



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.

AVAILABLE

4,000 - 10,000 SF

LEASE RATE

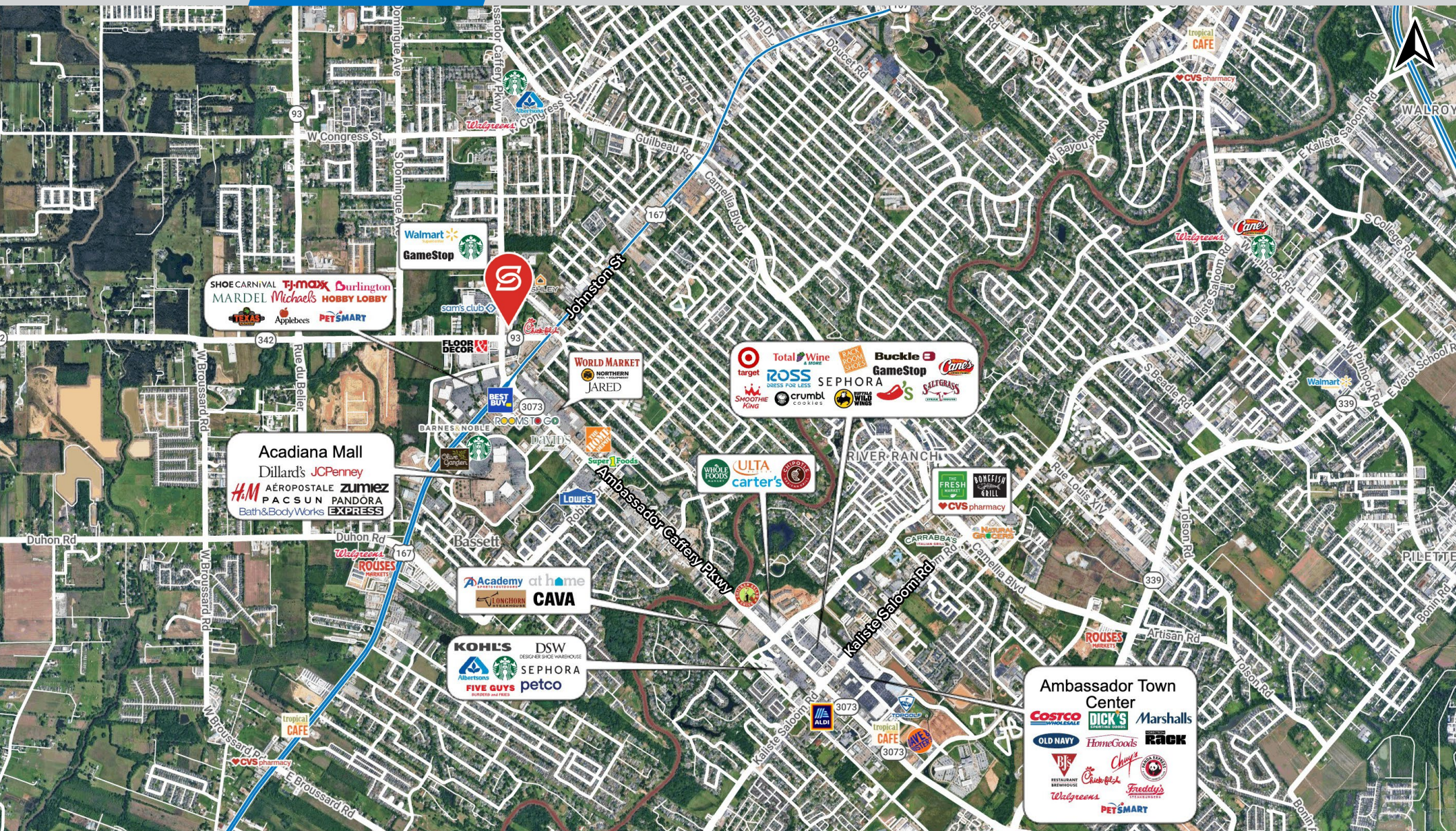
• \$25-28 SF

TRAFFIC COUNT (ADT 2025)

• Johnston St. (Highway 167): 42,480

NEARBY RETAILERS

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





SETH CITRON

Office: 337-234-4481

Direct: 337-572-0273

scitron@stirlingprop.com

RANKIN BIHM

Office: 337-234-4488

Direct: 337-572-0276

rbihm@stirlingprop.com

PROPOSED RETAIL DEVELOPMENT

PHASE TWO

3241 Ambassador Caffery Parkway, Lafayette, LA

SUMMARY

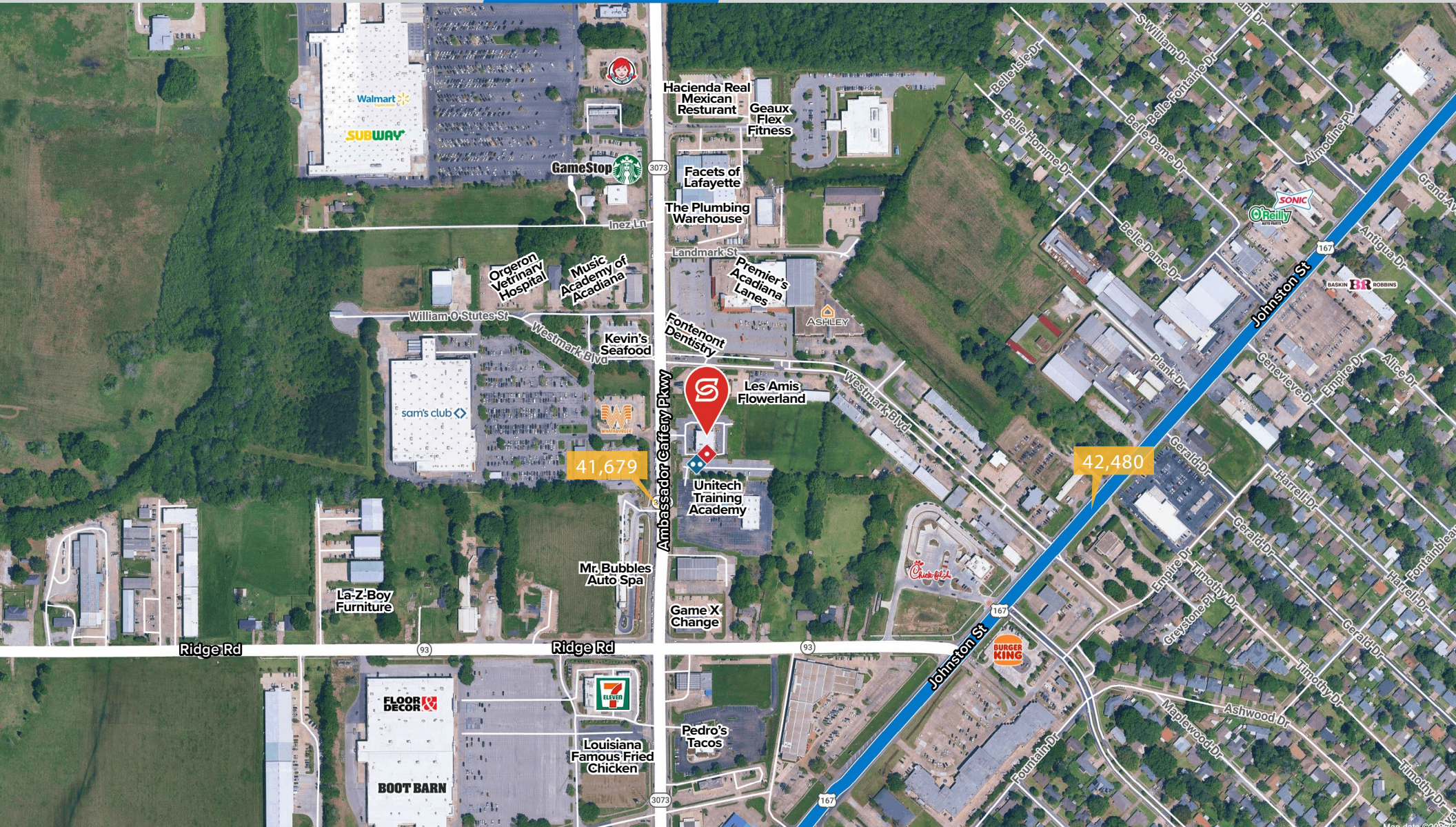
RETAIL MAP

AERIAL

PHOTOS

SITE PLAN

DEMOGRAPHICS



SUMMARY

RETAIL MAP

AERIAL

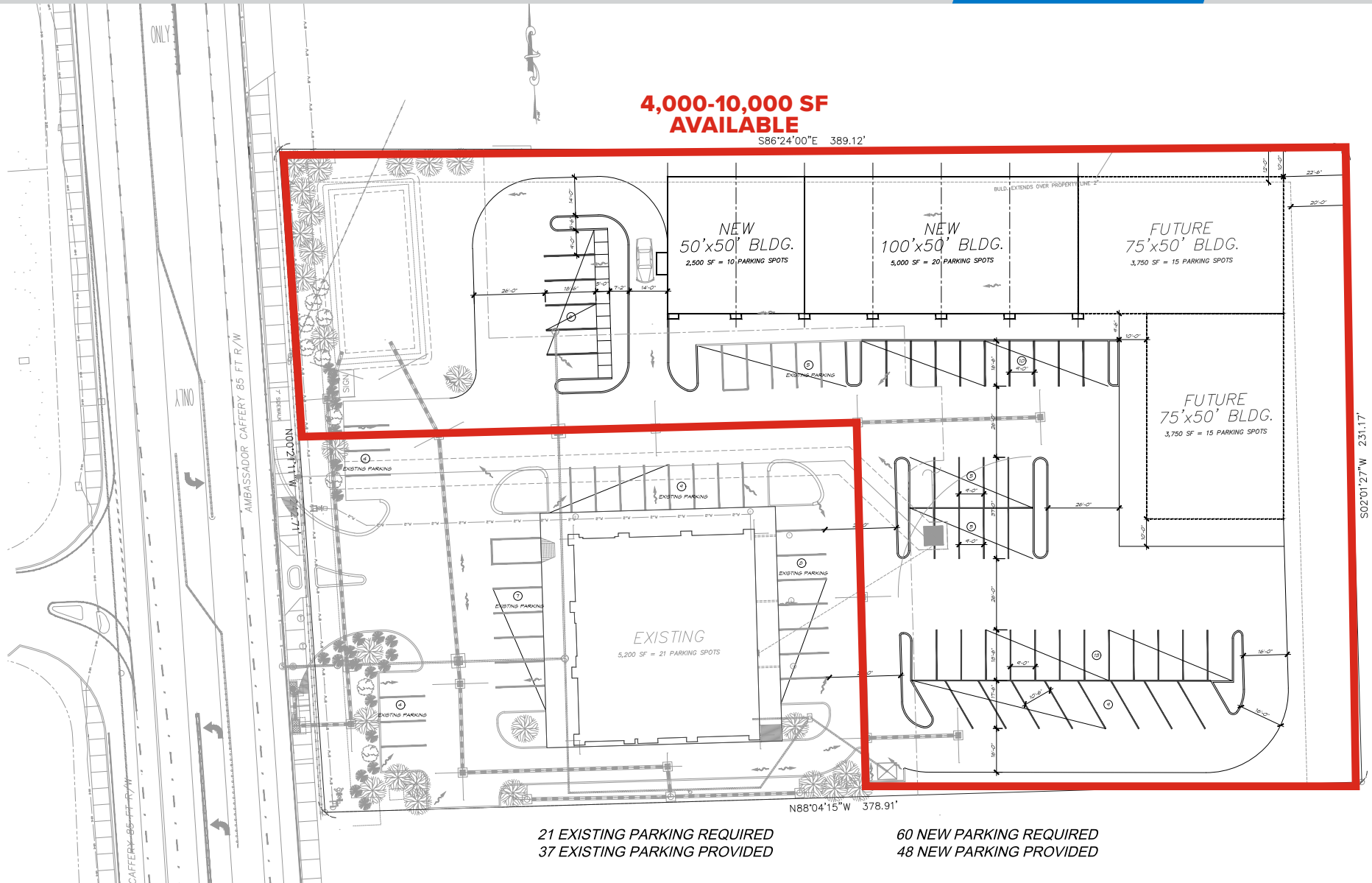
PHOTOS

SITE PLAN

DEMOGRAPHICS



4,000-10,000 SF AVAILABLE



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

