

RANKIN BIHM

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SETH CITRON

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EVANGELINE PLAZA SHOPPING CENTER

3803 Moss Street, Lafayette, LA

SUMMARY

SITE PLAN

AERIAL

PHOTOS

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Retail spaces available at a revitalized shopping destination in North Lafayette. The addition of tenants like Planet Fitness and O'Reilly Auto Parts' new Lafayette retail store and distribution center offer an opportunity for both local and national users to join a new, healthy Tenant lineup in an active corridor. Several availabilities are positioned to the Northern strip center, and there are multiple opportunities for assembly of the spaces with high visibility off of Pont Des Mouton.

The proximity of this site to the I-49/I-10 interchange and allows the site to function as a healthy thoroughfare for commuters in the surrounding area.

AVAILABLE

Suite N	1,475 SF	\$12/SF NNN
Suite Q	2,400 SF	\$12/SF NNN
Suite O	2,100 SF	\$12/SF NNN
Suite S	1,500 SF	\$12/SF NNN
*Can Assemble 1,475–7,475 SF		\$9-12/SF NNN

NEARBY BUSINESSES

- Planet Fitness
- · O'Reilly Auto Parts & Distribution Center
- Dollar Tree
- The Potato Place
- Burger King
- AutoZone
- Walgreens
- CVS Pharmacy
- · Buffalo Wild Wings
- · Penske Truck Rental









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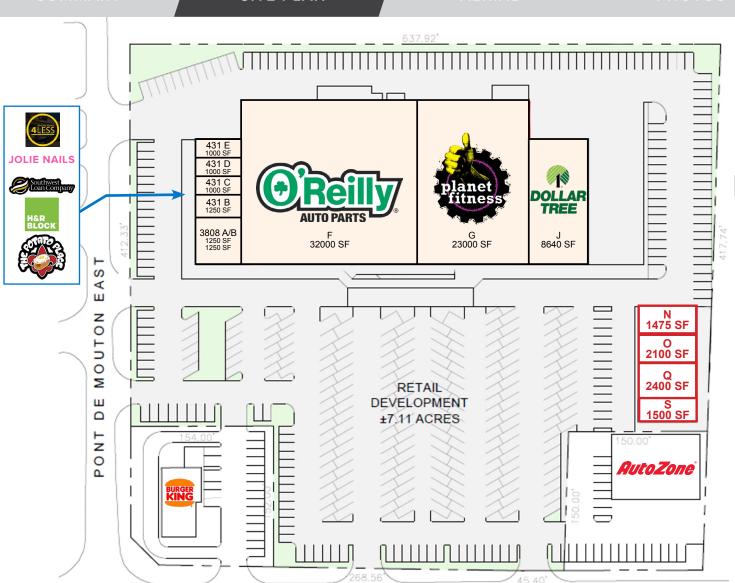
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EVANGELINE PLAZA

3808 MOSS STREET LAFAYETTE, LA 70507



SUITE	TENANT	SF	
3808 A	The Potato Place	1,250	
3808 B	The Potato Place	1,250	
431 B	H&R Block	1,250	
431 C	Southwest Loan Co. of Acadiana	1,000	
431 D	Jolie Nails	1,000	
431 E	iPhone Repair 4 Less	1,000	
3808 F	O'Reilly Auto Parts	32,000	
3808 G	Planet Fitness	23,000	
3808 J	Dollar Tree	8,640	
3808 N	AVAILABLE	1,475	
3808 O	AVAILABLE	2,100	
3808 Q	AVAILABLE	2,400	
3808 S	AVAILABLE	1,500	
*CAN ASSEMBLE N,O,Q,S UP TO 7,475 SF			

Click image for larger view

MOSS STREET



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AERIAL 13,612 PizzaInn E Pont Des Mouton Rd E Pont Des Mouton Rd Original **Kevin Guidry Produce Market George Dupuis** Rec Center & Park Lafayette Charter **High School** Under Constuction Stirling Lafayette S.C. Academy ROSS ULTA 15.324 petco five BELOW rue 21 CATO HIBBETT SALLY BEAUTY SUPERCUTS Charles TACC Schilling Distribution Company





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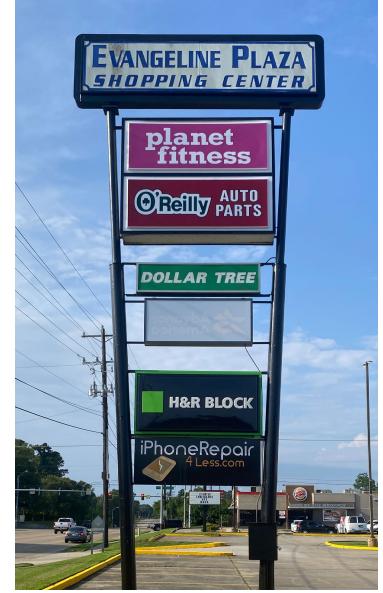
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PHOTOS













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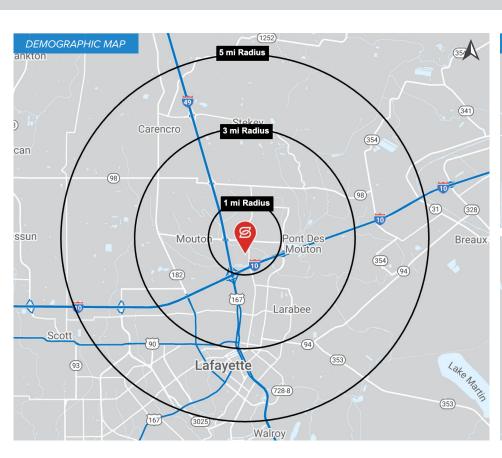
SUMMARY

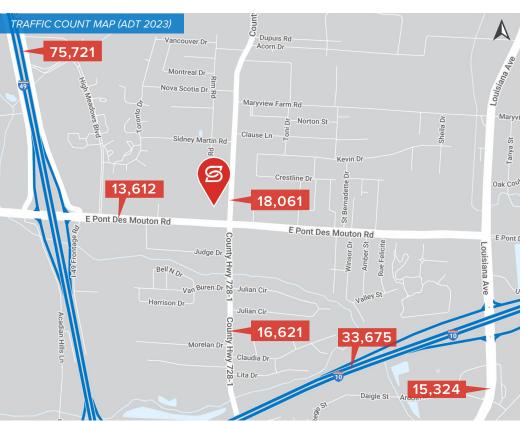
SITE PLAN

AERIAL

HOTOS

DEMOGRAPHICS





2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,680	35,202	80,049

_	TMILE	3 MILE	5 MILE
AVG. HH INCOME	\$70,383	\$65,647	\$68,035

_	1 MILE	3 MILE	5 MILE
HOUSEHOLDS	2,072	14,357	33,658