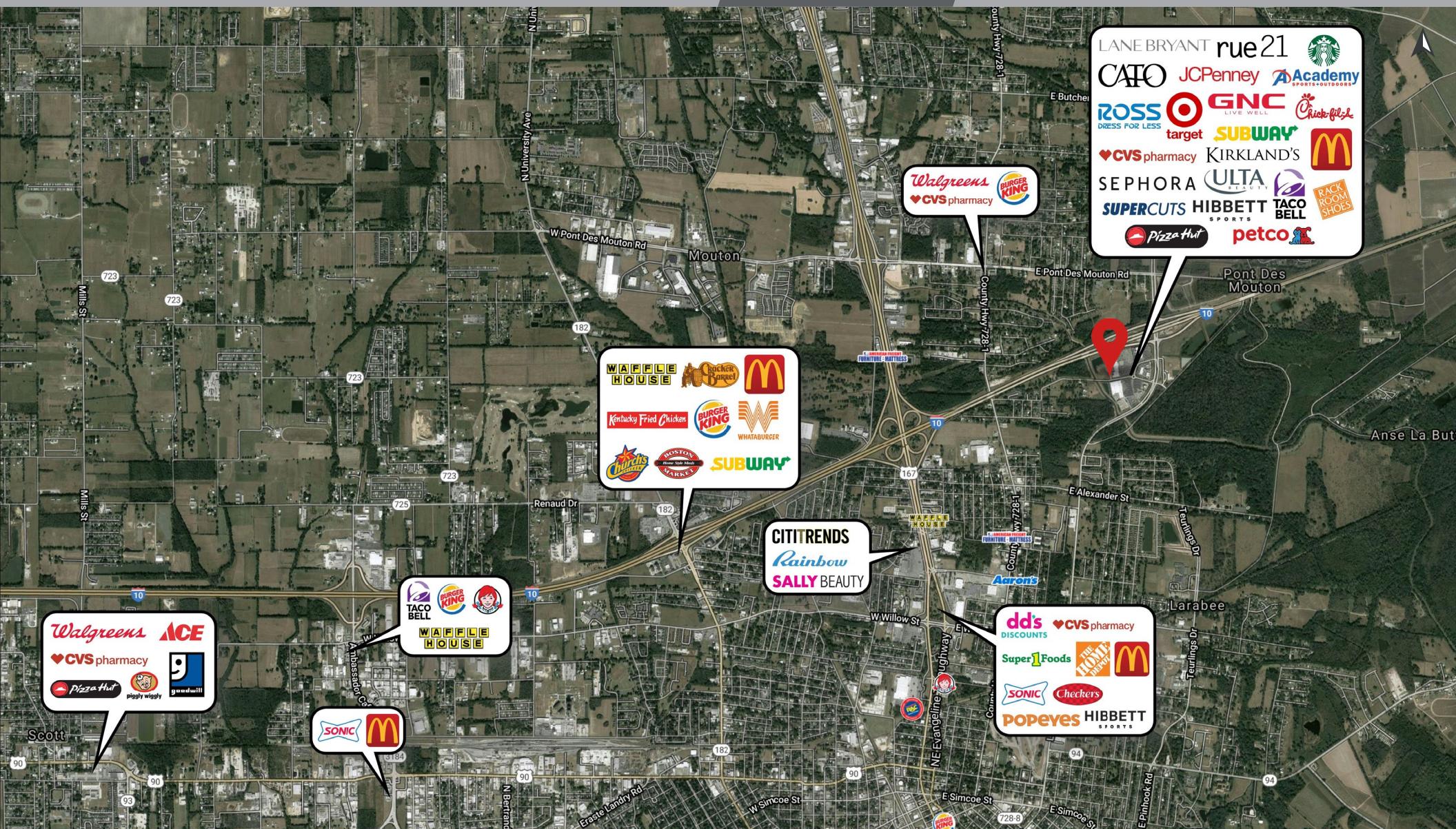
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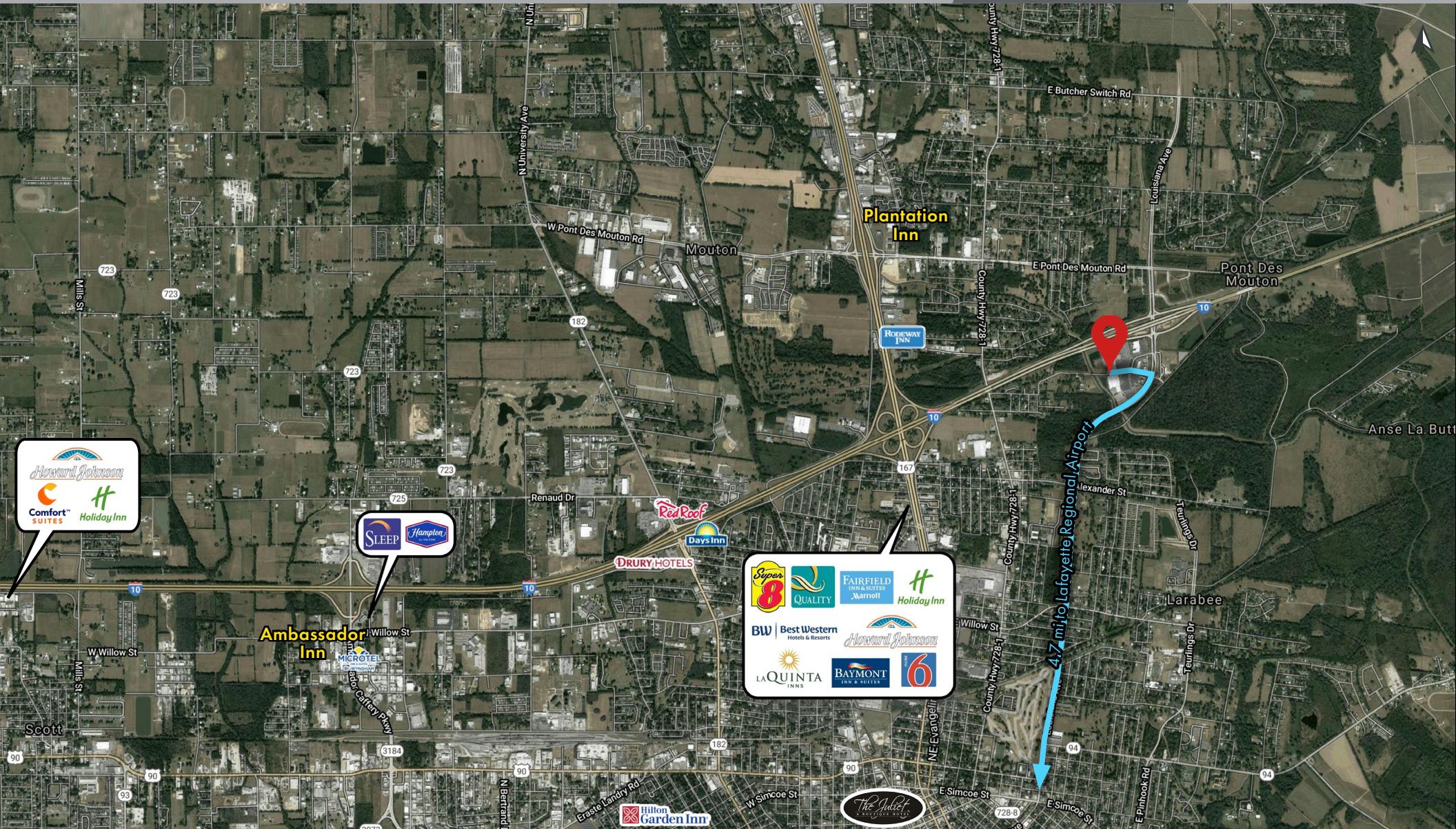
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## 2022 DEMOGRAPHICS

1 MILE      3 MILE      5 MILE



POPULATION

4,444      35,848      76,380



AVG. HH  
INCOME

\$69,627      \$57,689      \$58,456



HOUSEHOLDS

1,789      14,445      31,406

