

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

- \$23.00 PSF

SALE PRICE

- \$2.6M

TRAFFIC COUNT (ADT 2024)

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

RETAIL TENANTS LOCATED AT INTERCHANGE

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



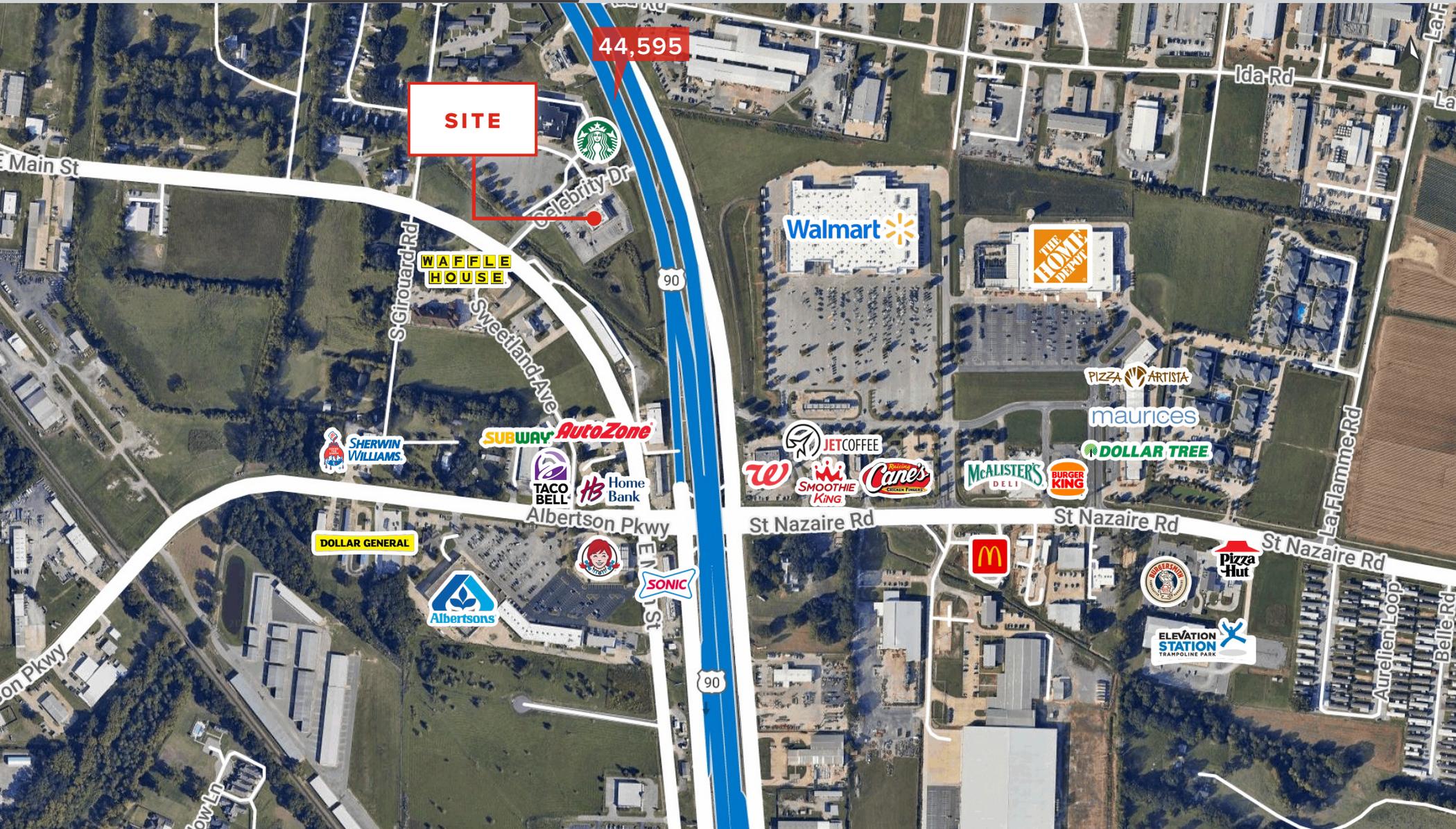
SUMMARY

RETAIL COMPETITION

SITE PLAN

PHOTOS

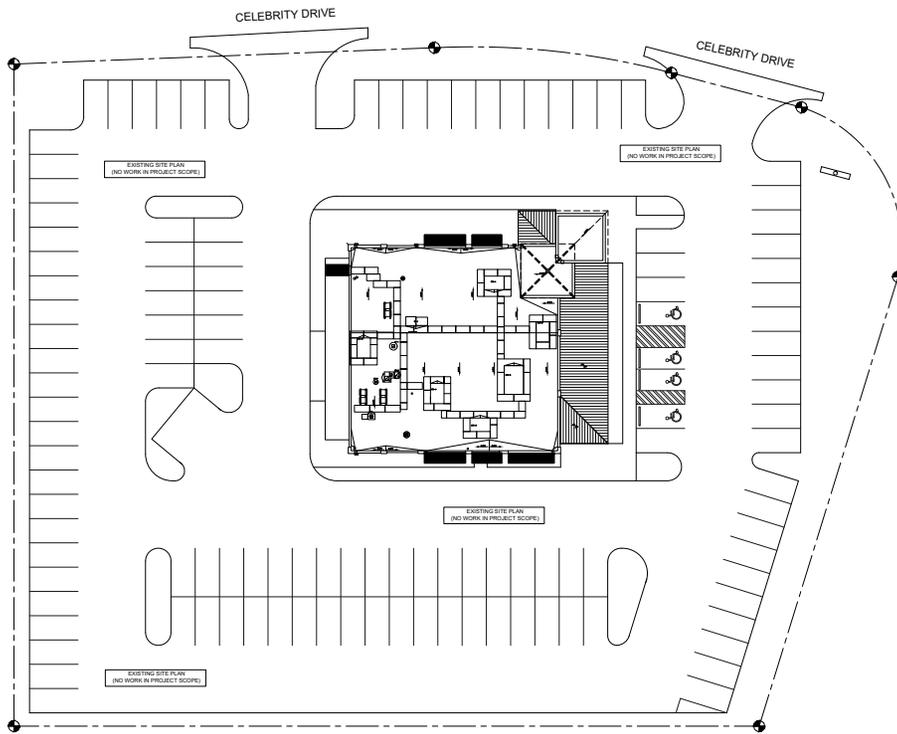
DEMOGRAPHICS



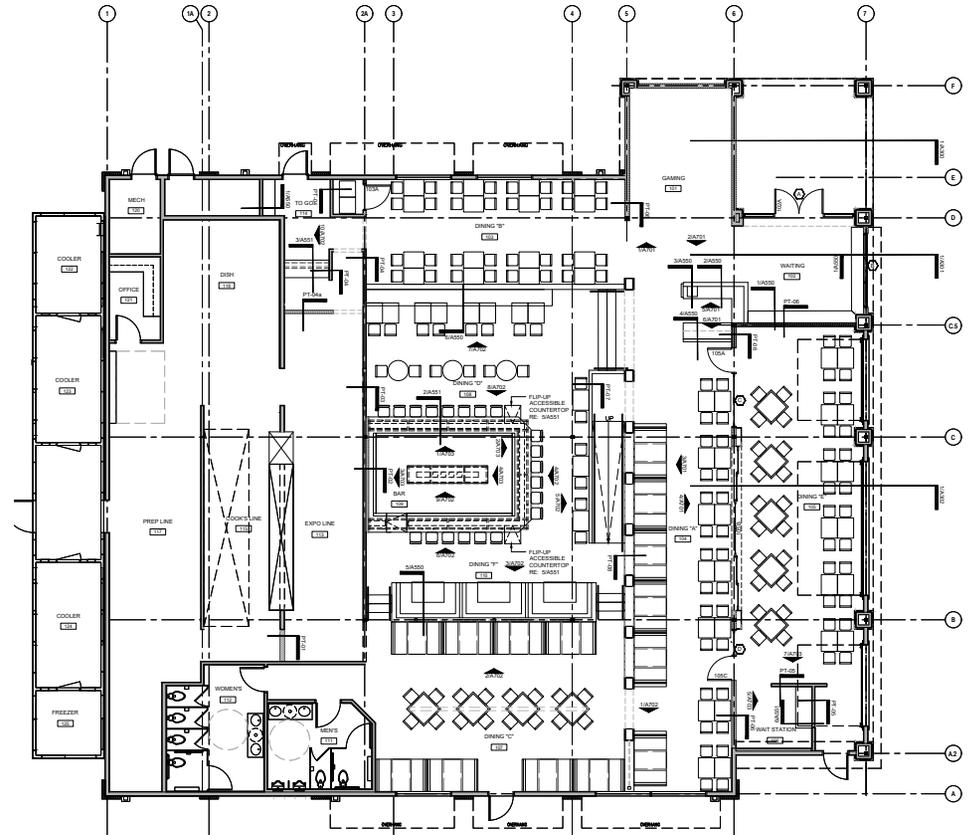
SITE PLAN

Click images for larger view

FLOOR PLAN



EXISTING SITE PLAN (NO WORK) 1/21/17



OVERALL FLOOR PLAN 1/21/17

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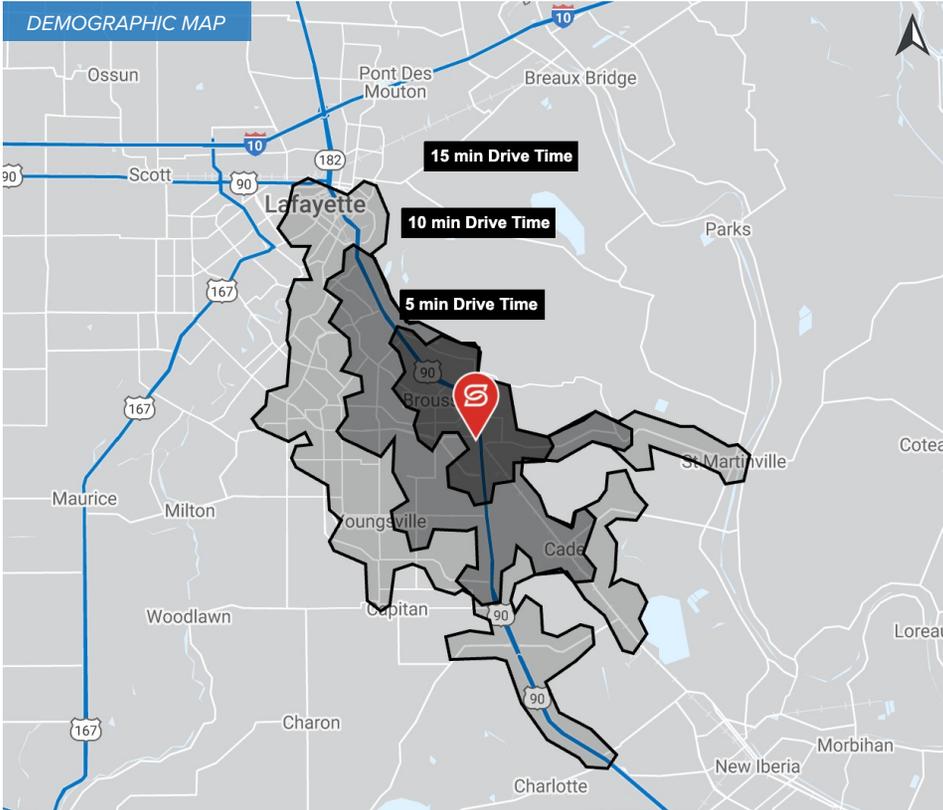
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2025 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN	5 MIN	10 MIN	15 MIN	5 MIN	10 MIN	15 MIN		
POPULATION	8,553	27,803	88,211	AVG. HH INCOME	\$116,746	\$114,410	\$109,288	HOUSEHOLDS	3,532	11,274	35,202