



High-Visibility Endcap With Drive-Thru Near West Village

FOR LEASE

6331 Cameron St Scott, LA 70583

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PROPERTY SUMMARY



Property Description

±1,392 SF of new-construction endcap space with drive-thru capability is available for lease as part of an ±8,000 SF building, with the remaining space occupied by Lafayette Orthopaedic Specialty Group. The property is located near the intersection of Apollo Road and Cameron Street, providing strong visibility, prominent frontage, and convenient access from both corridors. Situated approximately 0.7 miles from the new West Village community in Scott, the site benefits from high exposure and efficient ingress and egress. Drive-thru capability and an existing grease trap make the space well-suited for food and beverage or other quick-service retail uses.

Property Highlights

- ±1,392 SF new-construction endcap space with drive-thru capability available for lease
- Highly visible site near the intersection of Apollo Road and Cameron Street
- Approximately 0.7 miles from the new West Village community in Scott

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Offering Summary

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,392 SF
Building Size:	8,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,151	10,992	34,074
Total Population	2,804	26,539	80,449
Average HH Income	\$84,613	\$74,117	\$74,599



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ADDITIONAL PHOTOS



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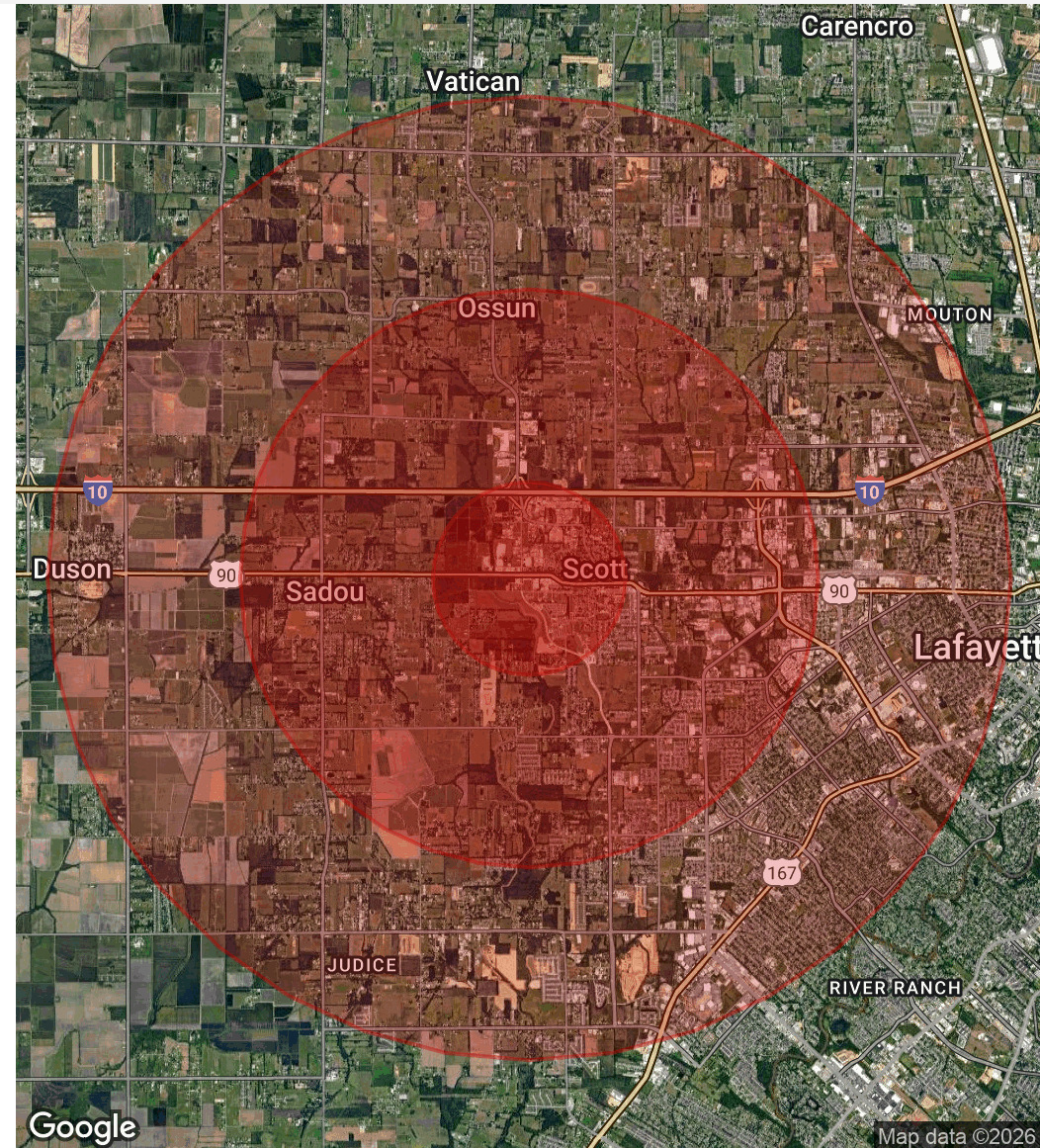
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	2,804	26,539	80,449
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	42	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,151	10,992	34,074
# Of Persons Per HH	2.4	2.4	2.4
Average HH Income	\$84,613	\$74,117	\$74,599
Average House Value	\$237,488	\$221,667	\$224,451

Demographics data derived from AlphaMap



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MEET THE TEAM



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