

SUMMARY

RETAIL COMPETITION

SITE PLAN

PHOTOS

DEMOGRAPHICS

FOR LEASE OR SALE

PROPERTY OVERVIEW

This 7,924 SF former WalkOn's restaurant is free-standing in the heart of the retail action in Broussard located in at the newly completed interchange of Highway 90 and Albertson's Pkwy. Broussard is a thriving bedroom community of Lafayette and has experienced substantial residential and commercial growth over the last decade. This retail submarket does have a regional draw and can intercept customers to the east and south, preventing them from having to drive into Lafayette for comparable retail services.

LEASE RATE

- \$41.00 PSF

SALE PRICE

- \$4.0M

TRAFFIC COUNT (ADT 2024)

- On Hwy 90, north of site: 44,595

RETAIL TENANTS LOCATED AT INTERCHANGE

- | | |
|--------------------|---------------|
| • Walmart | • McDonald's |
| • Home Depot | • Burger King |
| • Albertsons | • Taco Bell |
| • Walgreens | • Starbucks |
| • Raising Cane's | • Maurices |
| • McAlister's Deli | • Autozone |



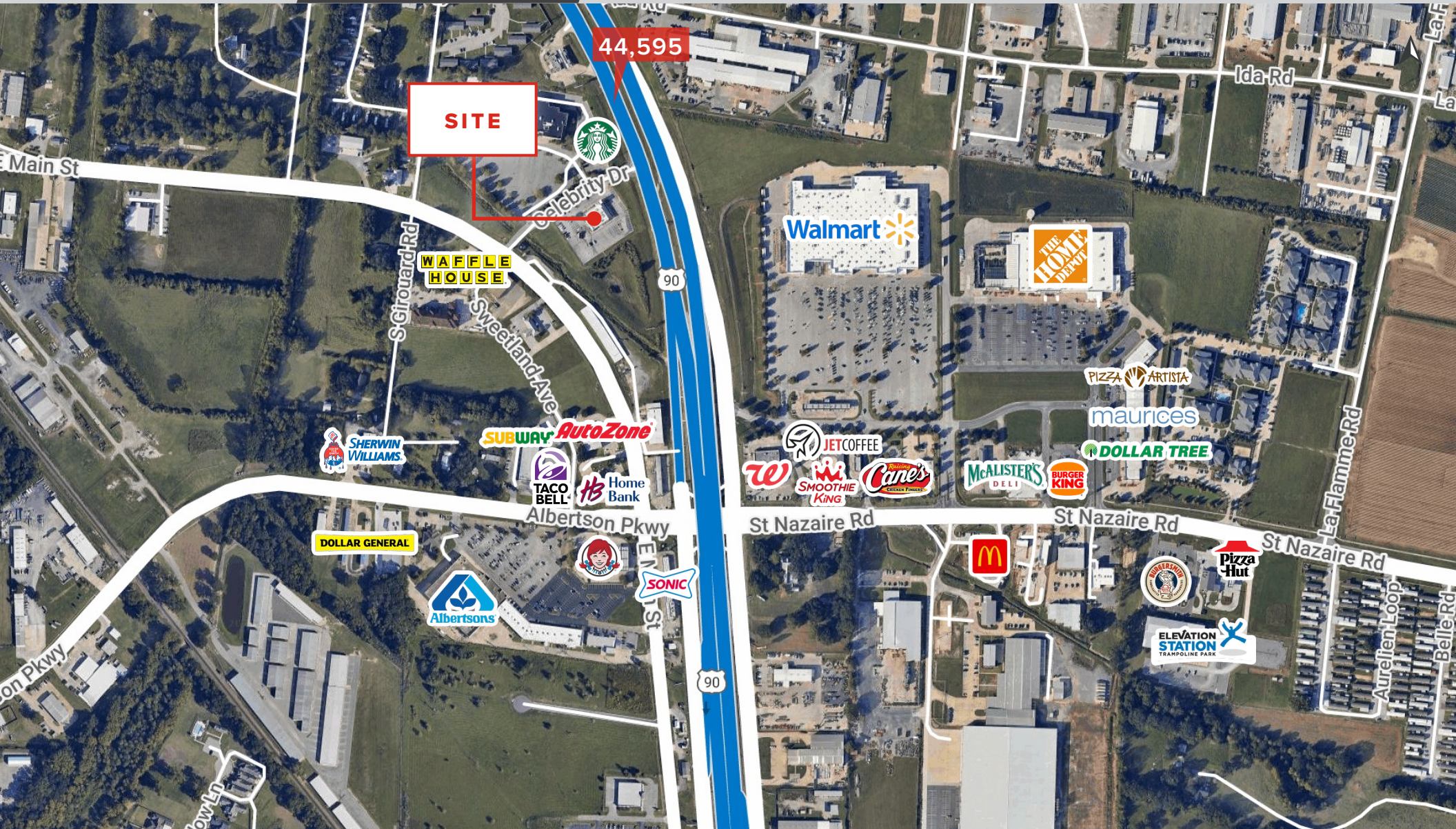
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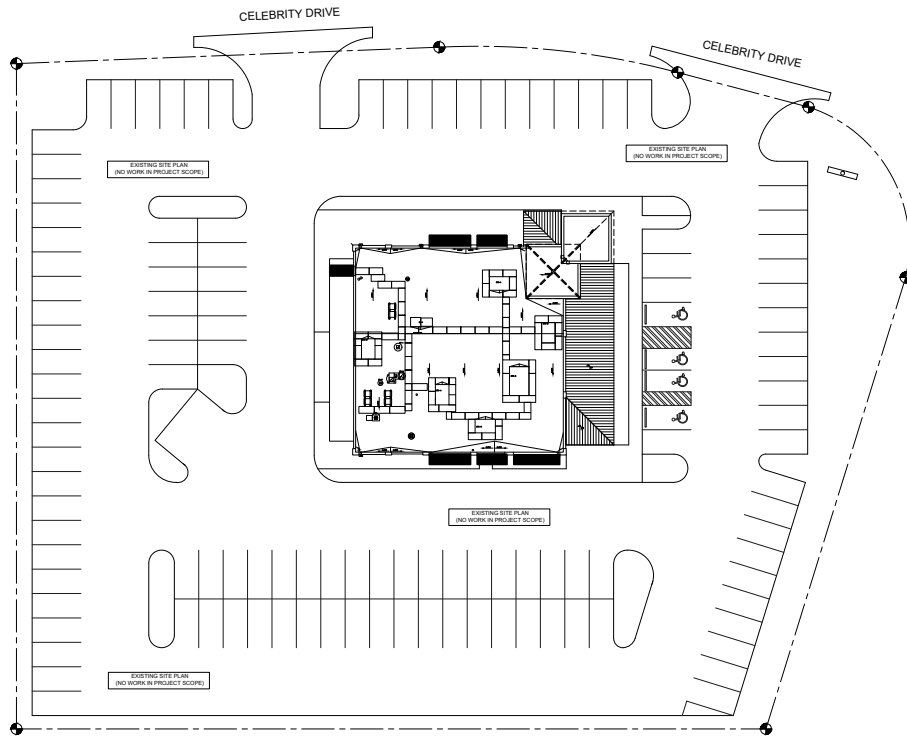
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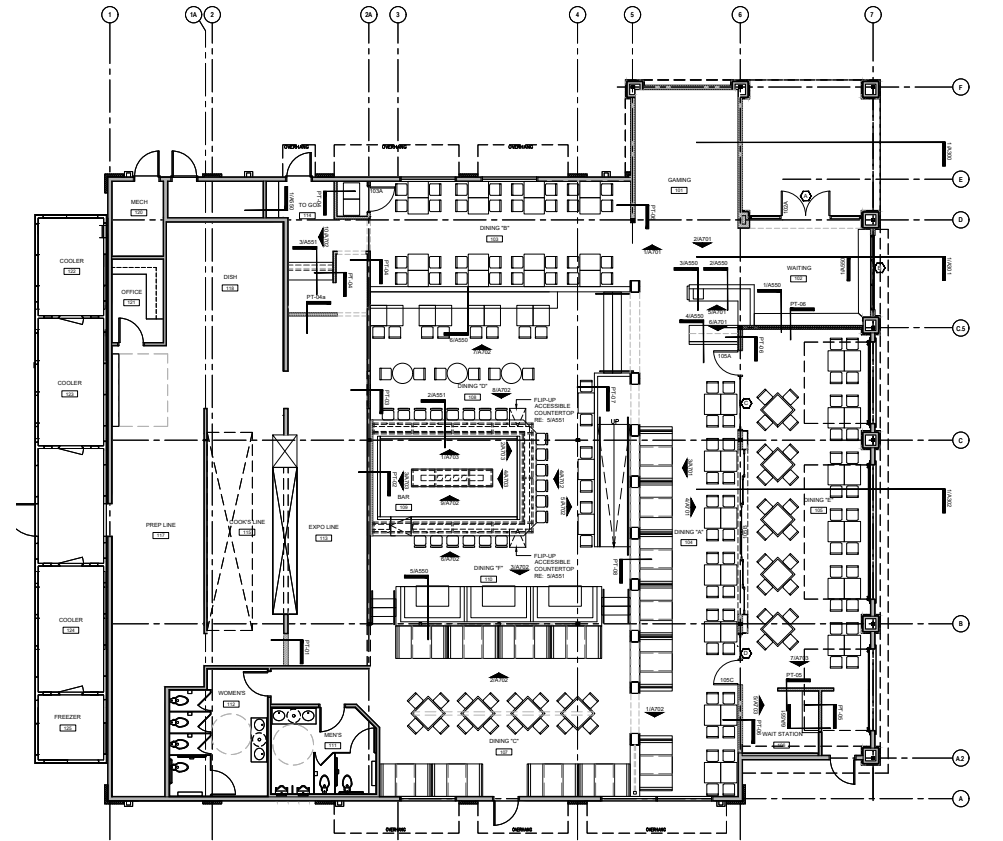
SITE PLAN

Click images for larger view

FLOOR PLAN



EXISTING SITE PLAN (NO WORK)



OVERALL FLOOR PLAN

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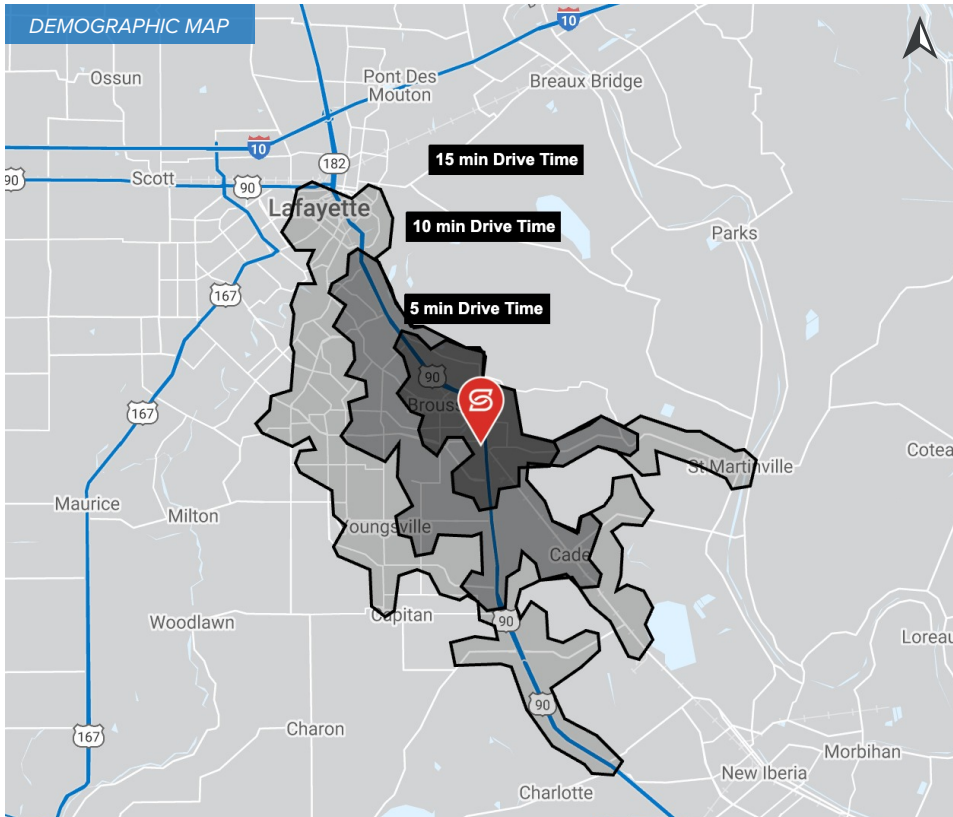
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2024 DEMOGRAPHICS

5 MIN

10 MIN

15 MIN



6,870

23,839

77,674



5 MIN

10 MIN

15 MIN

\$101,732

\$111,370

\$108,219



5 MIN

10 MIN

15 MIN

2,883

9,679

31,688