



RESTAURANT PROPERTY FOR SALE

# 7,321 SF Standalone Restaurant on Johnston St.

3151 Johnston St, Lafayette, LA 70503

Presented By:

**John Monteleone, CCIM**

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### OFFERING SUMMARY

Sale Price:	\$925,000
Price / SF:	\$126.35
Building Size:	7,321 SF
Patio Dining:	1,500 SF
Lot Size:	0.627 Acres
Parking:	Reciprocal Right
Year Built:	2005
Renovated:	2017
Zoning:	CH - Commercial Heavy
Traffic Count:	25,809



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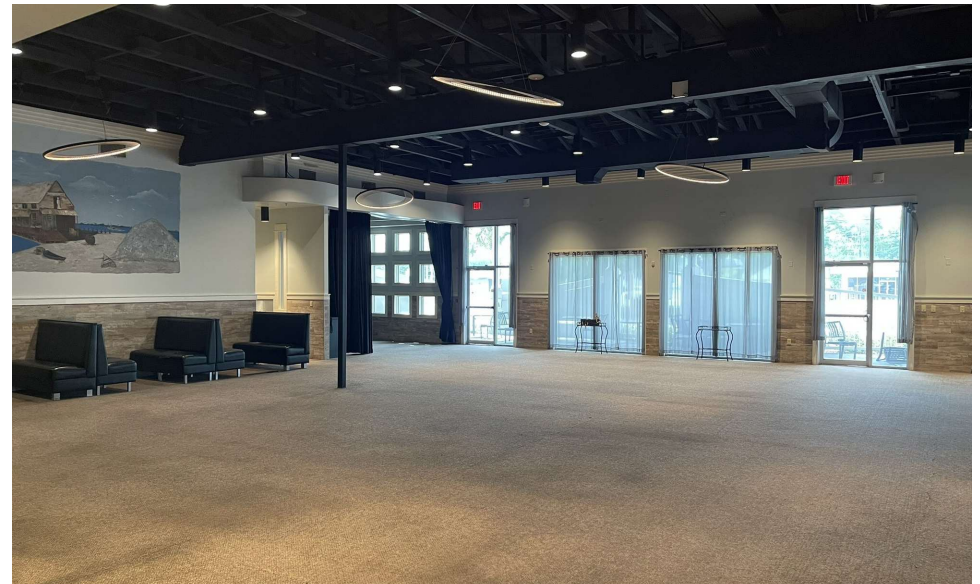
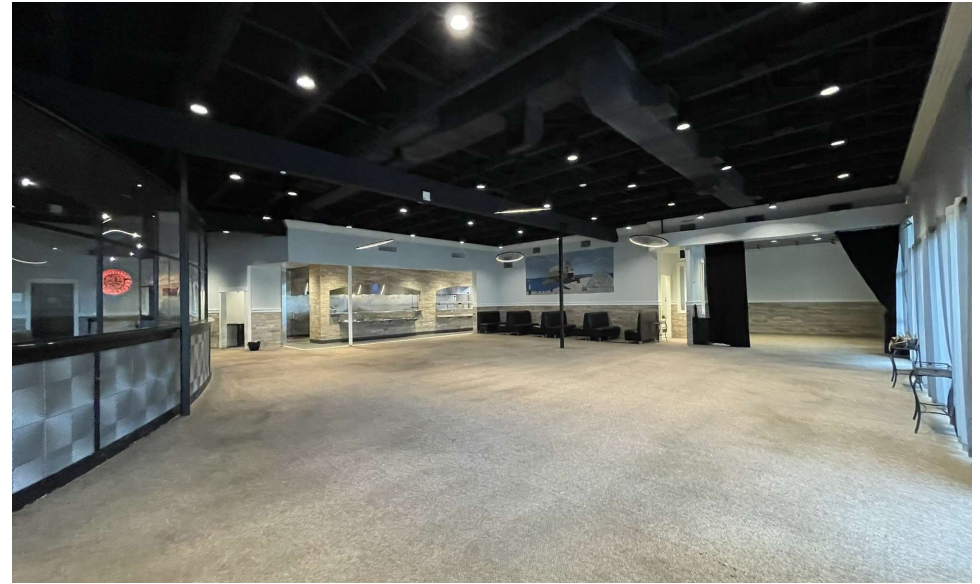


### FULL SERVICE DINE-IN RESTAURANT OPPORTUNITY

- 7,321 Sq Ft of conditioned space
- 1,500 Sq Ft of enclosed and covered outdoor patio dining and lounge spaces
- Large open dining area w/ private party room
- Huge bar with direct access to outdoor covered lounge space
- Walk-in Beer Cooler with keg taps
- Open kitchen concept with a 30' hooded cooking line
- Large walk-in cooler and freezer
- 1,000 gallon subsurface grease trap
- Interior Capacity: 395 people
- Patio Capacity: 105 people
- Fully Renovated in 2017
- 0.627 Acre Ground Lease
- Reciprocal Right/ Cross Access Agreements in place for overflow parking with The Grand Theater property
- Over 180' of Frontage on Johnston St.
- High Visibility Corner with a Johnston St. traffic count of 25,809 VPD (2024) and Doucet Rd. traffic count of 11,713 (2024)
- Zoned: CH – Commercial Heavy provides for a wide range of business uses
- Flood Zone: X – Area of Minimal Flood Hazard
- Ideal for Restaurant, Bar, or Entertainment Concept
- Captures moviegoers, park visitors, students, and sports fans, ensuring a diverse and consistent customer base.
- Surrounded by strong retail and dining establishments, making it a prime location for a new or established restaurant brand

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## DINE-IN RESTAURANT

Drive time of 10 minutes



### KEY FACTS (2024)



**76,196**

Total Population



**34,552**

Total Households



**\$51,487**

Median Household Income



**37.2**

Median Age



**2.15**

Average Household Size



**\$43,657**

Median Disposable Income



**0.55%**

2024-2029 Growth Rate: Population



**0.85%**

2024-2029 Growth Rate: Households



**2.63%**

2024-2029 Growth Rate: Median HH Inc

### 2028 PROJECTED DINING AND ADULT BEVERAGE EXPENDITURES



Lunch at Full Svc Restaurants \$13,732,094.0



Dinner at Full Svc Restaurants \$34,728,106.0



Alcoholic Bevs Away from Home \$7,479,002.0



Beer/Ale at Full Svc Restaurant \$2,504,853.0



Wine at Full Svc Restaurant \$1,324,542.0



Oth Alcohol at Full Svc Restaurant \$2,719,037.0

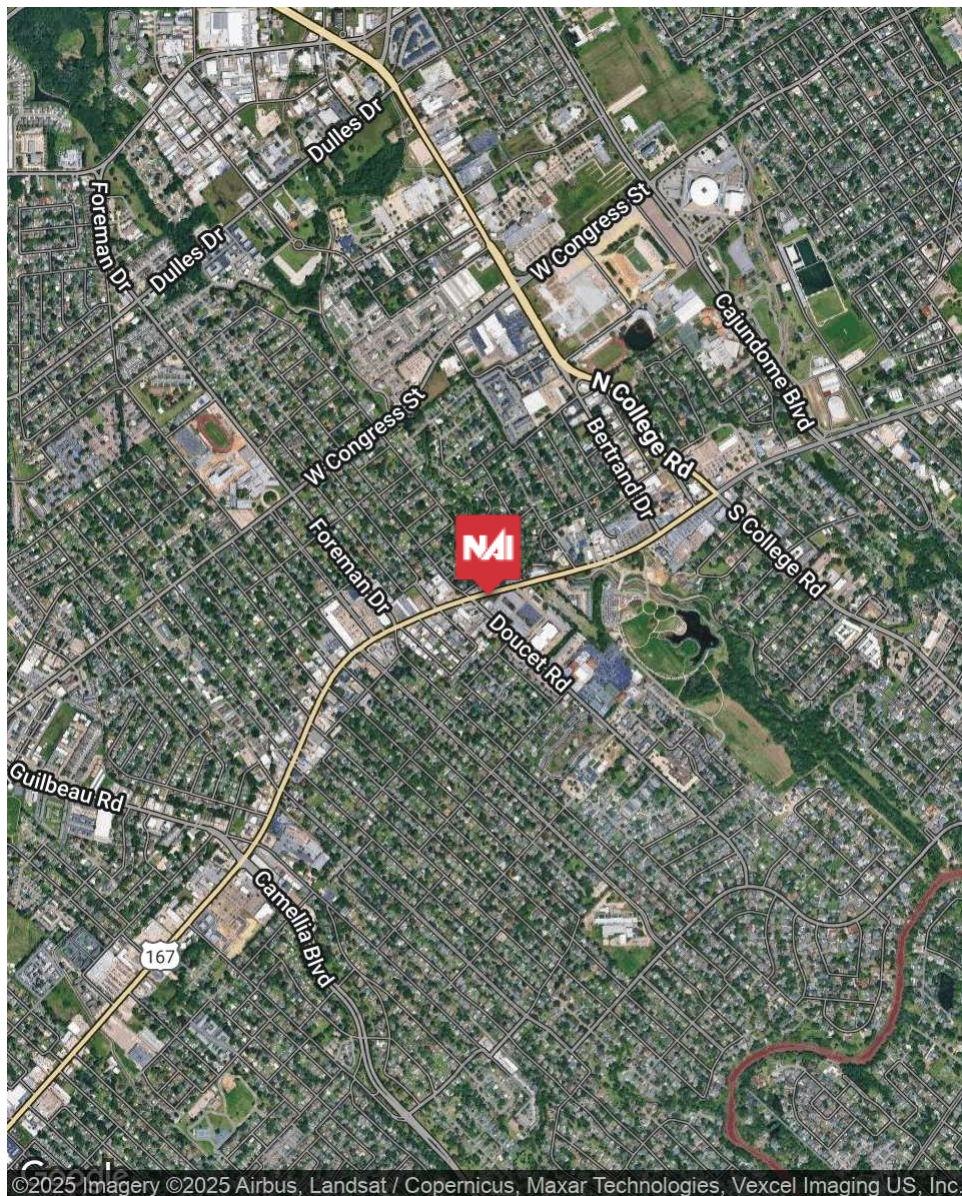
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### LOCATION OVERVIEW

- Prime Location on Johnston St, a major thoroughfare serving the heart of Lafayette
- Surrounded by prominent and well-established neighborhoods
- Walking distance to Moncus Park, a vibrant 100-acre city park that hosts festivals, farmers' markets, and year-round community events.
- Less than a block from Red Lerille's Health & Racquet Club, at nearly 200,000 sq ft it is one of the county's premier health clubs.
- Located on an outparcel of The Grand Theater, the largest multiplex movie theater in the market.
- Only 1 mile from the University of Louisiana at Lafayette (UL), attracting students, faculty, and sports fans.
- Near UL Athletic Complex, including Cajun Field (Football Stadium) – Home to the Louisiana Ragin' Cajuns, drawing thousands of fans during football season; Tighe Moore Field (Baseball Stadium) – A key destination for college baseball fans; and the Cajundome Arena & Convention Center – A major venue for concerts, sports events, and trade shows.





For More Information:

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