

stirling

FOR SALE

RETAIL PROPERTY
FOR SALE

5801 JOHNSTON STREET | LAFAYETTE, LA

RETAIL PROPERTY FOR SALE

5801 JOHNSTON STREET
LAFAYETTE, LA

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Pierre's
SEAFOOD & BAR

EXECUTIVE SUMMARY

Restaurant with existing FFE, located at 5801 Johnston Street in Lafayette, Offers exceptional visibility in one of Lafayette's most heavily trafficked corridors, with approximately 35,000 vehicles passing daily. The newly constructed building provides turnkey convenience, as all fixtures, furniture, and equipment are included in the sale. Positioned at the corner of Johnston Street and Target Loop Access Road, the site features strong frontage and easy access.

INVESTMENT HIGHLIGHTS

- Restaurant building on the heavily trafficked Johnston Street corridor, averaging 35,000 +/- vehicles per day. (ADT 2025)
- The subject property boasts excellent visibility with easy access to Johnston Street and Target Loop Access Road.
- This property is of newer construction. All fixtures, furniture, and equipment are included in the sale.
- The property is located near notable retailers, including Rouses, Brookshire's (Super 1), Home Depot, Lowe's, Best Buy, T.J. Maxx, Michaels, Home Furniture, Five Below, Olive Garden, Texas Roadhouse, Starbucks, Fat Pats Bar and Grill, Dutch Bros, and many others. Making this an ideal location for a second-generation restaurant group to operate.

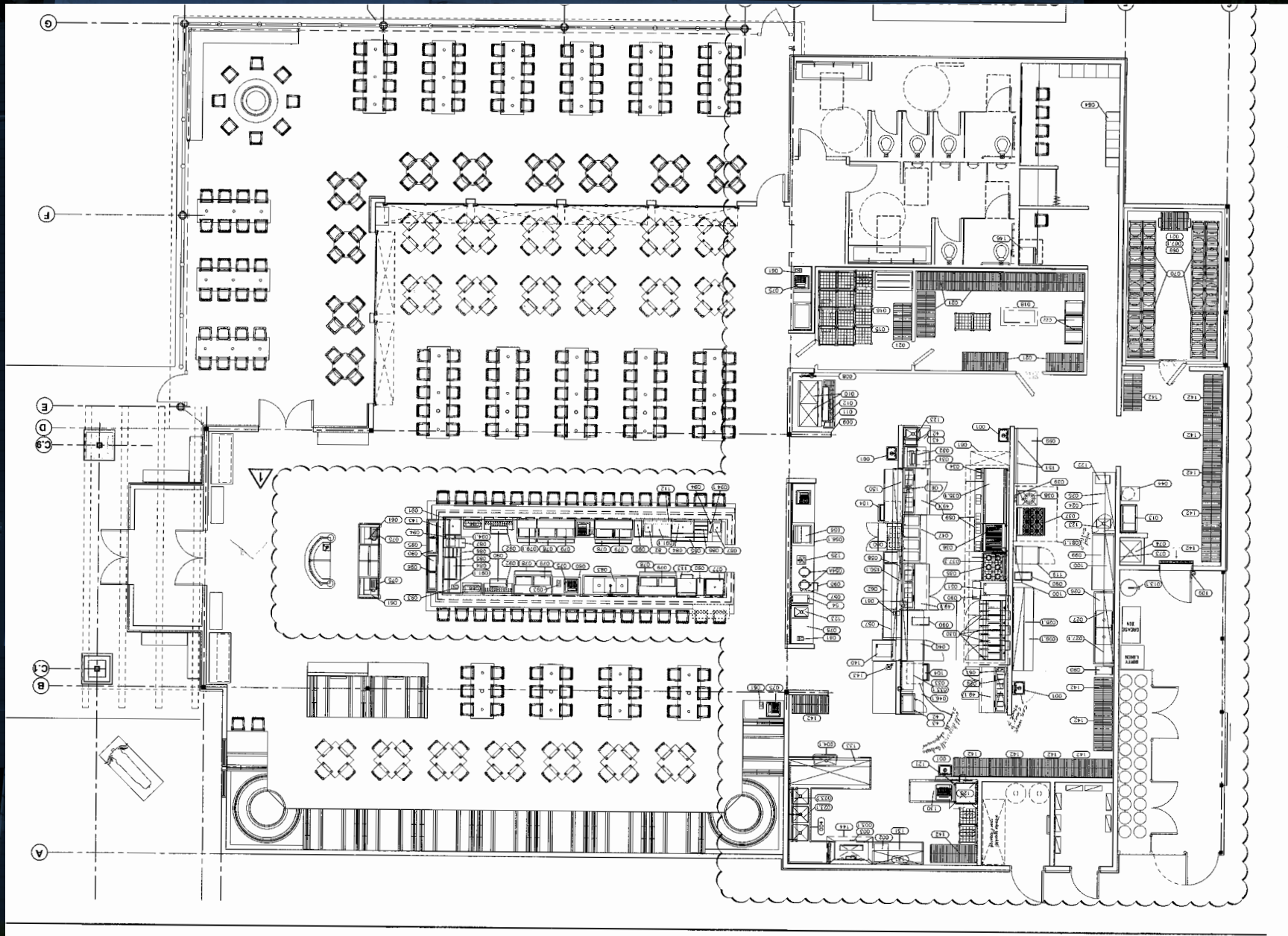


Asking Price	\$3,000,000
GLA	8,930 SF
Property Size	2.1 Acres

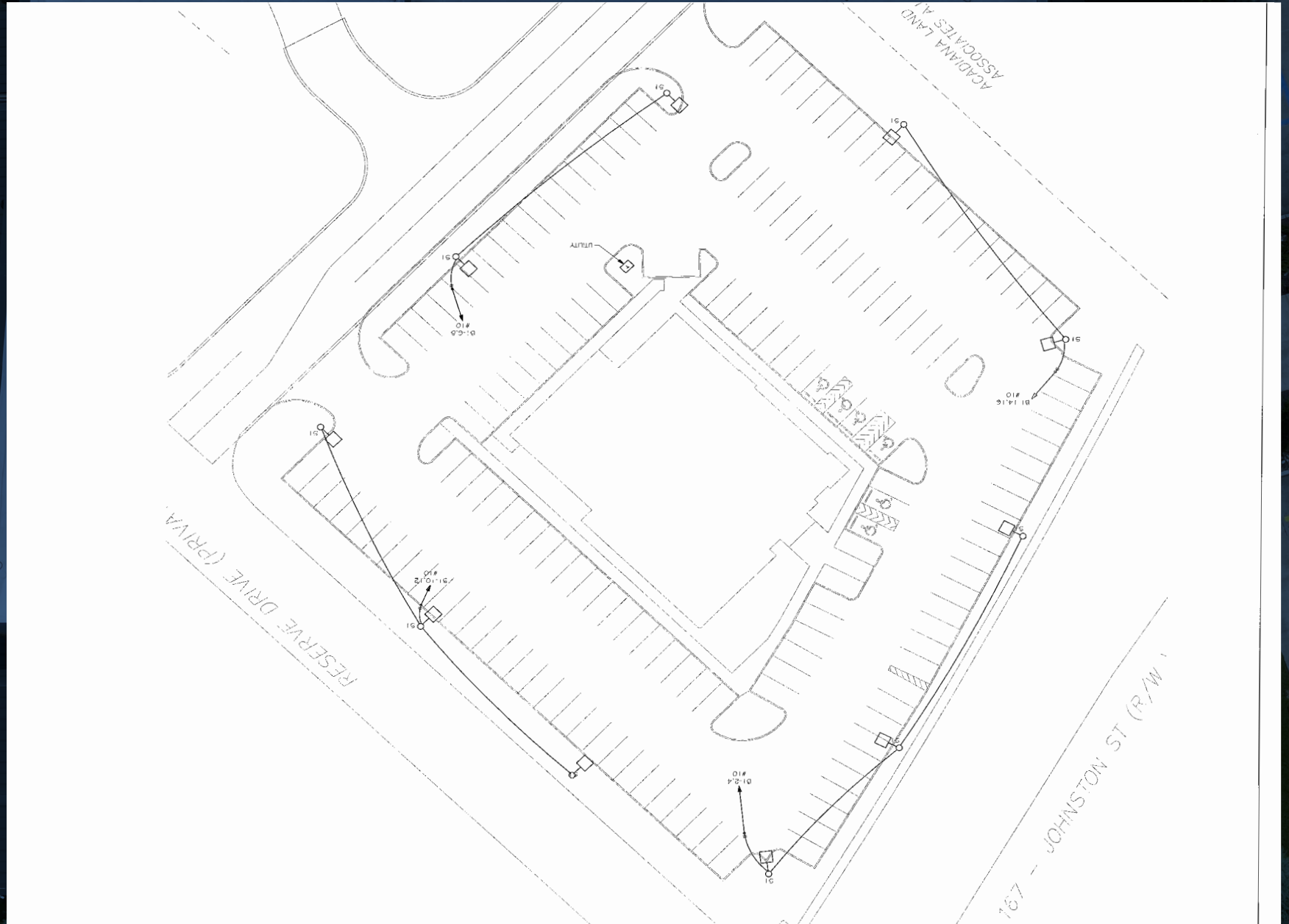
**fully furnished and equipped.*



I FLOOR PLAN



I SITE PLAN







7 RETAIL PROPERTY FOR SALE



AREA OVERVIEW

DEMOGRAPHICS

5 MILES

10 MILES

15 MILES

KEY FACTS



124,218

POPULATION

37.8

MEDIAN AGE



251,258

POPULATION

38.0

MEDIAN AGE



339,786

POPULATION

37.7

MEDIAN AGE



55,027

HOUSEHOLDS

\$118,710

MEDIAN HOUSEHOLD
INCOME



104,973

HOUSEHOLDS

\$105,666

MEDIAN HOUSEHOLD
INCOME



139,384

HOUSEHOLDS

\$100,247

MEDIAN HOUSEHOLD
INCOME

EDUCATION



24.7%

HIGH SCHOOL
GRADUATE



17.6%

SOME
COLLEGE



68.1%

BACHELOR'S/GRAD/
PROF DEGREE



29.0%

HIGH SCHOOL
GRADUATE



18.5%

SOME
COLLEGE



62.0%

BACHELOR'S/GRAD/
PROF DEGREE



32.7%

HIGH SCHOOL
GRADUATE



18.0%

SOME
COLLEGE



56.9%

BACHELOR'S/GRAD/
PROF DEGREE



| AREA OVERVIEW

ECONOMIC HIGHLIGHTS

Downtown Lafayette is the core of Lafayette Parish and anchors the cultural pride of Acadiana. From dining and nightlife at one of its 40+ restaurants and bars, to catching one of the 1,400 music & entertainment acts that happen throughout the year – there is always something happening in the heart of Lafayette.

Downtown Lafayette has always been the beneficiary of having a deeply rooted cool vibe which always serves as an attractant for the next cycle of development and investment. Today, downtown's trajectory couldn't be more positive and exciting. The restaurant scene is stable, with a healthy number of new players emerging annually, layering on the opportunities for the community to keep coming back downtown. There is also unique shopping; arts & culture by way of the two dozen galleries, museums, and theatres; plus a thriving nightlife scene that caters to multiple generations and is centered on live music.

The current residential momentum will certainly add stability to the core with the pending construction of 200+ new residential units. As Lafayette's economy continues to diversify away from being oil dominant, an emerging tech scene is emerging. Young professionals crave an urban lifestyle and are driving the construction of aforementioned residential units, along with pushing their employers to office in the downtown environment.

The trajectory is positive and Downtown Lafayette is poised to thrive as a result of the upward cycle that is well underway.

LAFAYETTE, LA



| COMPANY OVERVIEW

ABOUT STIRLING INVESTMENT ADVISORS

Evolution in the commercial real estate industry is creating rapid change, increasing the need for professional real estate guidance for investors and property owners. This new landscape is impacting real estate values—presenting both problems and opportunities in the market.

Stirling Investment Advisors have the depth and breadth of experience to help solve problems and maximize the potential of your investment assets. With a core focus on the Gulf South market, our team brings a myriad of services to the table along with an in-depth understanding of real estate cycles and complexities. We will assess the risk and rewards of any investment and guide our clients through difficult decisions.

Stirling Investment Advisors represent a wide range of client types, including private owners, institutional investors, banks, loan services and private equity firms, totaling more than \$1.7 billion in commercial volume in the last five years.

SERVICES



Retail, Multifamily,
Office, Medical,
Industrial,
Hospitality



Single Asset/
Portfolio
Dispositions



Net Lease
Investments



1031 Tax Deferred
Exchanges



Capital Markets
Debt Placement



Financial &
Investment
Analysis



Market
Research



Valuation
Services

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OFFERING UNPARALLELED MARKET
KNOWLEDGE AND PRODUCT DIVERSITY,
STIRLING IS COMMITTED TO PROVIDING
THE BEST POSSIBLE SERVICE TO NAVIGATE
CONSTANTLY CHANGING LOCAL MARKETS.



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