

#### SUMMARY

#### AERIAL

#### SURVEY

#### DEMOGRAPHICS

## FOR SALE

### PROPERTY DESCRIPTION

Approximately  $\pm 3.81$  acres with  $\pm 220$  feet of frontage available along Curran Lane in Lafayette. The parcel provides a flexible development footprint with strong on-site visibility and direct access from Curran Lane, just off Ambassador Caffery Parkway.

The property benefits from close proximity to Lafayette's dominant retail trade area and is minutes from the signalized intersection of Johnston Street and Ambassador Caffery Parkway.

The surrounding area features a dense concentration of national retailers and daily-use amenities, including Walmart, Sam's Club, and Home Depot, along with high-performing restaurant concepts such as Chick-fil-A and Starbucks, driving steady traffic throughout the day.

Zoned CH (Commercial Heavy), the property allows for a wide range of commercial uses, making it suitable for retail, service, or mixed commercial development.

### AVAILABILITY

- $\pm 3.81$  Acres

### PRICE

- \$350,000

### NEARBY RETAIL

Walmart Supercenter, Sam's Club, Albertsons, AT&T, Hobby Lobby, GameStop, and Burlington

### TRAFFIC COUNT (ADT 2025)

- On Ambassador Caffery Pkwy: 41,679
- On Curran Ln: 3,805



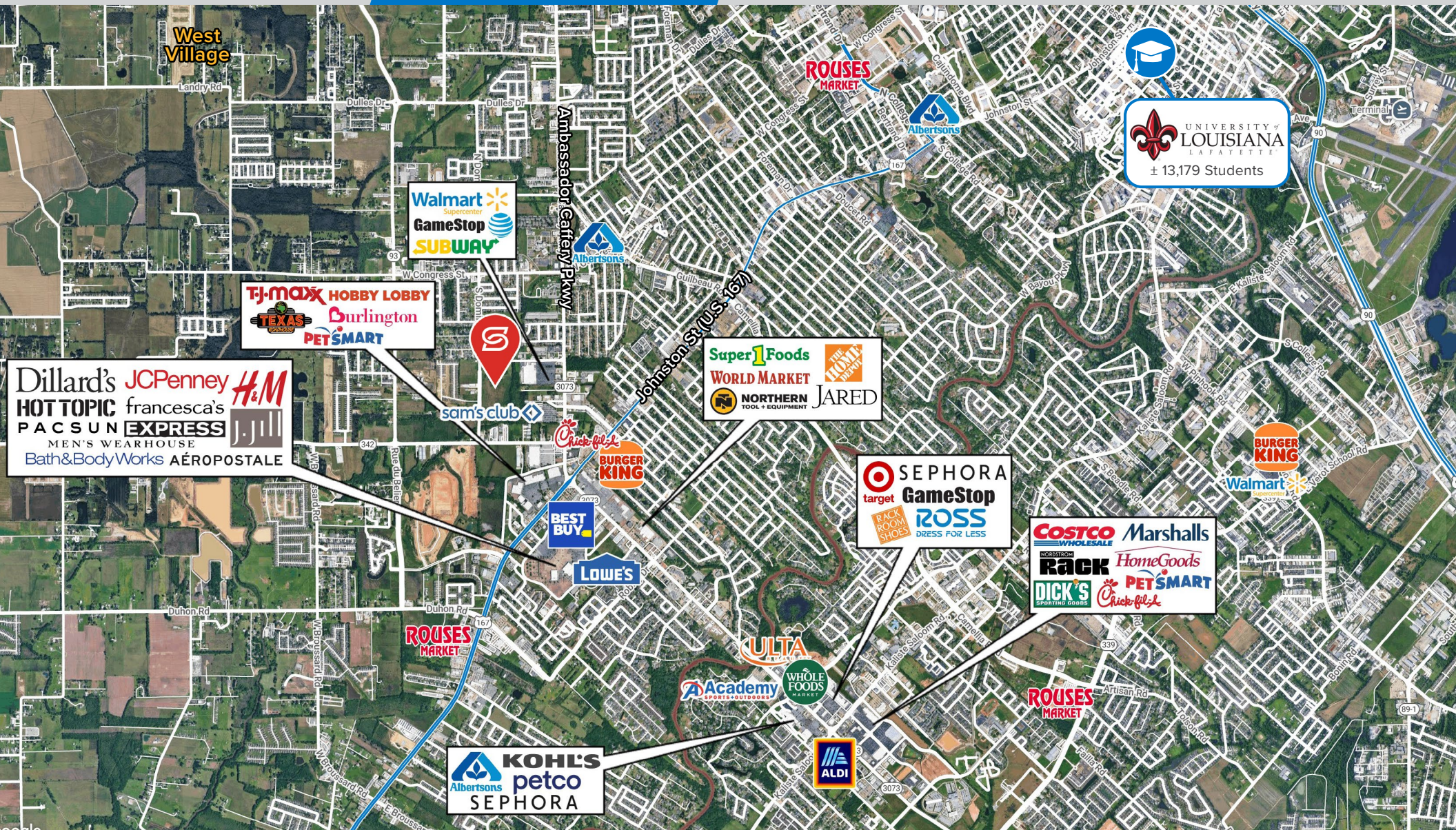


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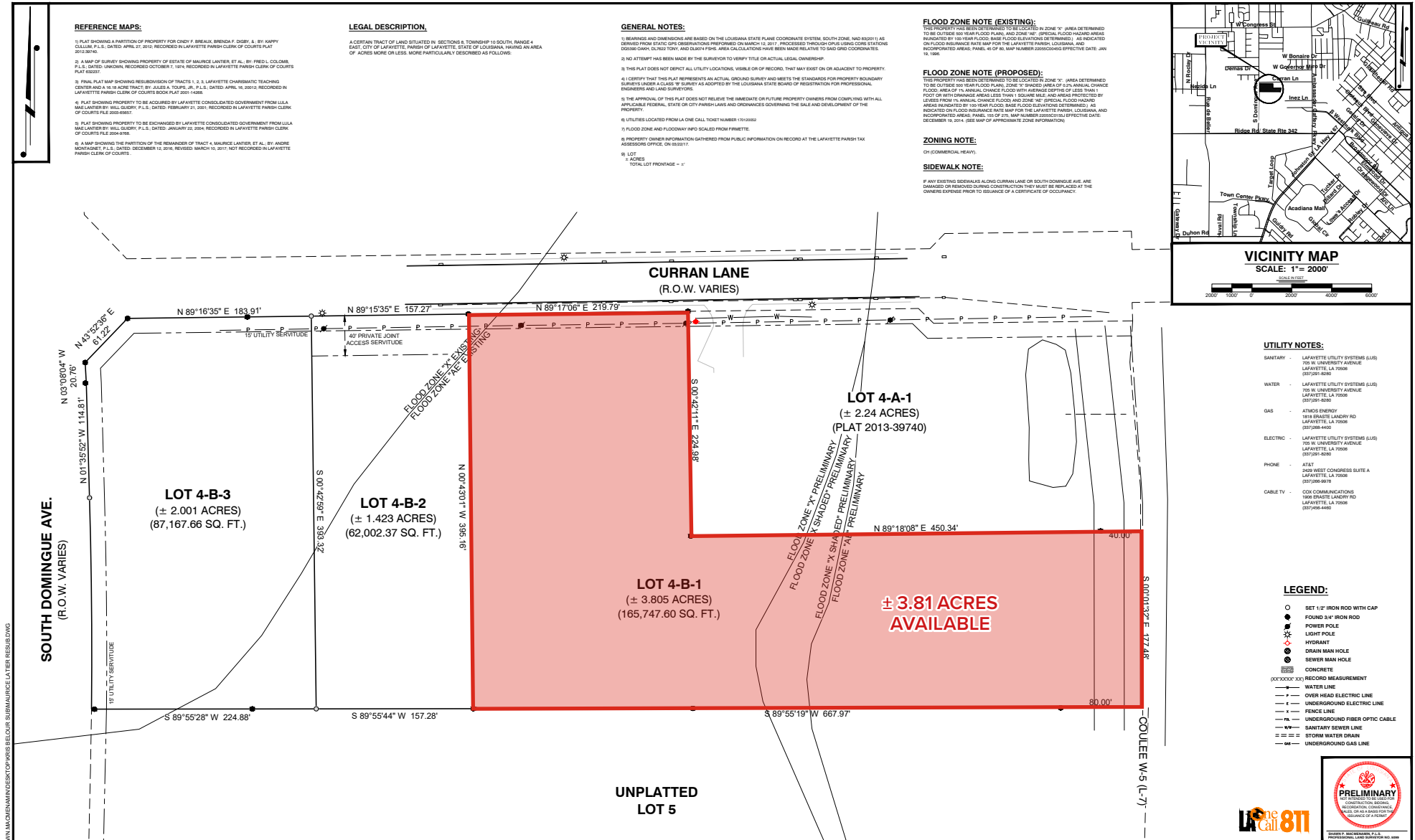


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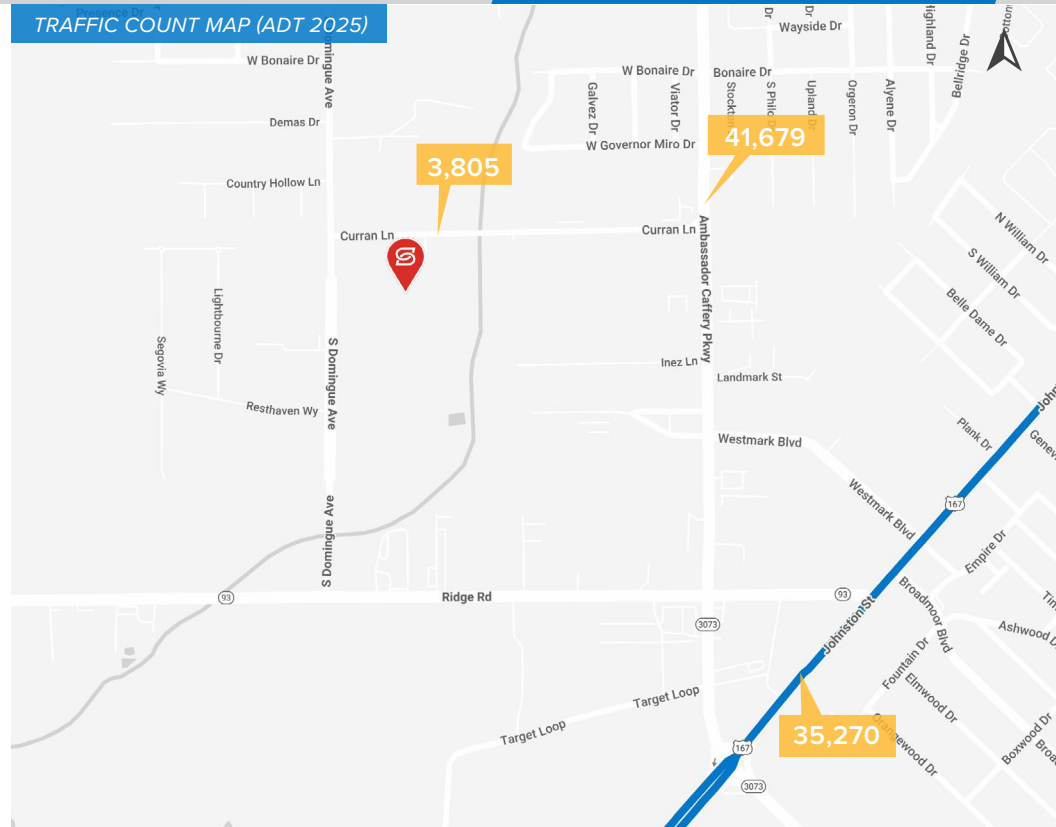
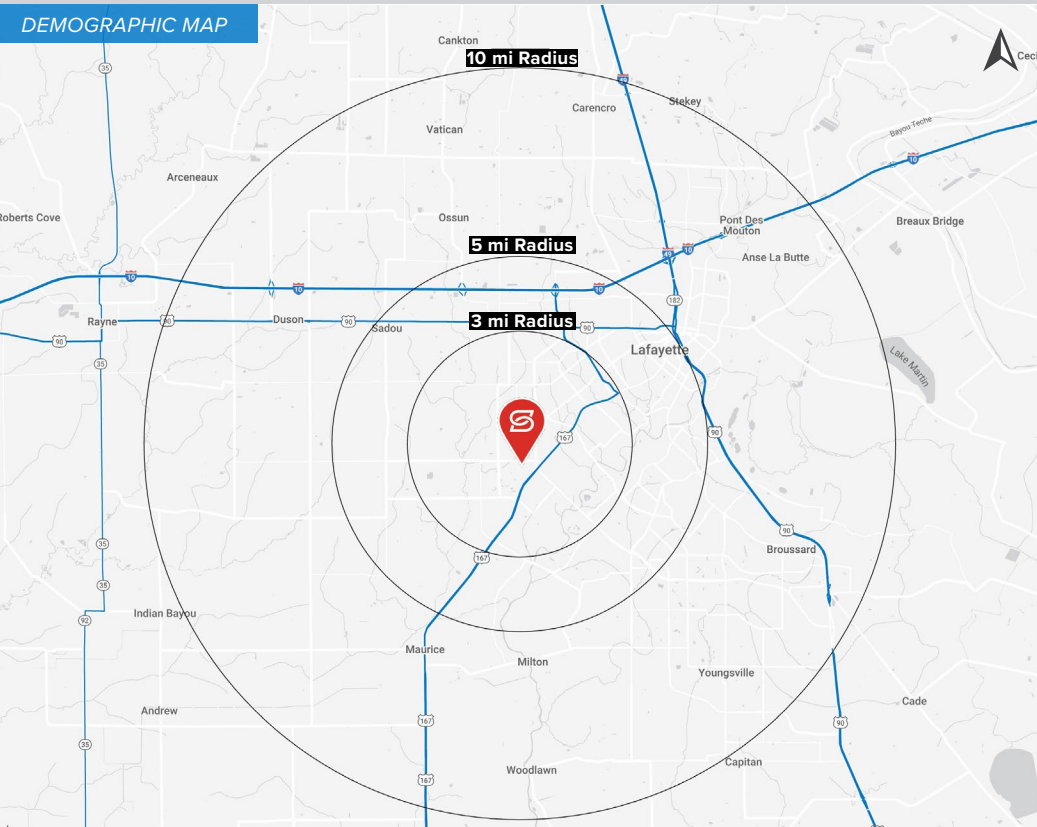


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## 2025 DEMOGRAPHICS



POPULATION

3 MI	5 MI	10 MI
59,254	125,100	256,009



AVG. HH INCOME

3 MI	5 MI	10 MI
110,340	108,399	100,437



HOUSEHOLDS

3 MI	5 MI	10 MI
26,456	54,630	105,512