

SUMMARY

LOCATION AERIAL

SITE PLAN

DEMOGRAPHICS



FOR LEASE

PROPERTY DESCRIPTION

Located in the heart of Youngsville, this ±1,455 SF retail suite offers an excellent opportunity for businesses seeking space in one of Acadiana's fastest-growing markets. Situated just off Chemin Metairie Road, the property provides convenient access to surrounding residential neighborhoods, schools, and commercial development, making it ideal for a variety of retail, office, or service-oriented users.

AVAILABILITY

- Suite C: 1,455 SF

CO-TENANTS

- Rotolo's Pizzeria
- HOTWORX
- AT&T

TRAFFIC COUNT (ADT 2025)

- On Chemin Metairie Rd: 6,223
- On E Milton Ave: 5,193

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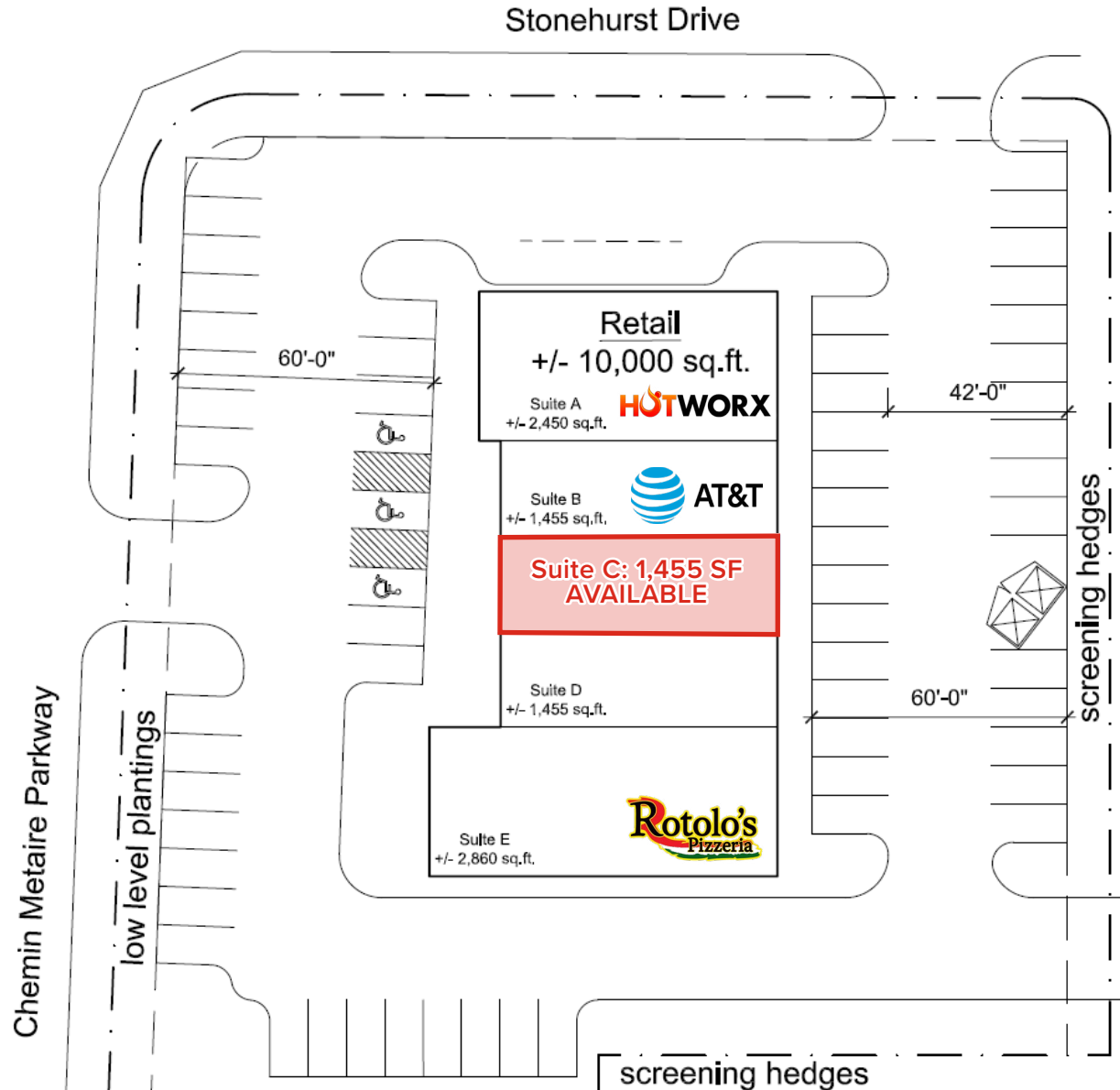


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2025 DEMOGRAPHICS



1 MILE	3 MILE	5 MILE
7,399	40,364	91,493



1 MILE	3 MILE	5 MILE
\$116,530	\$135,007	\$130,811



1 MILE	3 MILE	5 MILE
2,946	15,231	37,108

