



FOR LEASE

PROPERTY DESCRIPTION

Phase 2 of a new mixed-use development along Ambassador Caffery. This development is ideal for a variety of uses, including medical, retail and office. The site plan also offers a unique opportunity for a deep service and extended GLA Design, which could make for a BTS Industrial/Flex user.

The first phase of the development is completed and has existing ingress/egress points flowing to the site. A new construction building up to 10,000 SF with a minimum divisible of 4,000 SF is available.

LEASE RATE

- \$25-28 SF

TRAFFIC COUNT (ADT 2025)

- Johnston St. (Highway 167): 42,480
- Ambassador Caffery Pkwy: 41,679

NEARBY RETAILERS

Sam's Club, Walmart Supercenter, Best Buy, Chick-fil-A, Texas Roadhouse, Starbucks, Barnes & Noble, Boot Barn, T.J. Maxx, Pet Smart

SUMMARY

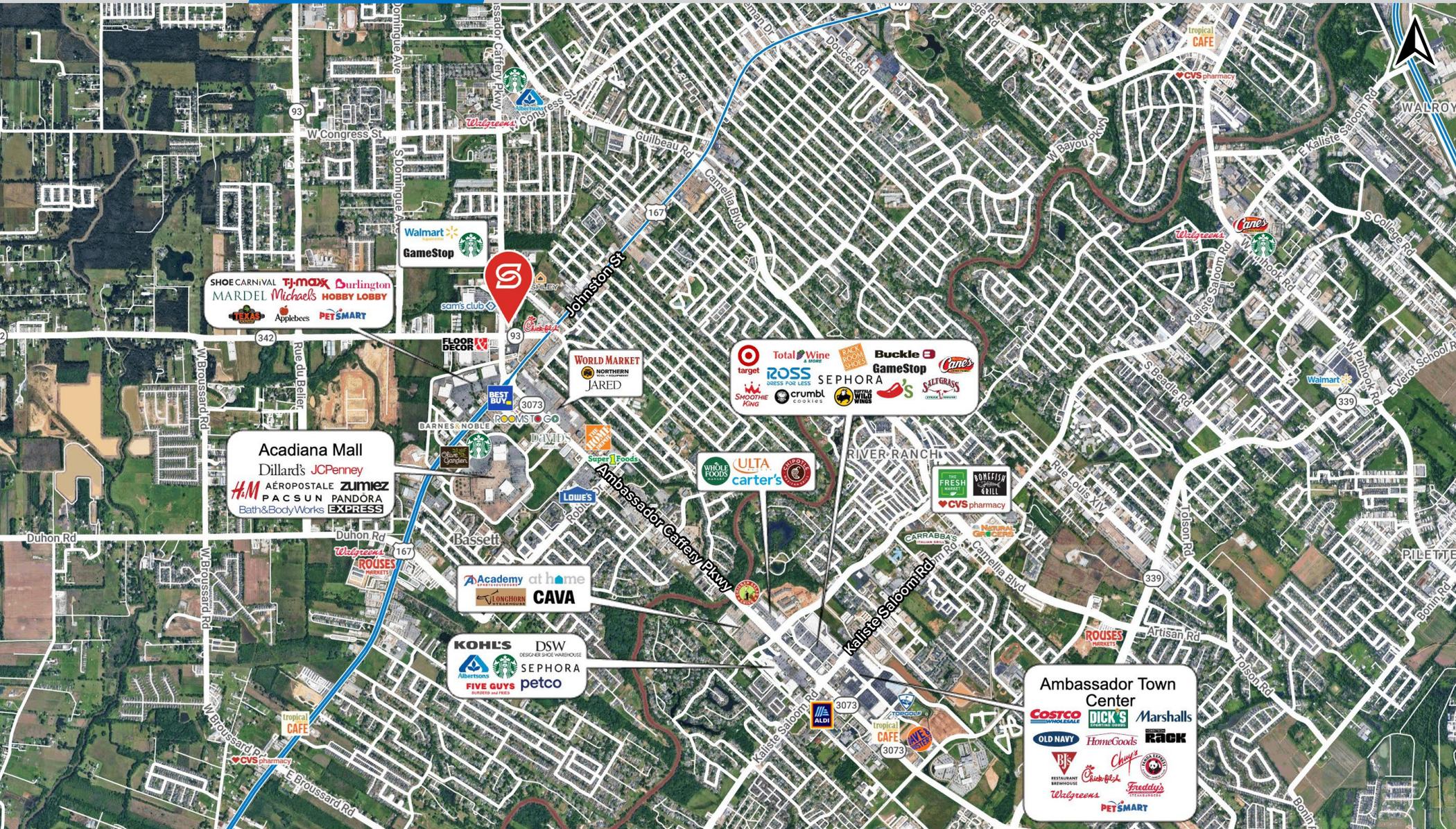
RETAIL MAP

AERIAL

PHOTOS

SITE PLAN

DEMOGRAPHICS

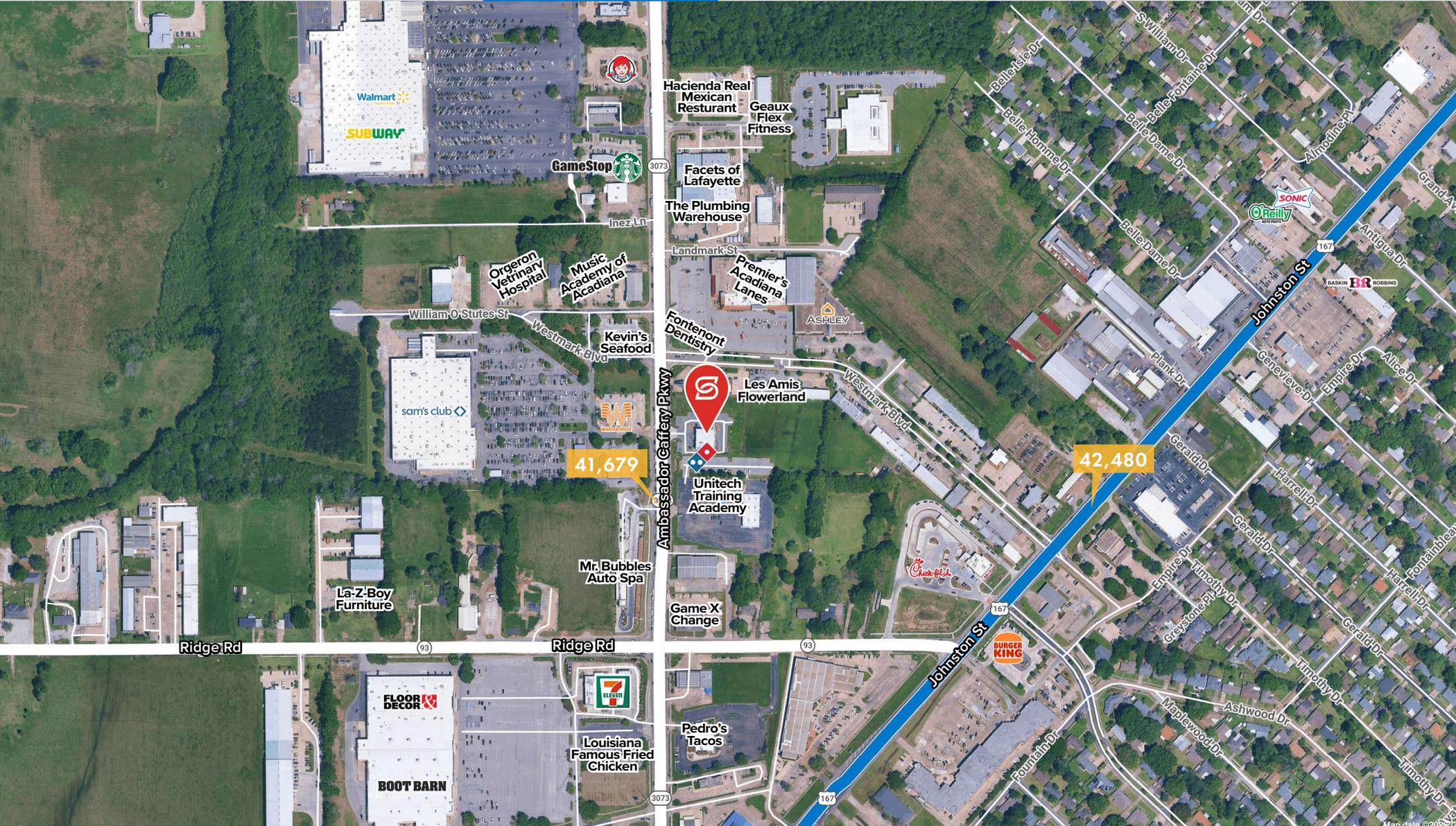


SHOE CARNIVAL
 MARDEL
 T.J. MAXX
 Michaels
 Durlington
 HOBBY LOBBY
 Applebees
 PETSMART

Acadiana Mall
 Dillard's JCPenney
 H&M
 AÉROPOSTALE
 PAC SUN
 Bath & Body Works
 zumiez
 PANDORA
 EXPRESS

KOHL'S
 DSW
 Designer Shoe Warehouse
 FIVE GUYS
 SEPHORA
 petco

Ambassador Town Center
 COSTCO WHOLESALE
 DICK'S SPORTS & OUTDOOR GEAR
 Marshalls
 OLD NAVY
 HomeGoods
 RACK
 Chaps
 Chubby's
 Restaurant Brewhouse
 Walgreens
 PETSMART



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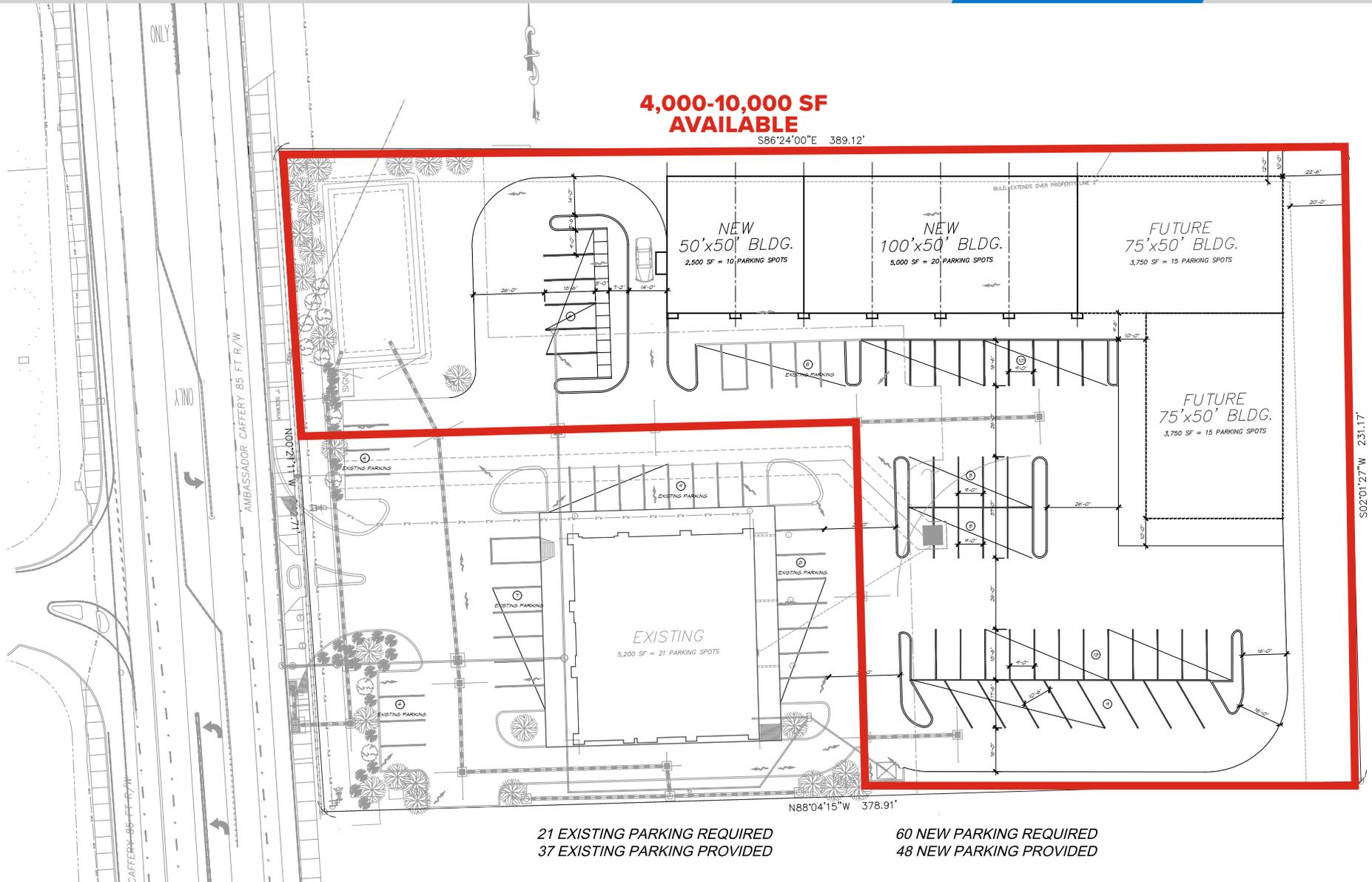
SITE PLAN

DEMOGRAPHICS



4,000-10,000 SF AVAILABLE

S86°24'00"E 389.12'



21 EXISTING PARKING REQUIRED
 37 EXISTING PARKING PROVIDED

60 NEW PARKING REQUIRED
 48 NEW PARKING PROVIDED

2025 DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
6,415	65,772	130,760



AVG. HH INCOME

1 MILE	3 MILE	5 MILE
\$83,414	\$113,689	\$107,981



HOUSEHOLDS

1 MILE	3 MILE	5 MILE
2,827	29,632	56,965

