

Acadiana Square Shopping Center

Burlington
LADIES • MEN • KIDS • BABY HOME • GUNS
RETAIL PROPERTY FOR LEASE

5634 Johnston St Lafayette, LA 70503

Bill Stevenson, CCIM | 337.962.8300 | b Stevenson@beaibox.com
Brandon Abdella | 337.257.7900 | b abdella@beaibox.com



Acadiana Square Shopping Center

5634 Johnston St Lafayette, LA 70503

PROPERTY SUMMARY



Property Description

Acadiana Square Shopping Center is a prime retail power center located at the intersection of Ambassador Caffery Parkway and Johnston Street, one of the busiest intersections in the city with over 27,000 cars per day on Johnston and 42,000 cars per day on Ambassador Caffery. Major tenants in the center include Michaels, Kirklands, Office Depot, TJ Maxx, Burlington, Petsmart, Dollar Tree, and Shoe Carnival.

Property Highlights

- Prime location with high visibility
- High traffic
- Great co-tenancy
- Excellent signage opportunities for tenant visibility
- Strong Demographics
- Easy access to Johnston St and Ambassador Caffery
- Ample parking for customers and employees
- Modern, well-maintained building

Bill Stevenson, CCIM 337.962.8300
bstevenson@beaubox.com

Brandon Abdella 337.257.7900
babdella@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 25, 2025

Available Space:

Lease Rate:

Suite 1130 (1,400 Sqft)	\$22.00 SF/Yr (NNN)
Suite 1150 (1,400 Sqft)	\$22.00 SF/Yr (NNN)
Suite 300 (10,000-26,550 Sqft)	\$15.00-\$19.00 SF/Yr (NNN)
Suite 1200 (10,000-19,960 Sqft)	\$15.00-\$19.00 SF/Yr (NNN)
Suite 5364 Outparcel (2,000-7,000 Sqft)	\$25.00 SF/Yr (NNN)

Demographics	3 Miles	5 Miles	10 Miles
Total Households	27,713	51,216	101,451
Total Population	63,456	118,918	250,412



Acadiana Square Shopping Center

5634 Johnston St Lafayette, LA 70503

AERIAL OVERVIEW



Bill Stevenson, CCIM
337.962.8300
bstevenson@beaubox.com

Brandon Abdella
337.257.7900
babdella@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 25, 2025



Acadiana Square Shopping Center

5634 Johnston St Lafayette, LA 70503

SITE MAP



Bill Stevenson, CCIM 337.962.8300
 bstevenson@beaubox.com

Brandon Abdella 337.257.7900
 babdella@beaubox.com

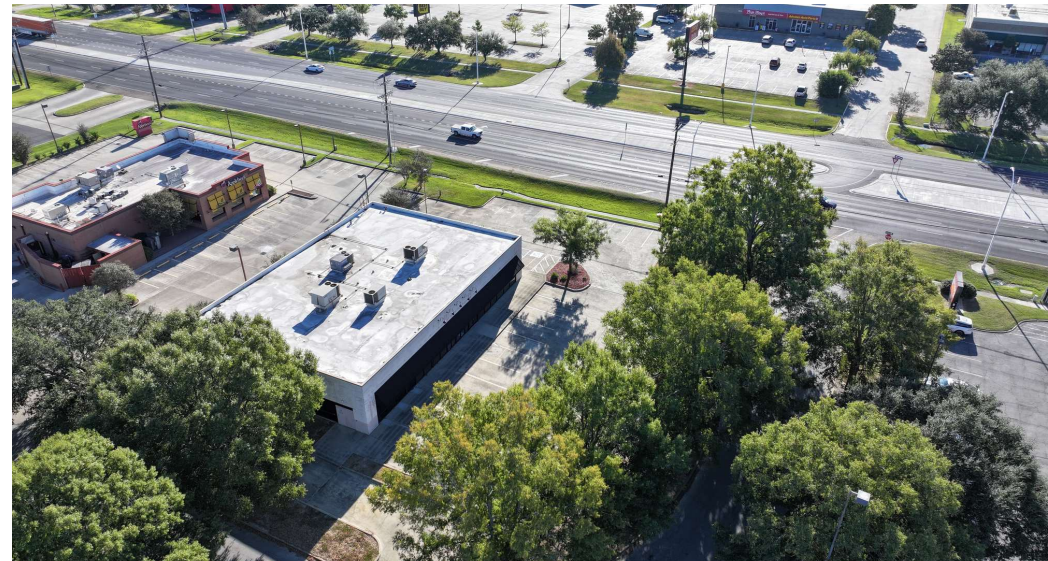
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 25, 2025



Acadiana Square Shopping Center

5634 Johnston St Lafayette, LA 70503

ADDITIONAL PHOTOS



Bill Stevenson, CCIM 337.962.8300
bstevenson@beaubox.com

Brandon Abdella 337.257.7900
babdella@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 25, 2025



Acadiana Square Shopping Center

5634 Johnston St Lafayette, LA 70503

ADDITIONAL PHOTOS



Suite 5634 (Outparcel)



Suite 300



Suite 1130-1150



Suite 300

Bill Stevenson, CCIM 337.962.8300
bstevenson@beaubox.com

Brandon Abdella 337.257.7900
babdella@beaubox.com

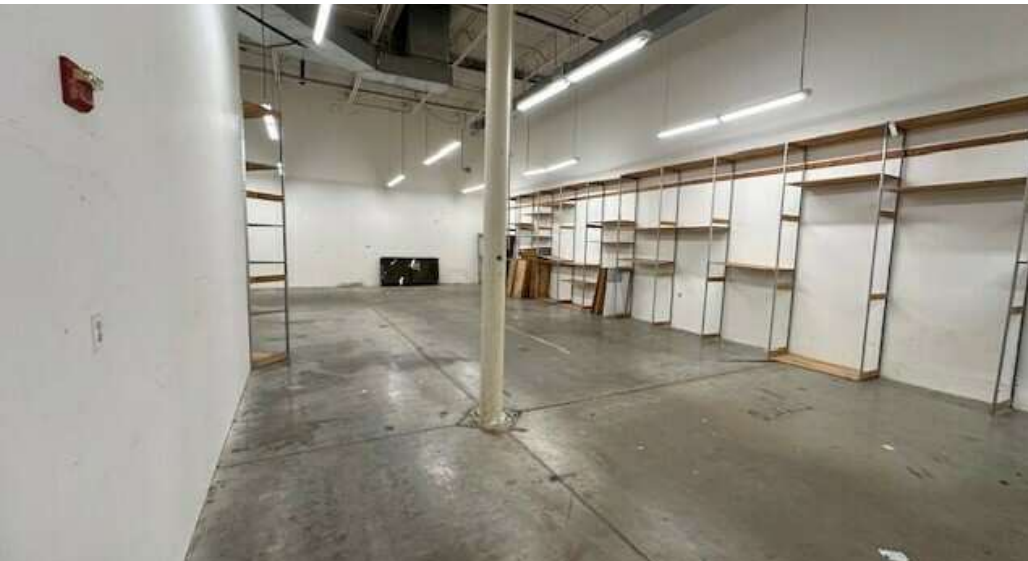
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 25, 2025



Acadiana Square Shopping Center

5634 Johnston St Lafayette, LA 70503

INTERIOR SUITE 300



Bill Stevenson, CCIM 337.962.8300
bstevenson@beaubox.com

Brandon Abdella 337.257.7900
babdella@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 25, 2025



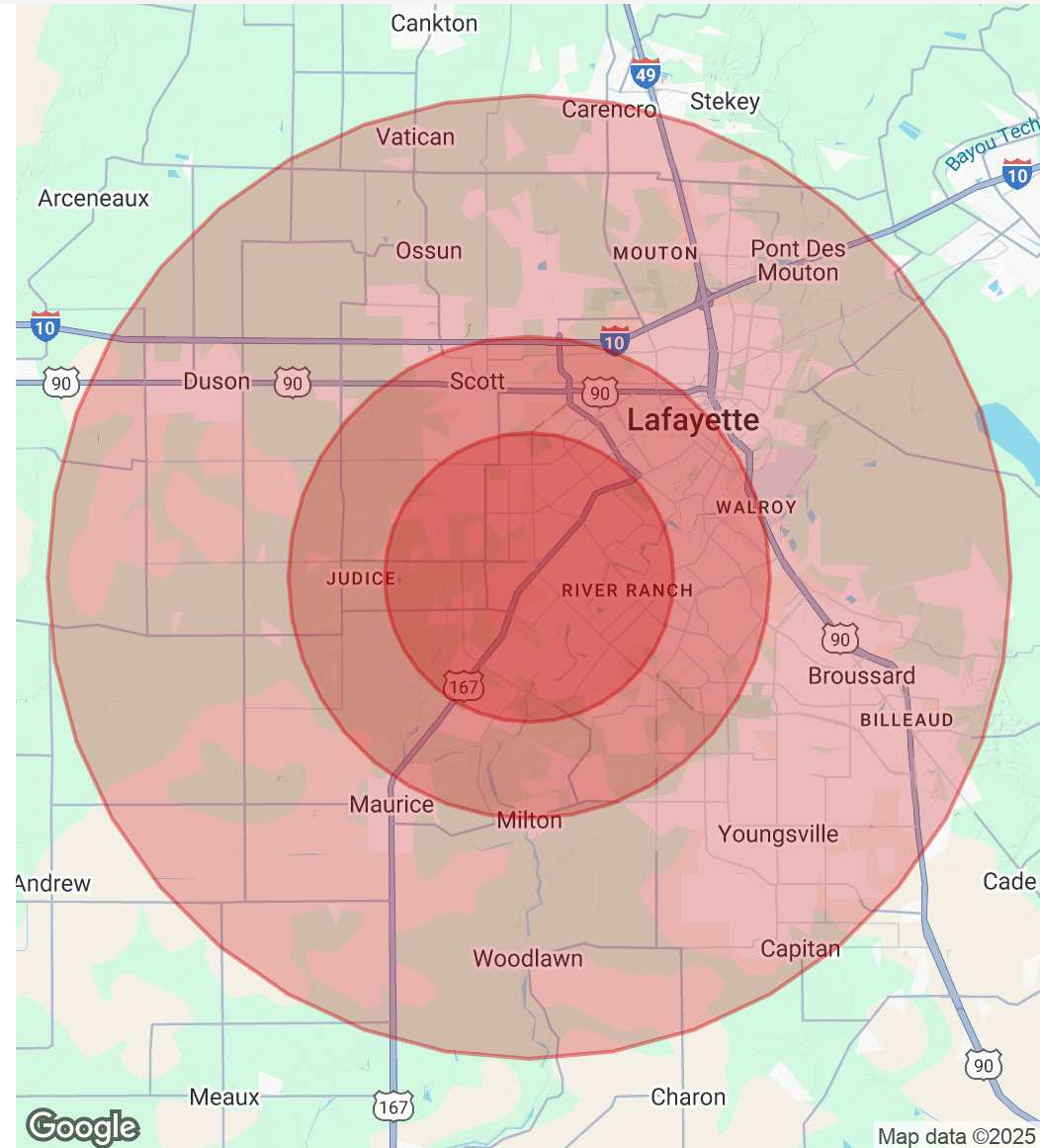
Acadiana Square Shopping Center

5634 Johnston St Lafayette, LA 70503

DEMOGRAPHICS MAP & REPORT

Population	3 Miles	5 Miles	10 Miles
Total Population	63,456	118,918	250,412
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	42	41	40
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	27,713	51,216	101,451
# Of Persons Per HH	2.3	2.3	2.5
Average HH Income	\$105,161	\$101,784	\$93,316
Average House Value	\$332,685	\$317,478	\$269,506

Demographics data derived from AlphaMap



Bill Stevenson, CCIM 337.962.8300
bstevenson@beaubox.com

Brandon Abdella 337.257.7900
babdella@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 25, 2025



MEET THE TEAM



Bill Stevenson, CCIM

Senior Commercial Agent

Direct: 337.962.8300 **Cell:** 337.962.8300
bstevenson@beaubox.com



Brandon Abdella

Commercial Agent

Direct: 337.257.7900 **Cell:** 337.257.7900
babdella@beaubox.com

LA #995702501

Bill Stevenson, CCIM
337.962.8300
bstevenson@beaubox.com

Brandon Abdella
337.257.7900
babdella@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 25, 2025

