

FOR LEASE

PROPERTY OVERVIEW

This legacy shopping center was developed over 35 years ago at Lafayette's main-at-main intersection, yet has continuously evolved with the changing retail landscape, maintaining its relevance throughout. At 340,000+ SF, the Ambassador Row & Courtyards Shopping Center consists of a wide variety of retailers, ranging from hard goods, restaurant services, and back to soft goods. This full range merchandising draws consumers from all spectrums. Conveniently located on Ambassador Caffery Parkway and Johnston Street, the center easily attracts visitors from the entire Lafayette MSA.

AVAILABILITY

In-Line Space

- 1,362 up to 32,109 SF

End Cap

- 4,139 SF

Build-to-Suit Pad

- Up to 6,000 SF

APPROXIMATE GLA

- 340,000 SF

TRAFFIC COUNTS (ADT 2025)

- On Johnston Street, north of site: 42,480
- On Ambassador Caffery, north of site: 39,609

TENANTS

- Anchors** Planet Fitness, Northern Tool & Equipment, Cost Plus World Market, Chuck E. Cheese, Skechers, Infinite Beauty, Urban Air
- Retail** Jared, Mattress Firm, America's Best Contacts & Eyeglasses, Buy. Sell. Charge. Cell, Cricket Wireless, Jackson Hewitt, La Petite Nails, Mattress Direct, Metro by T-Mobile, Nails & Tan, USPS, Acadiana Sewing Machines
- Restaurants** Athena Greek and Lebanese, Dumpling House, Samurai Sushi Bar, Subway, Tokyo Japanese Steakhouse
- Medical** BioLife Plasma Services, MinuteMed Walk-In Clinic and Urgent Care Facility

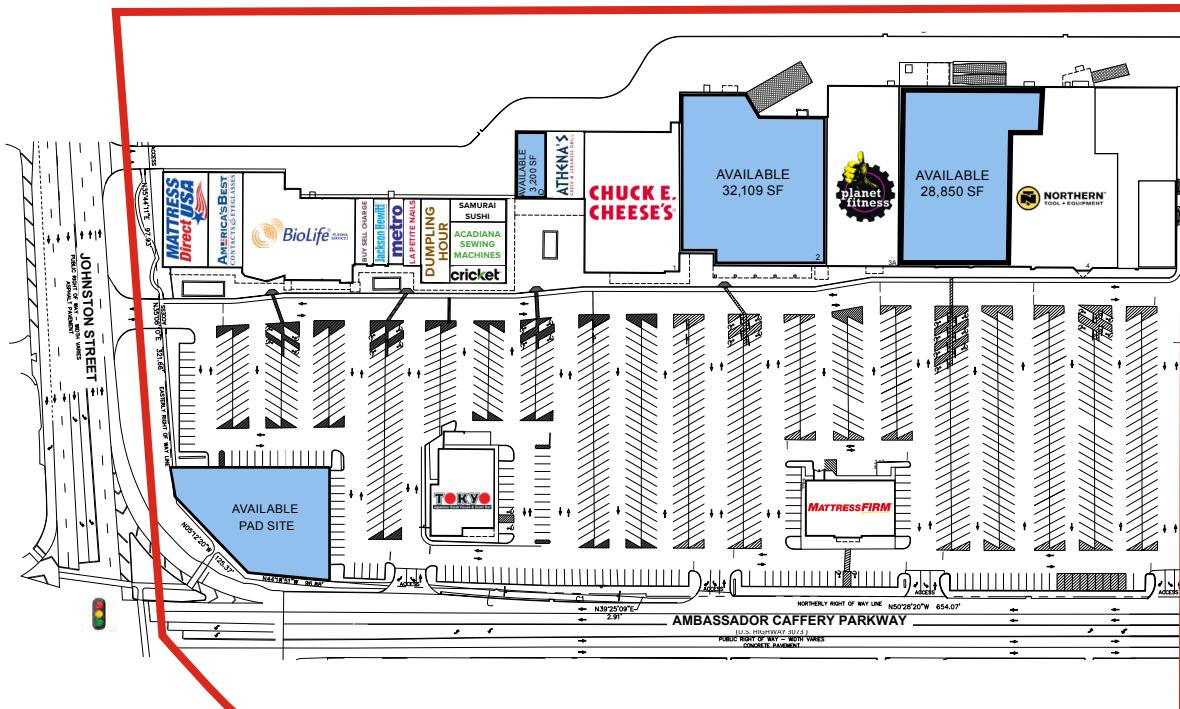




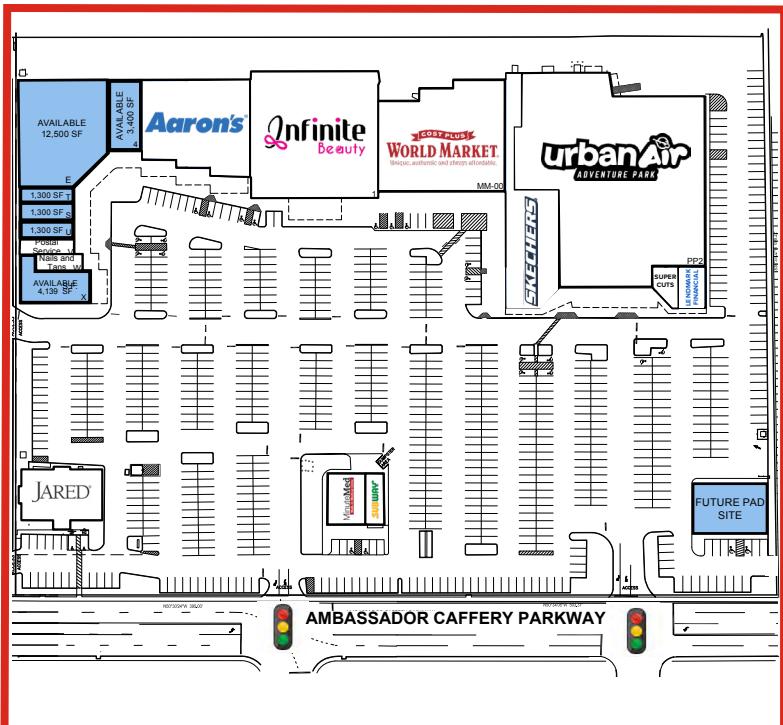
RETAIL COMPETITION

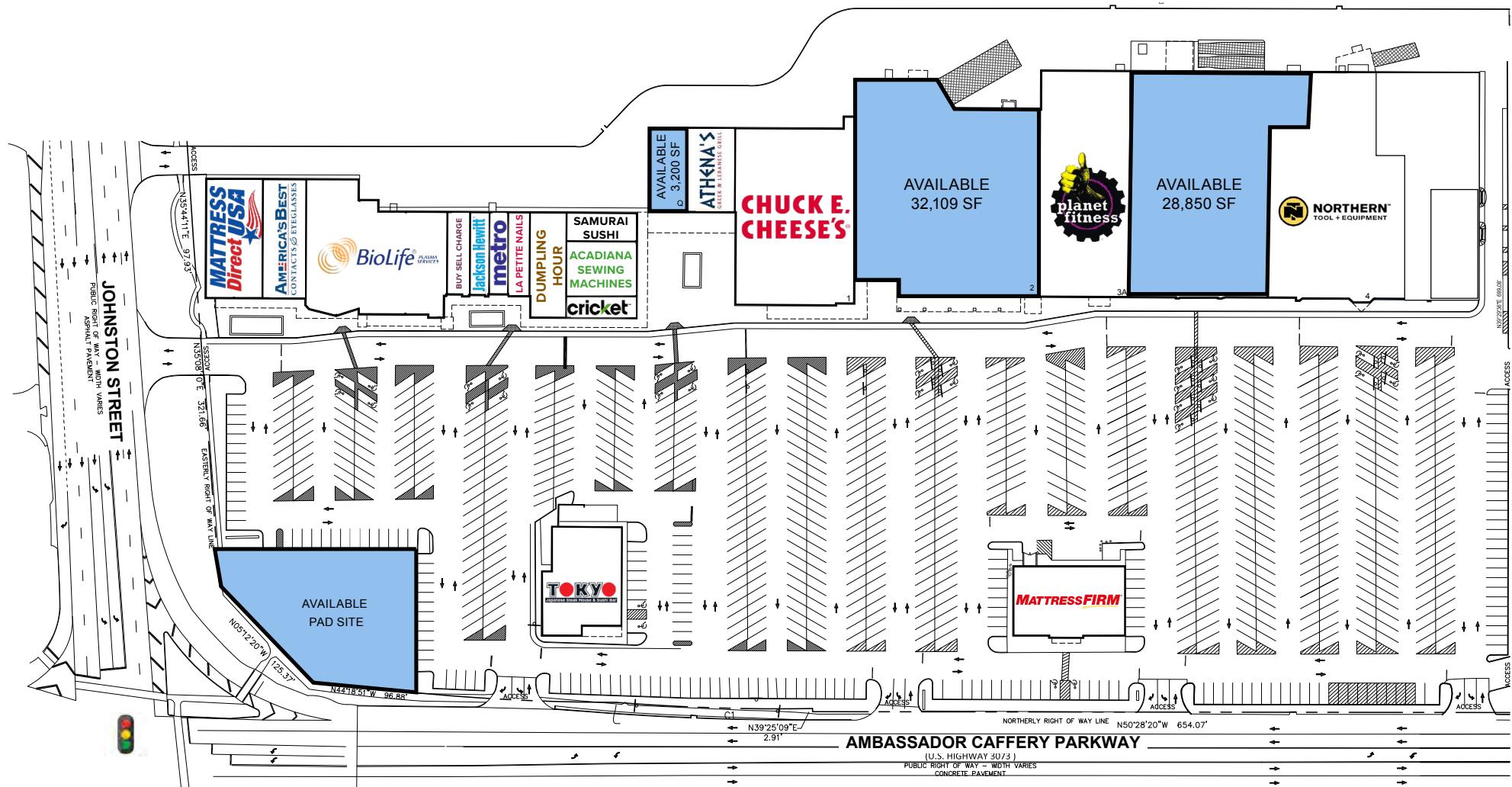


AMBASSADOR ROW



AMBASSADOR COURTYARDS







SUMMARY

AERIAL

RETAIL COMPETITION

SITE PLAN

AMBASSADOR ROW

AMBASSADOR COURTYARDS

PHOTOS

DEMOS



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RETAIL COMPETITION

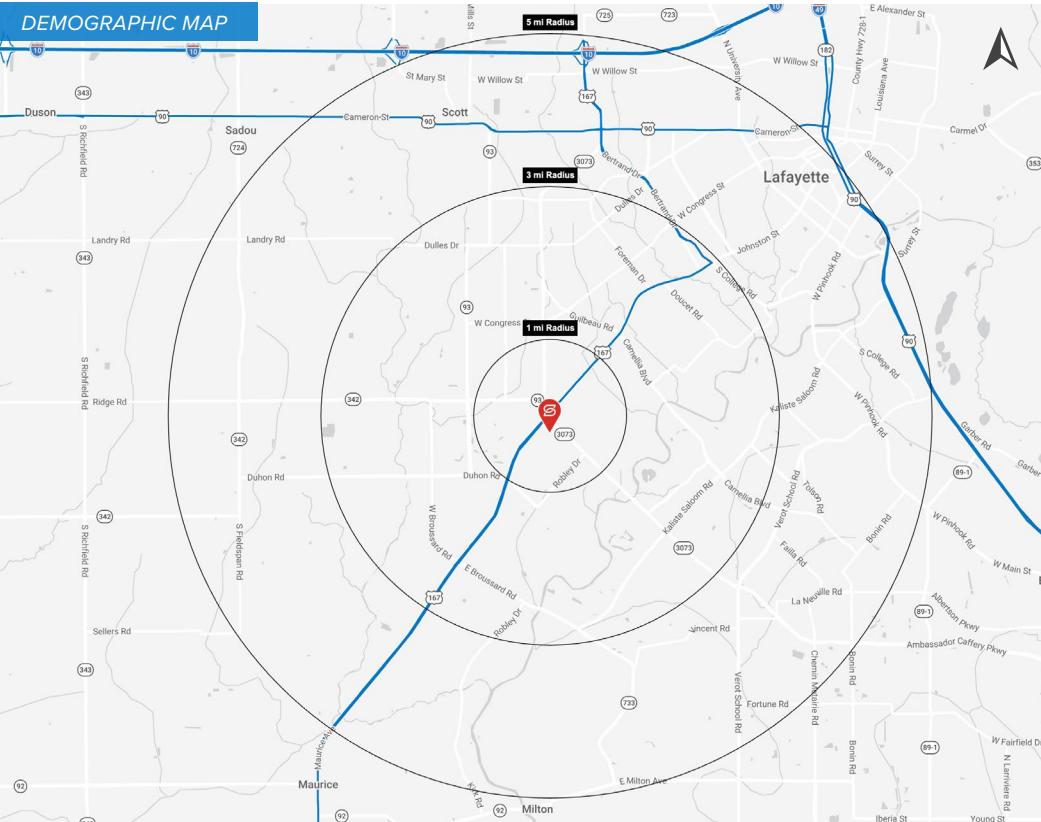
SITE PLAN

AMBASSADOR ROW

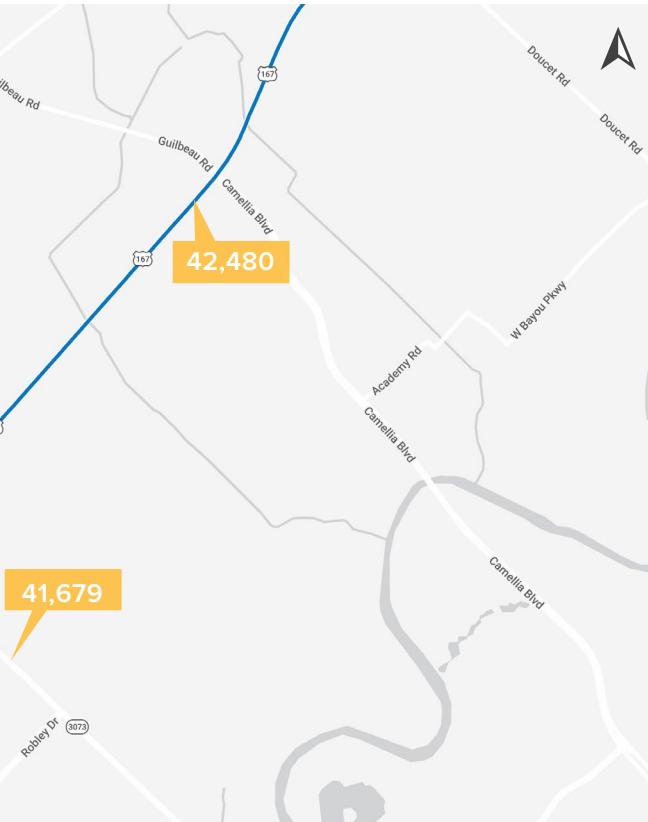
AMBASSADOR COURTYARDS

PHOTOS

DEMOS



TRAFFIC COUNT MAP (ADT 2025)



2025 DEMOGRAPHICS



1 MI

7,462

3 MI

68,150

5 MI

130,126



1 MI

\$95,654

3 MI

\$115,749

5 MI

\$109,140



1 MI

3,513

3 MI

30,580

5 MI

56,593