

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 I-49, this intersection location will only become stronger as it turns into a major interchange.

GLA / ACREAGE

± 200,000 SF, ± 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



SUMMARY

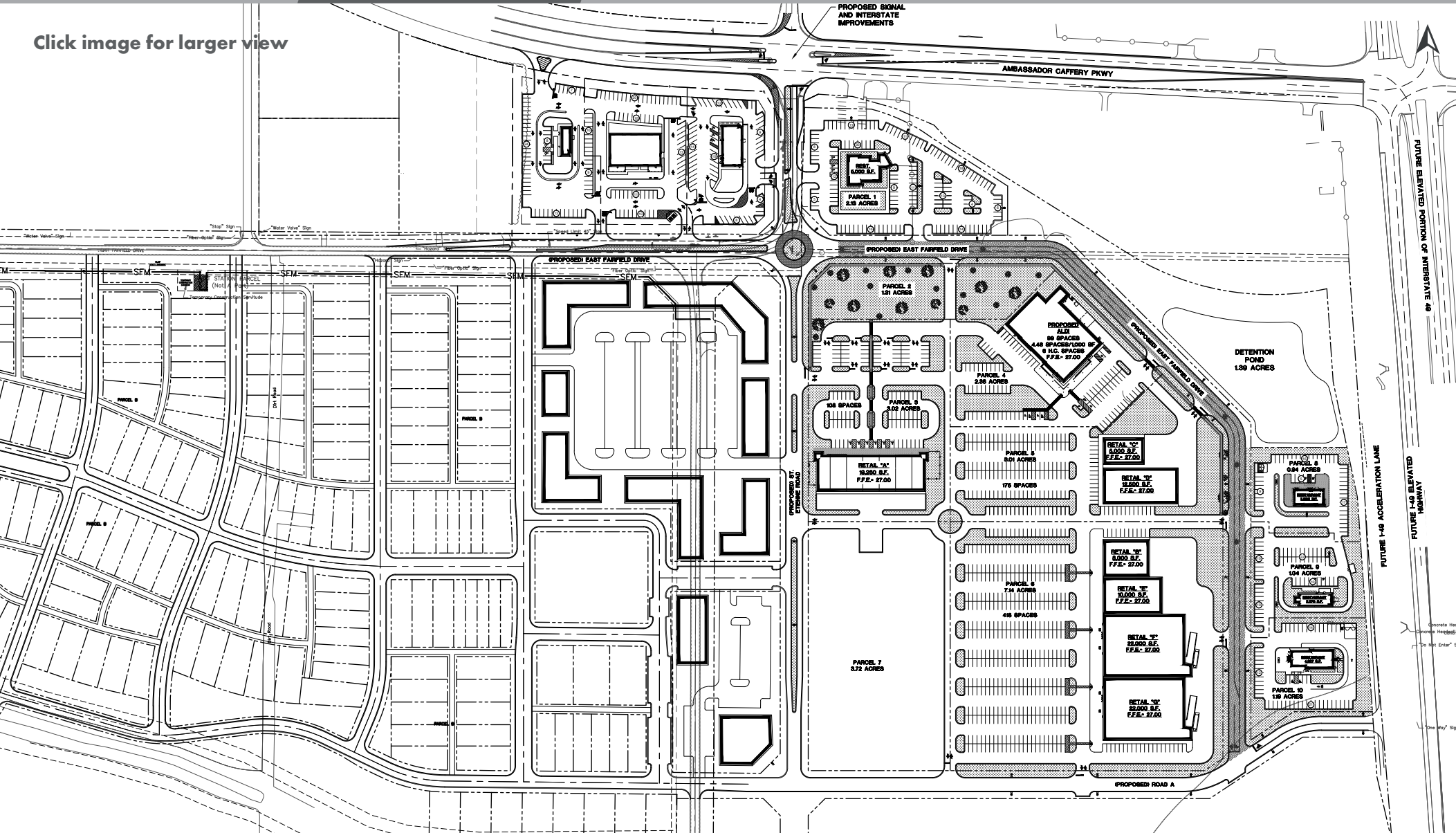
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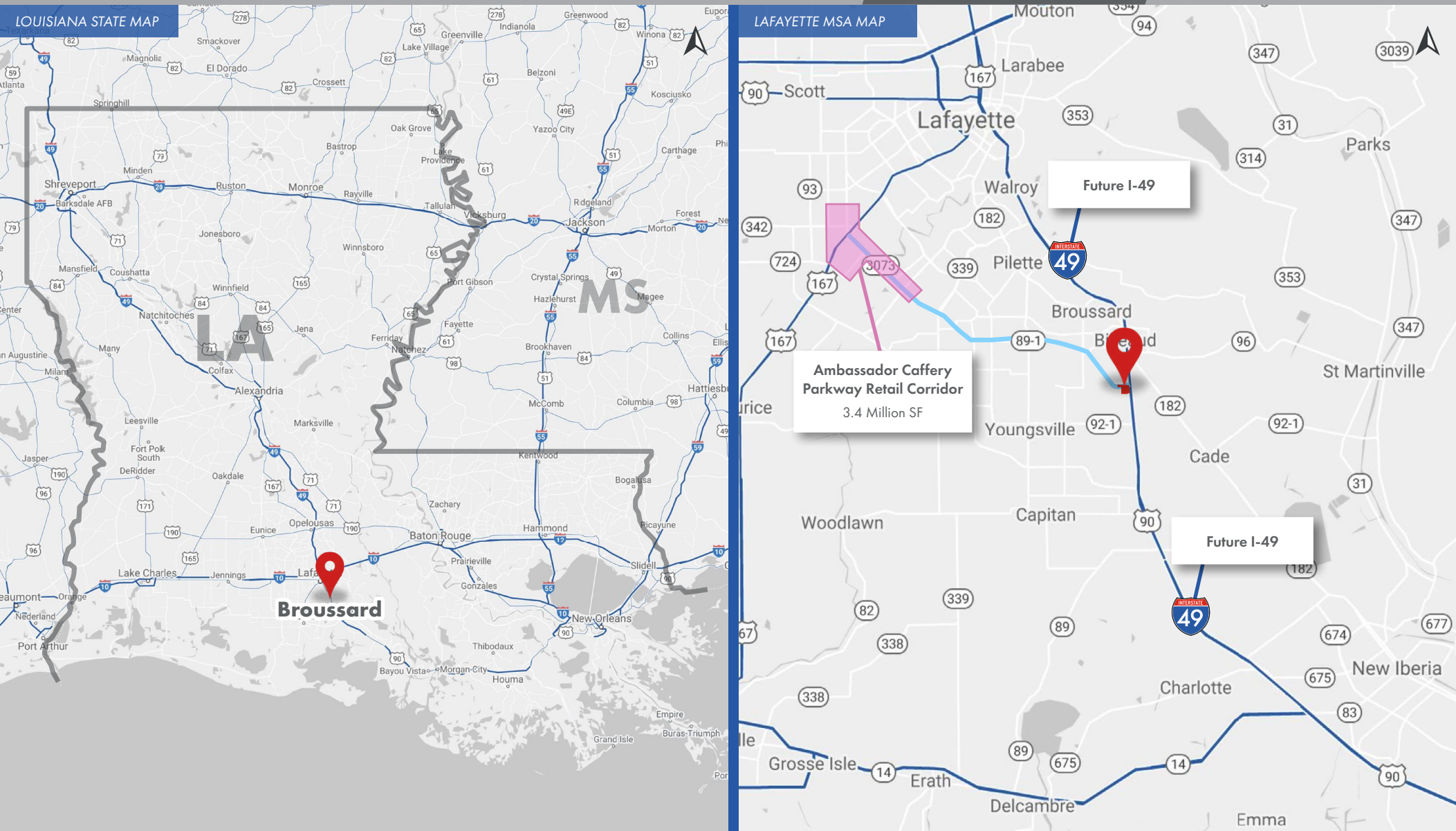
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2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	TRADE AREA
	1,954	19,646	49,889	151,898
POPULATION				
	\$68,610	\$87,514	\$90,613	\$73,743
AVG. HH INCOME				
	761	7,624	19,301	58,166
HOUSEHOLDS				
	3,395	19,887	40,737	114,254
DAYTIME POPULATION				

