CONVENIENCE STORE FOR SALE

1002 N. University Avenue, Lafayette, LA 70506

7 South Commercial Real Estate is pleased to offer this convenience store which is currently under construction and scheduled for completion 4Q 2026. It is located along one of the metro area's main commuter routes connecting I-10 to the heart of town and the University of Louisiana campus which is less than 2 miles to the south.

Description & Terms:

- **Asking price: $3,200,000**
- **Size: 5,261 SF building on 2.12 acre lot**
- **Estimated Performance: 90K gal/mo.; $170K/mo. Inside sales.**
- **Traffic: 30K vehicles per day**
- **Fully permitted and under construction with completion scheduled for October 2026.**

Tom Maraist

225-200-4180

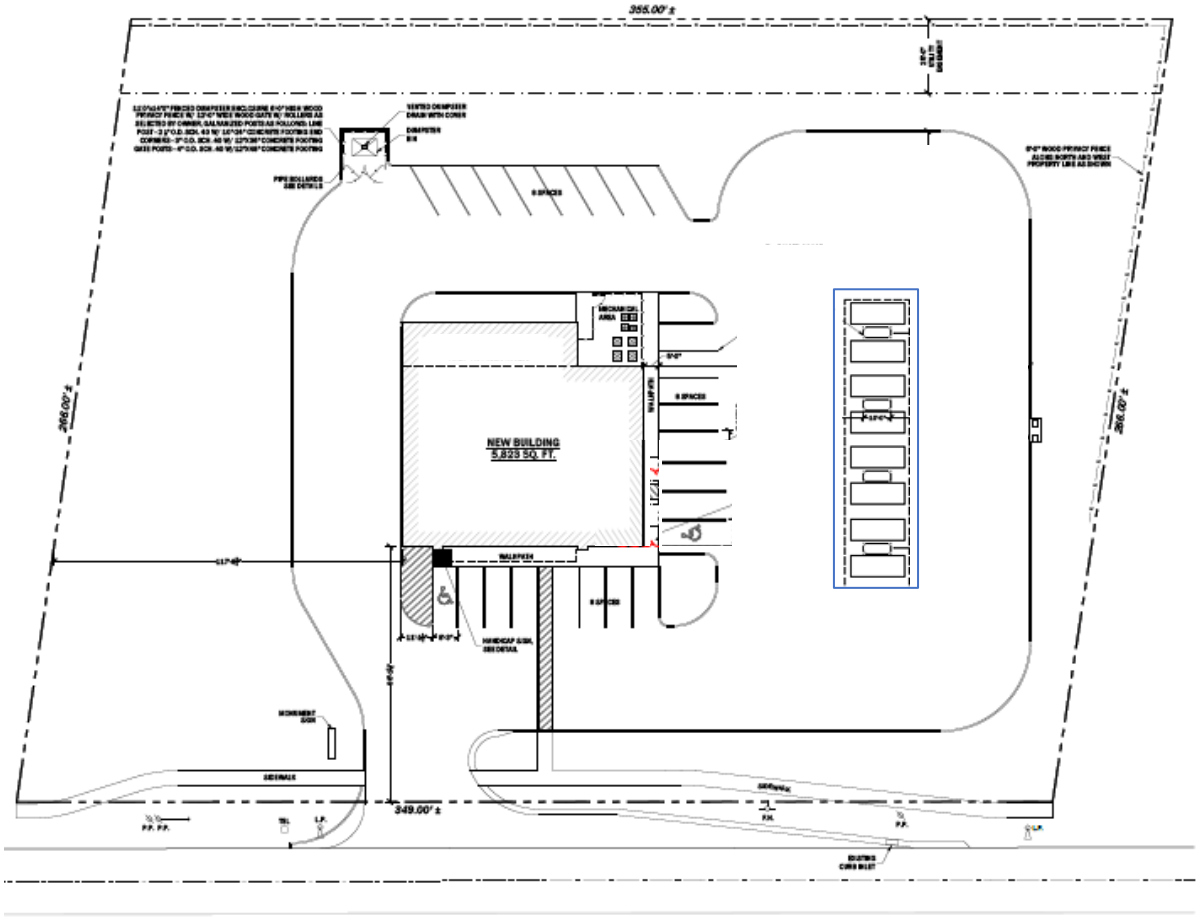
tommaraist@gmail.com

Broker of Record: Tom Maraist, 7 South Commercial Real Estate, LLC. The information provided in this presentation has been obtained from the property owner, their assigns and/or reliable public resources and 7 South Commercial Real Estate, LLC and make no warranty, whether expressed or implied, to the exactness and accuracy of this information and that all references to dimensions, age, or other physical characteristics of the property displayed herein are approximate. Interested purchasers/tenants should perform their own due diligence and assume all risks for any inaccuracies unintentionally displayed herein.

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North



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1315 Carrollton Avenue
Baton Rouge, LA 70806

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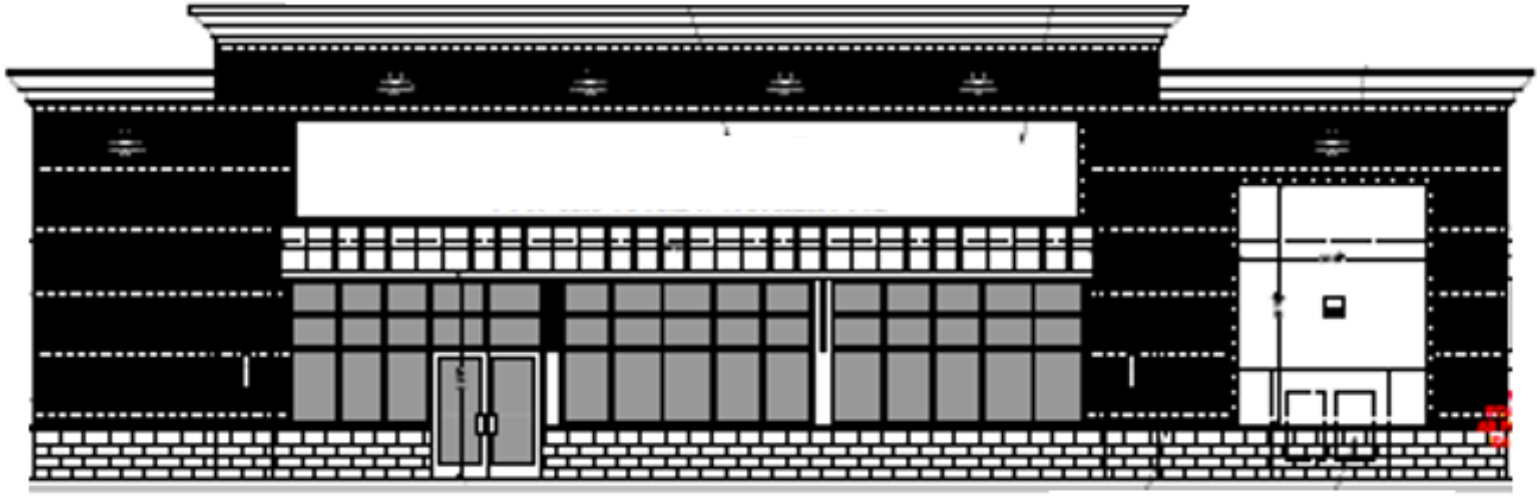
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Exterior similar to other sites developed by owner.



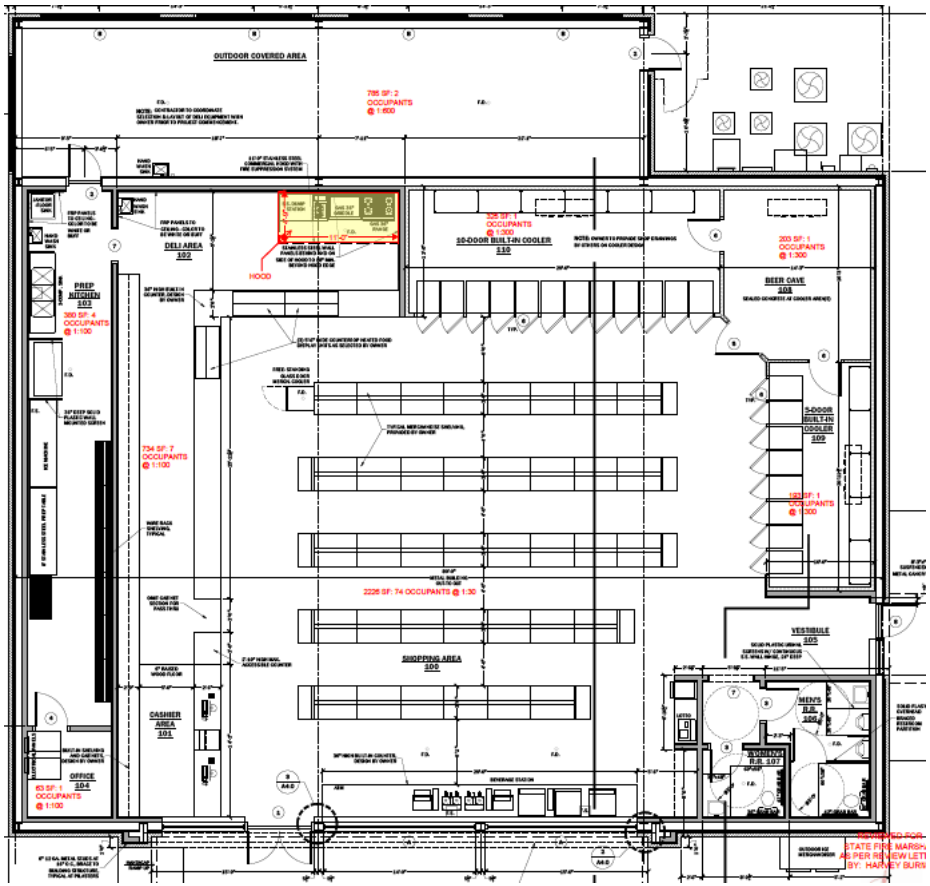
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