

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



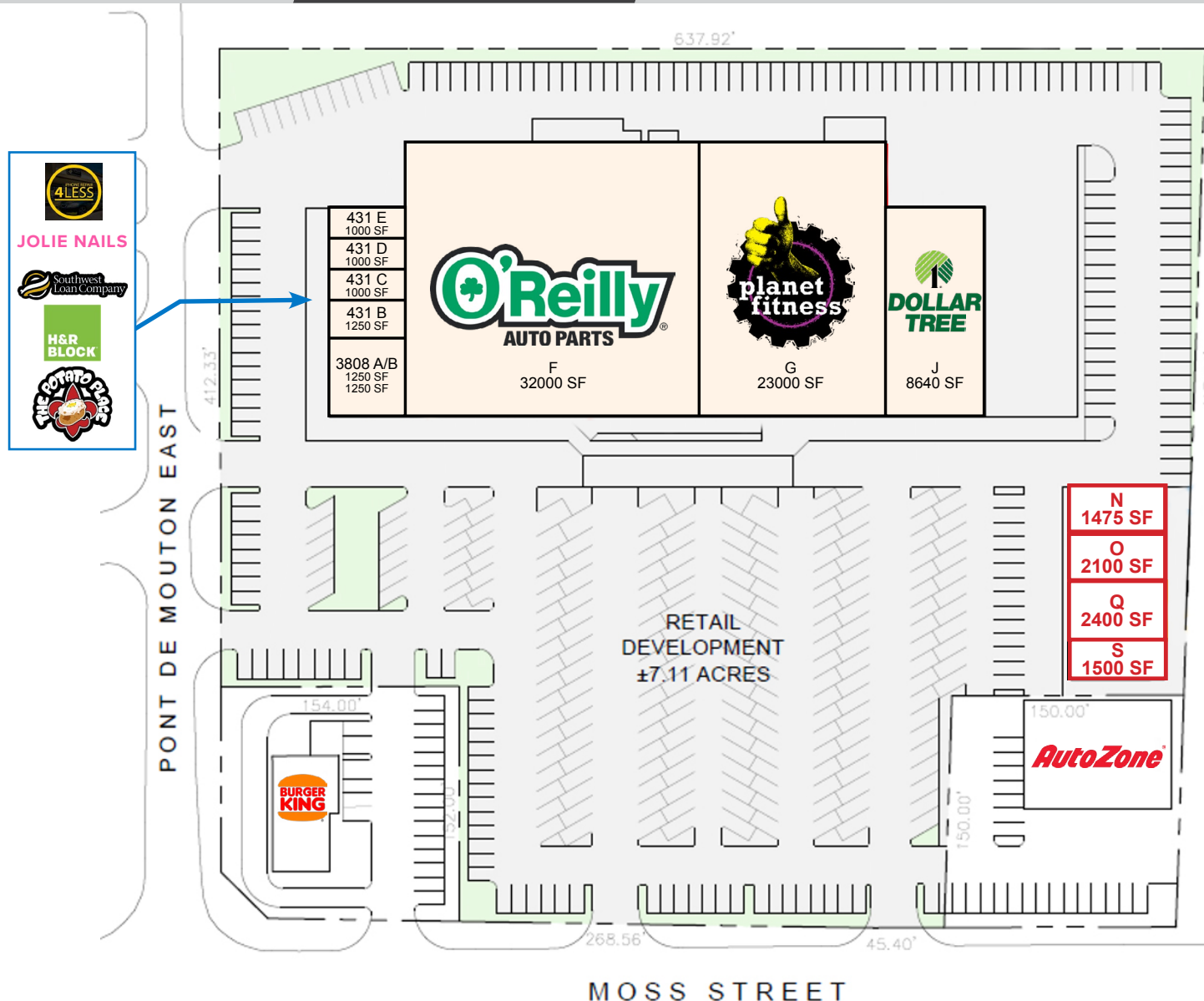
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EVANGELINE PLAZA

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

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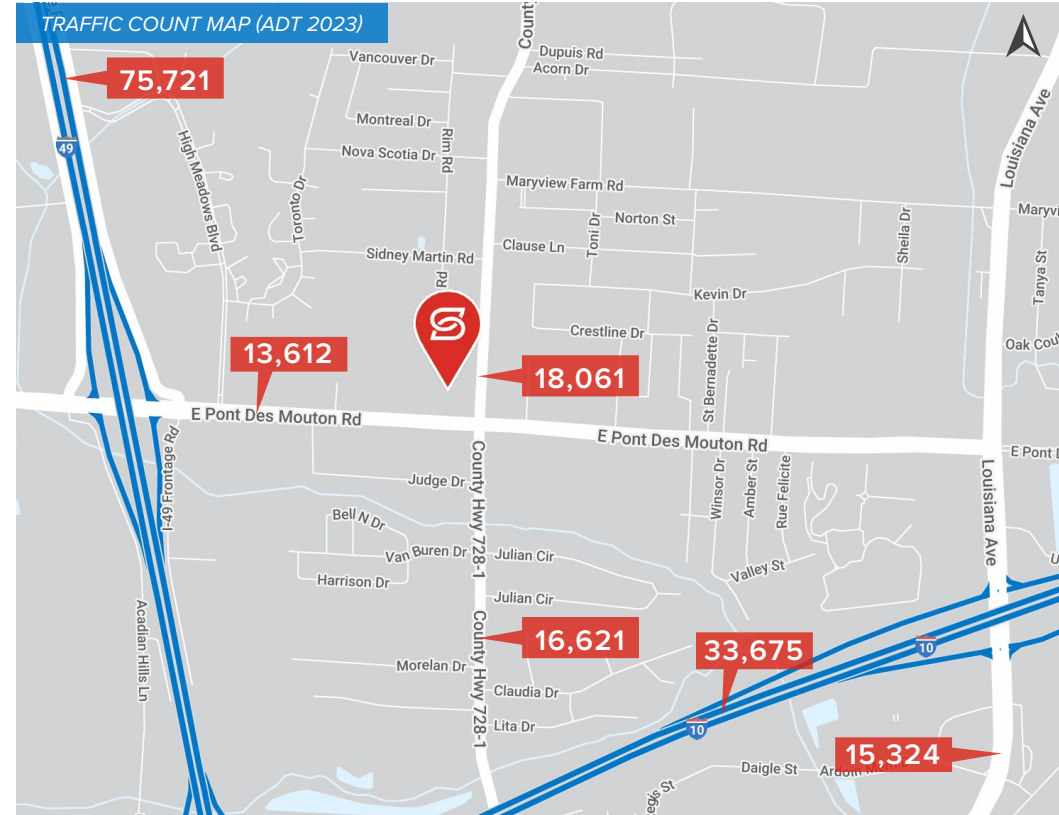
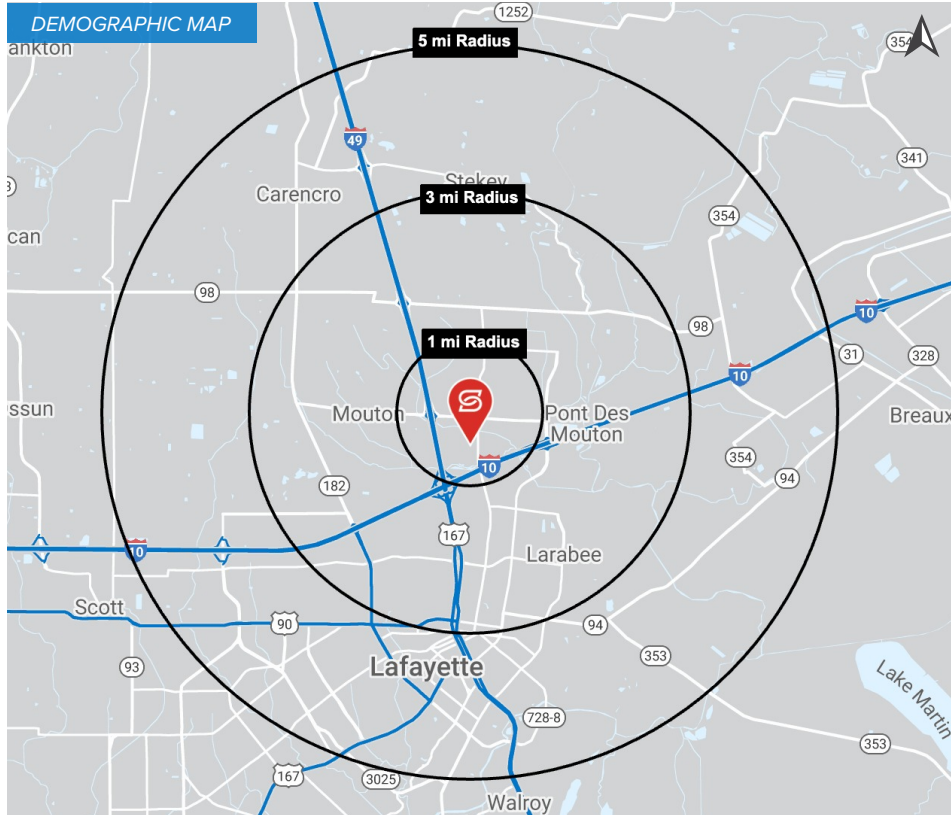
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2024 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



4,680

35,202

80,049

1 MILE

3 MILE

5 MILE



\$70,383

\$65,647

\$68,035

1 MILE

3 MILE

5 MILE



2,072

14,357

33,658