

Office: 337-234-4481 Direct: 337-572-0246 rpecot@stirlingprop.com

AMBASSADOR COMMONS

SWC of Ambassador Caffery Parkway & Highway 90, Broussard, LA

SUMMARY

SITE PLAN

RETAIL COMPETITION

AREA INFO

DEMOGRAPHICS

FOR SALE/LEASE

PROPERTY OVERVIEW

New retail development opportunity located at the southern gateway to Lafayette. This project is 8 miles from the MSA's main retail corridor, allowing retailers and restaurants the opportunity to "pick-off" consumers on their way in and out of Lafayette. With plans to convert Highway 90 into 1-49, this intersection location will only become stronger as it turns into a major interchange.

GLA / ACREAGE

 $\pm 200,000 \, SF, \, \pm 58 \, Acres$

AVAILABILITY

- Vacant Outparcels for Sale
- → 0.94 Up to 7.14 Acres
- Anchor for Lease
- → Up to 50,000 SF
- Freestanding for Lease
- → 6,000 SF
- → 12,500 SF
- In-Line Retail for Lease
 - > 8,000 SF
 - > 10,000 SF
 - > 22,000 SF
 - > 22,000 SF
- In-Line Small Shop for Lease
 - → 1,500 Up to 19,250 SF

TRAFFIC COUNTS (ADT 2018)

- On Highway 90, north of site: 30,625
- On Ambassador Caffery Parkway, west of site: 44,689

LOCATION

Southwest quadrant of Ambassador Caffery Parkway and Highway 90 (future I-49)

AREA BUSINESSES

Walmart Supercenter, The Home Depot, Hampton Inn, La Quinta Inn & Suites, Domino's, Raising Cane's Chicken Fingers, Martial Billiard Elementary School, Broussard Middle School







STIRLING PROPERTIES. COM

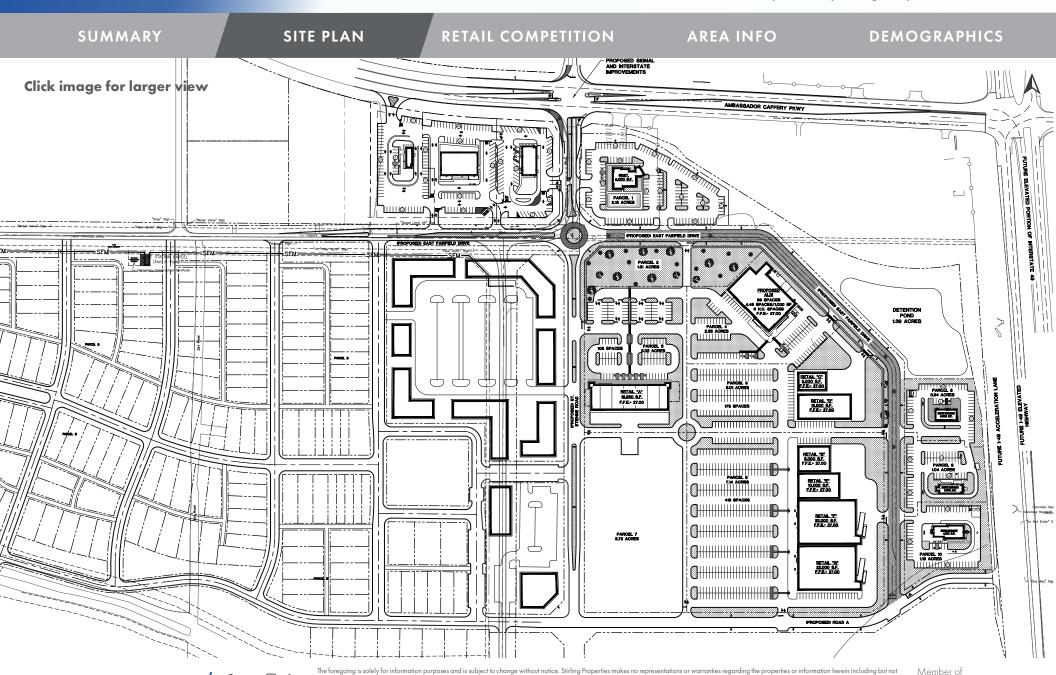
RYAN PÉCOT

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AMBASSADOR COMMONS

• RETAIL BROKERS NETWORK

SWC of Ambassador Caffery Parkway & Highway 90, Broussard, LA



limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing

information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 12/20



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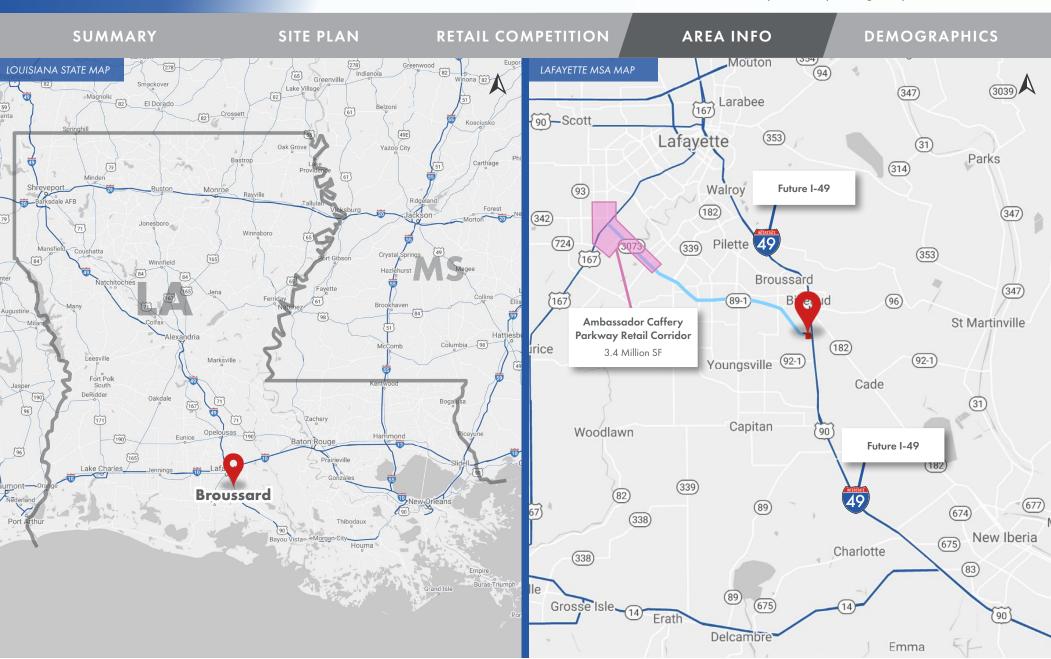




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SUMMA	ARY		SITE	PLAN	RETAIL COMPETITION	AREA INFO	DEMOGRAPHICS
2020 DEMOGRAPHICS					Lafayette (353) (314) Walroy 5 mi	Parks Catahoula	Belyou Cherry
1 A	MILE	3 MILE	5 MILE	TRADE AREA	3 mi 8 Brous 1 mi 96	(347) (679) Coteau Holmes	Bayou Chene
1,9	954	19,646	49,889	151,898	Youngsville 921) Capitan 90	31 (345) (3242) (88) Loreauville	
POPULATION						(344) (677) Morbihan (86)	Archange
\$68	8,610	\$87,514	\$90,613	\$73,743	Charlotte 675 Erath Delcambre Emma	New Ideria 320	Prousse Pointe
AVG. HH INCOME					Avery Island	Duboin Lydia BS Jeanerette BD Self-Self-Self-Self-Self-Self-Self-Self-	
70	61	7,624	19,301	58,166		(318)	(182) Chareston (326) (882) (90) (882) (80) (80) (80) (80) (80) (80) (80) (80
HOUSEHOLDS						83 Alice B	(182) (3211) Frankin
3,3	95	19,887	40,737	114,254	Vertillor test Vertillor test	and and	Centerville-





DAYTIME POPULATION