

**NAI Rampart**

**RETAIL SPACE FOR LEASE**

# Iberia Mall Shopping Center

627 E Admiral Doyle Drive, New Iberia, LA 70560

Presented By:

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### LOCATION DESCRIPTION

The Iberia Mall Shopping Center is an 88,250 square foot community retail center strategically positioned along Admiral Doyle Dr., New Iberia's busiest retail corridor. The property enjoys outstanding frontage, strong daily traffic, and convenient access for shoppers making both quick-stop and destination trips.

The center is located amongst a complementary mix of national, regional, and local retailers that drive consistent, daily-needs traffic. High-profile brands include Walmart, Hobby Lobby, Planet Fitness, Harbor Freight, Office Depot, Rouses, Chick-fil-A, PetSmart, TJ Maxx, Five Below, Super 1 Foods, and many more. The trade mix makes the center an ideal location for apparel, medical/service, fitness, specialty retail, and quick-service concepts seeking a visible, high-performing location.

Offering two signalized intersections, Iberia Mall provides ease of access and fantastic visibility, making it ideal for high-volume businesses. Large available units can be easily demised to accommodate your specific size requirements, providing flexible options tailored to your unique needs.

### OFFERING SUMMARY

Minimum Rent:	\$1.00 - \$22.00 SF/yr (NNN)
CAM, Taxes, & Insurance:	\$2.27 SF/yr
Available Suites:	9
Available SF:	900 - 60,100 SF
Center Size:	88,250 SF
Lot Size:	6.98 Acres
Parking Ratio:	338 Spaces/ 3.8 per 1,000
Zoning:	C-4 - Highway Commercial District
Flood Zone:	X-Area Of Minimal Flood Risk
Traffic Count:	14,736 ADT
Area Visits (Monthly Average):	±3.5 Million Visits Within A 1 Mile Radius!
Road Frontage:	±700 Feet

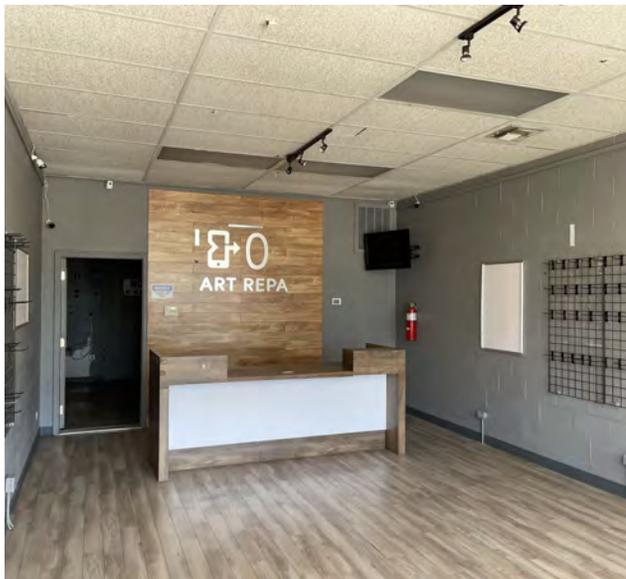
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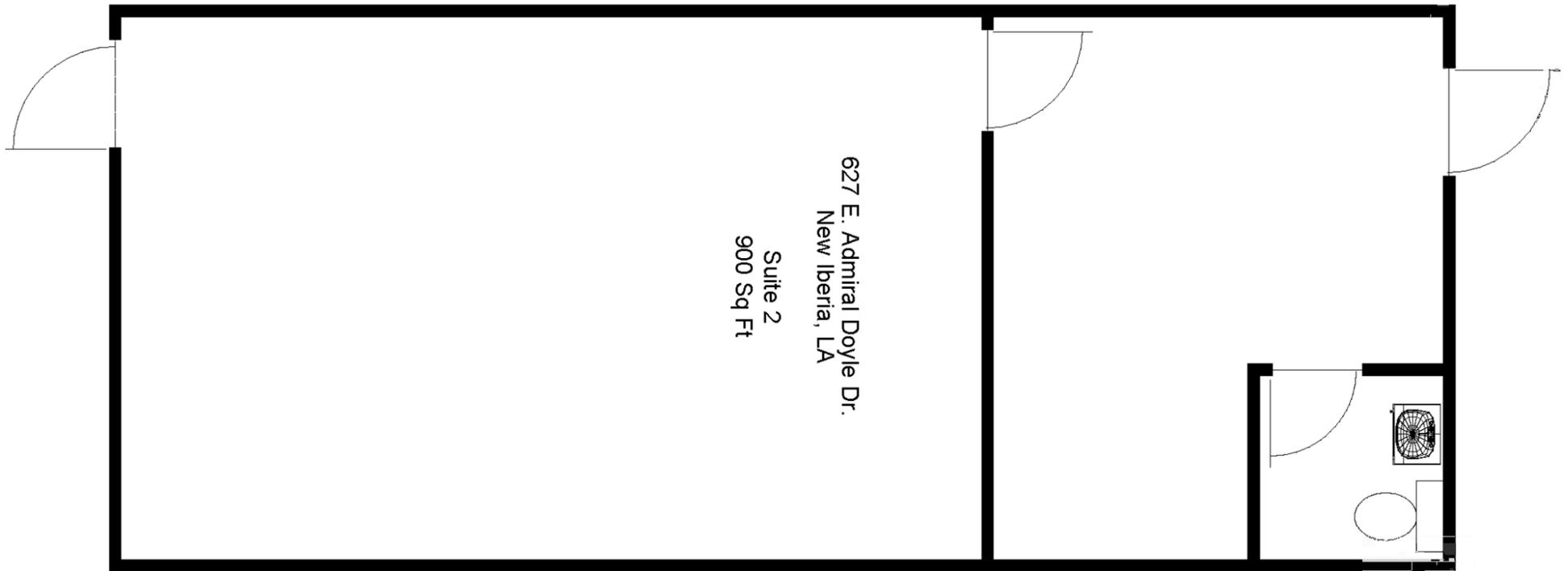
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### 615 STE. #2

- 900 Sq. Ft. (Expandable to 3,550 Sq Ft)
- Minimum Rent: \$22.00 PSF/ Annually
- Storefront: ±15'
- Inline Space
- Adjacent To A Top Performing AT&T Location
- Open Retail Area
- Electrical Service: 100 Amps
- Small Stock Room With Restroom



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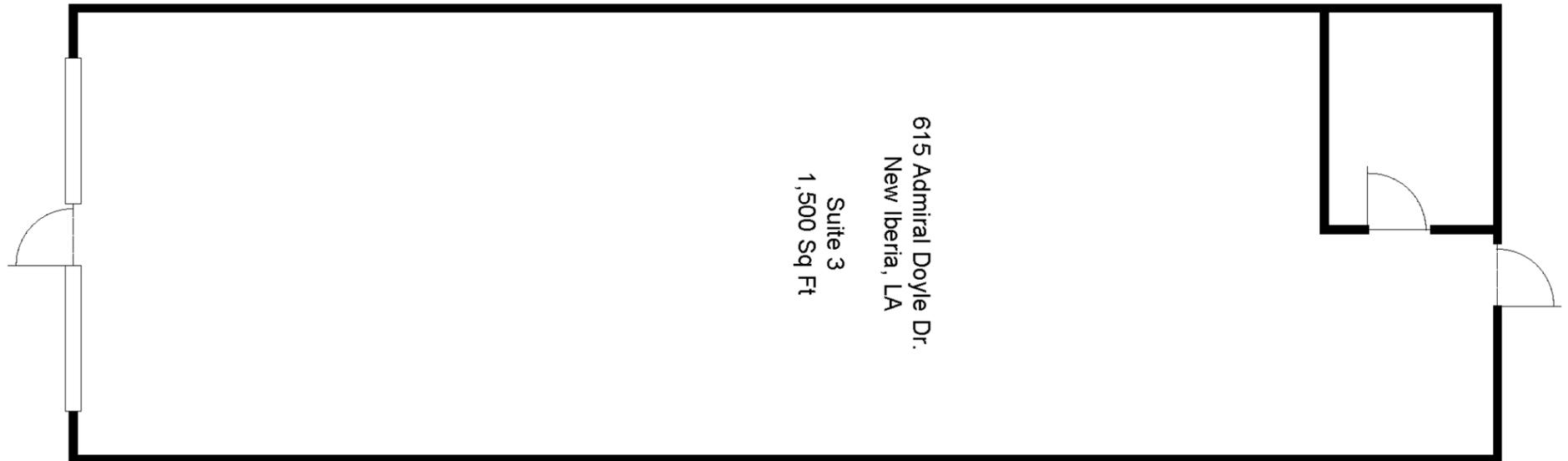
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### 615 STE. #3

- 1,500 Sq. Ft. (Expandable to 3,550 Sq Ft)
- Minimum Rent: \$22.00 PSF/ Annually
- Storefront: ±18'
- Inline Space
- Open Space
- Electrical Service: 200 Amps



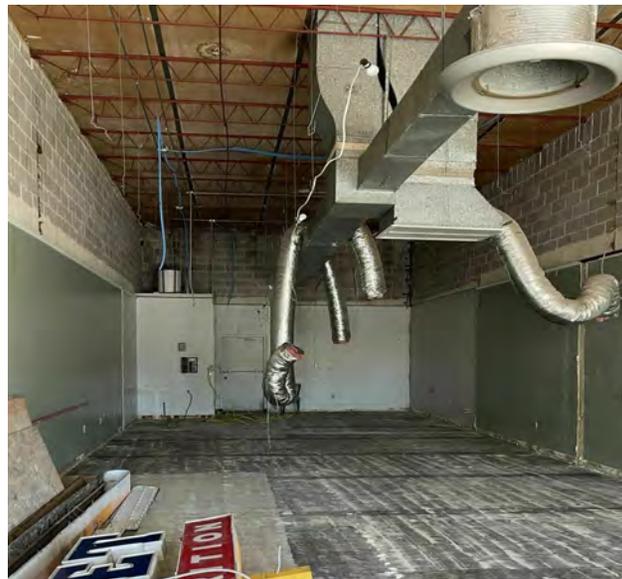
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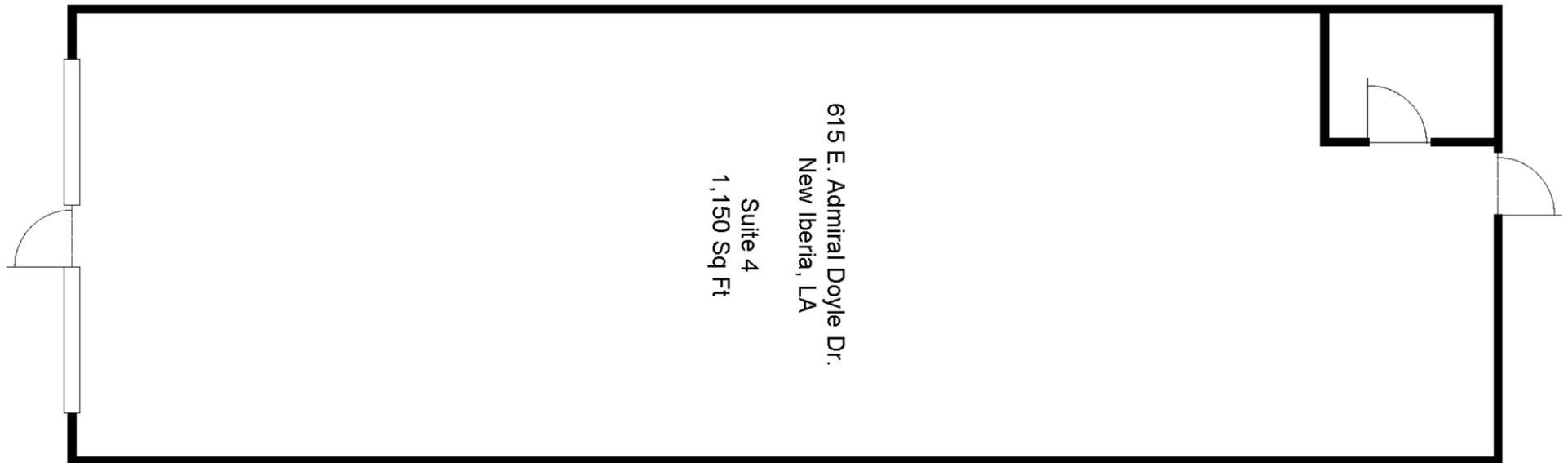
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### 615 STE. #4

- 1,150 Sq. Ft. (Expandable to 3,550 Sq Ft)
- Minimum Rent: \$22.00 PSF/ Annually
- Storefront: ±18'
- Inline Space
- Open Space
- Electrical Service: 120 Amps
- Ideal for: Small Retail, Insurance Sales Office, Hair or Nail Salons



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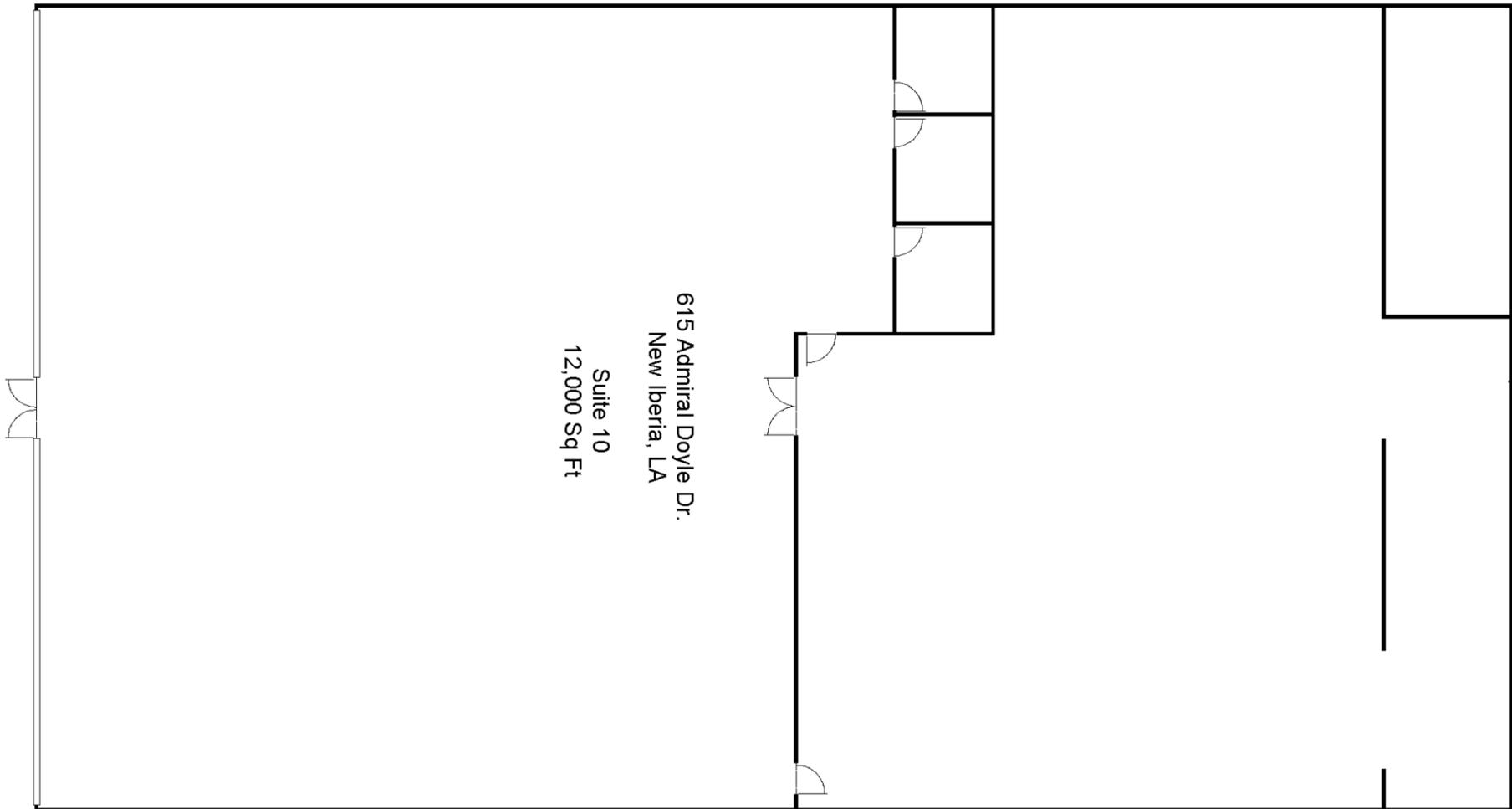
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### 615 STE. #10

- 12,000 Sq. Ft. (Expandable to 60,100 Sq Ft)
- Minimum Rent: Negotiable
- Storefront: ±81'
- Inline Space
- Large Open Retail Space
- Stock Room w/ 10'x10' Grade Level Door
- Additional Upstairs Storage



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### 615 STE. #20

- 21,200 Sq. Ft. (Expandable to 60,100 Sq Ft)
- Minimum Rent: Negotiable
- Storefront: ±150'
- Inline Space
- Large Stock Room w/ Grade Level Door
- Additional Upstairs Storage
- Previously Occupied By Simoneaud's Grocery



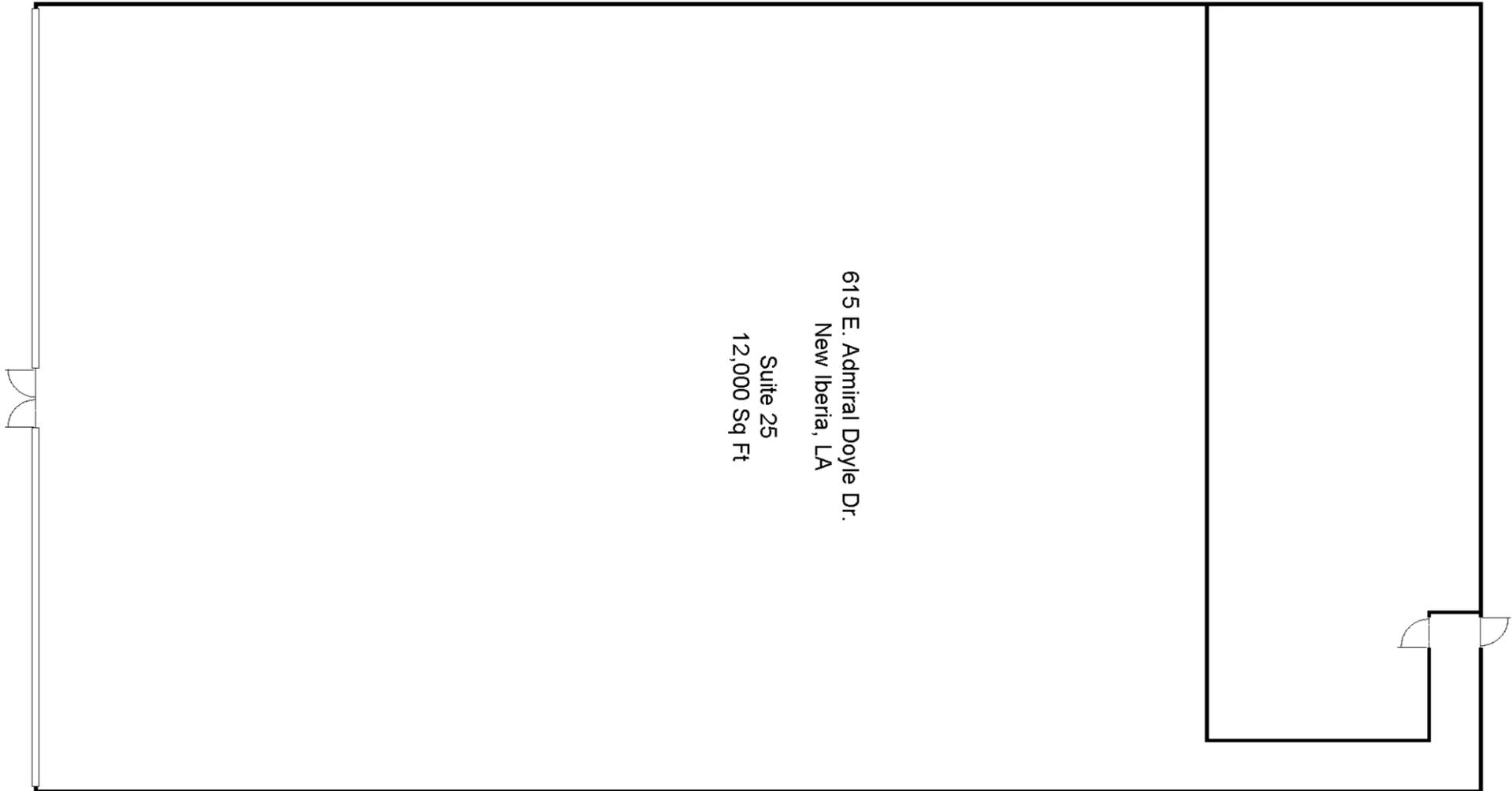
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### 615 STE. #25

- 12,000 Sq. Ft. (Expandable to 60,100 Sq Ft)
- Minimum Rent: Negotiable
- Storefront: ±77
- Inline Space
- Large Open Retail Space
- Large Stock Room w/ Mezzanine Space
- Sprinkled



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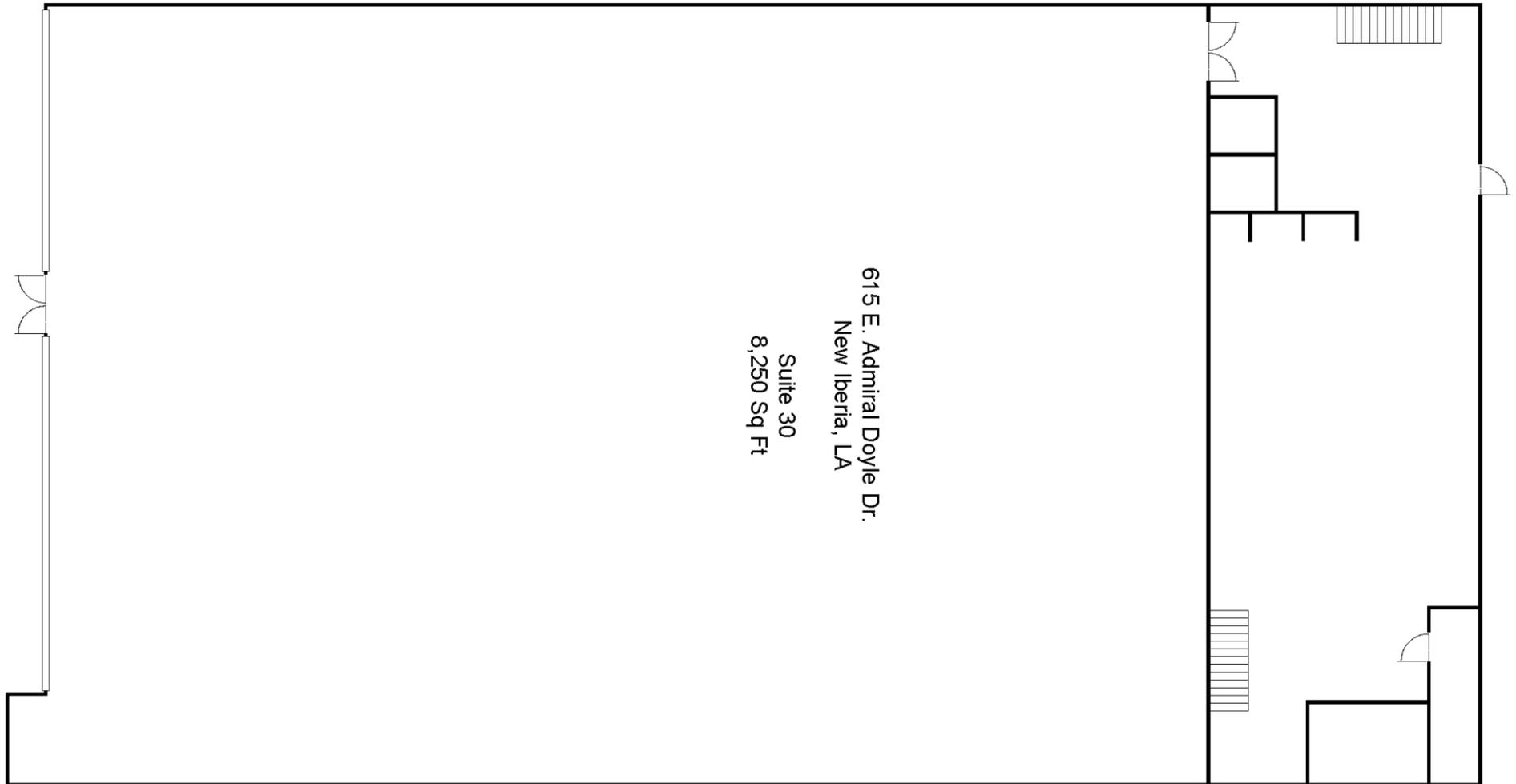
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### 615 STE. #30

- 8,250 Sq. Ft. (Expandable to 60,100 Sq Ft)
- Minimum Rent: Negotiable
- Storefront: ±55'
- Inline Space
- Large Open Retail Space
- Large Stock Room w/ Mezzanine Space
- Electrical Service: 225 Amps
- Sprinkled



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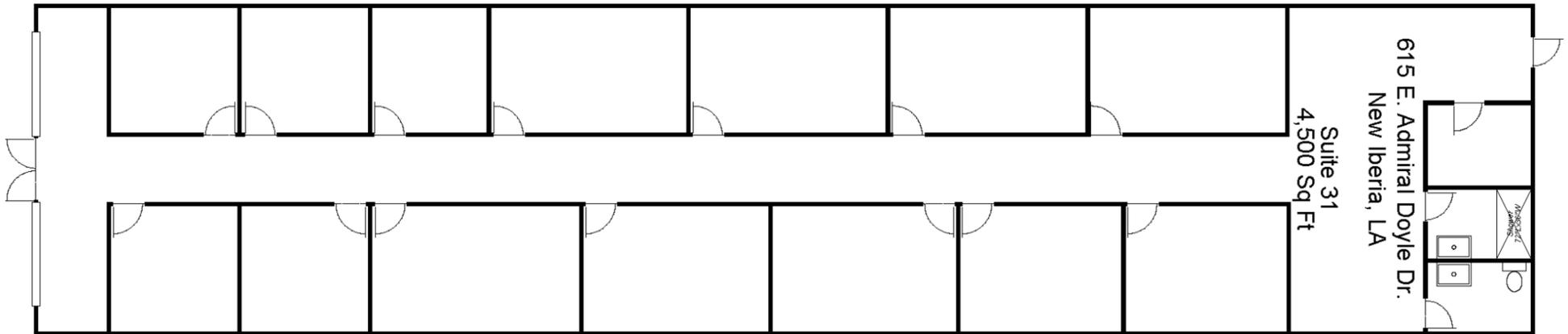
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### 615 STE. #31

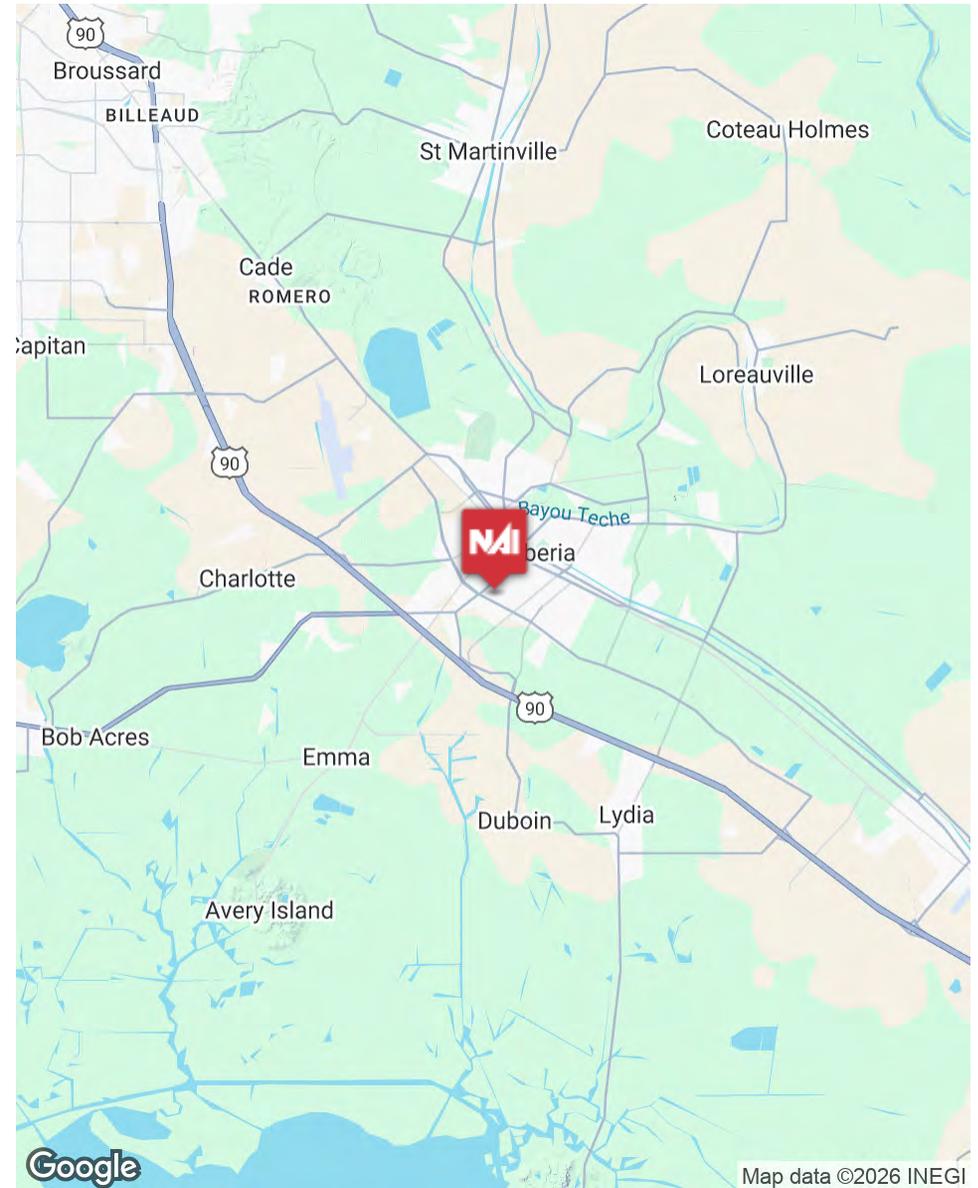
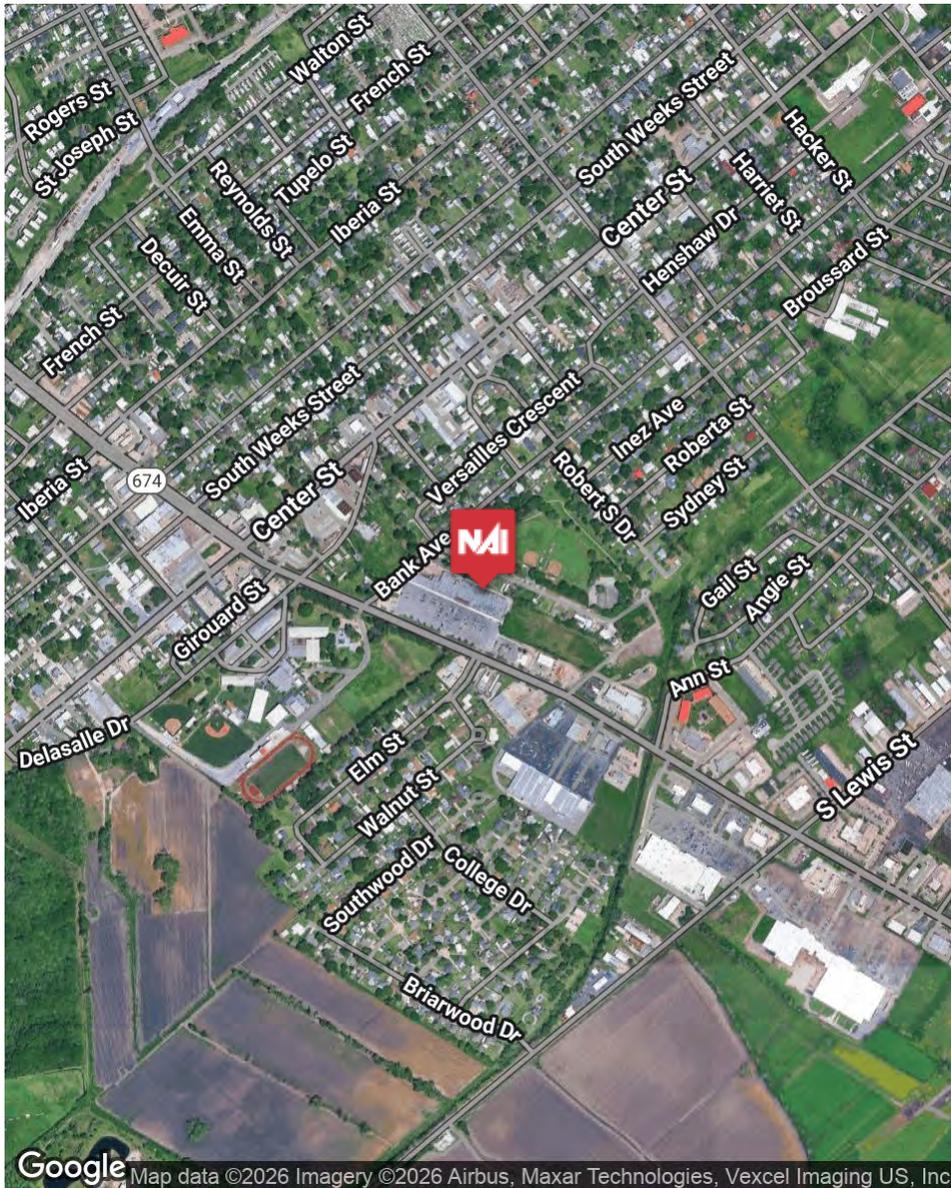
- 4,500 Sq. Ft. (Expandable to 60,100 Sq Ft)
- Minimum Rent: Negotiable
- Storefront: ±34'
- Inline Space
- Office Spaces: 13
- Conference Room: 1
- ADA Restrooms: 2
- Sprinkled
- Electrical Service: 400 Amps
- Ideal for: Insurance Sales Office or Coworking Space



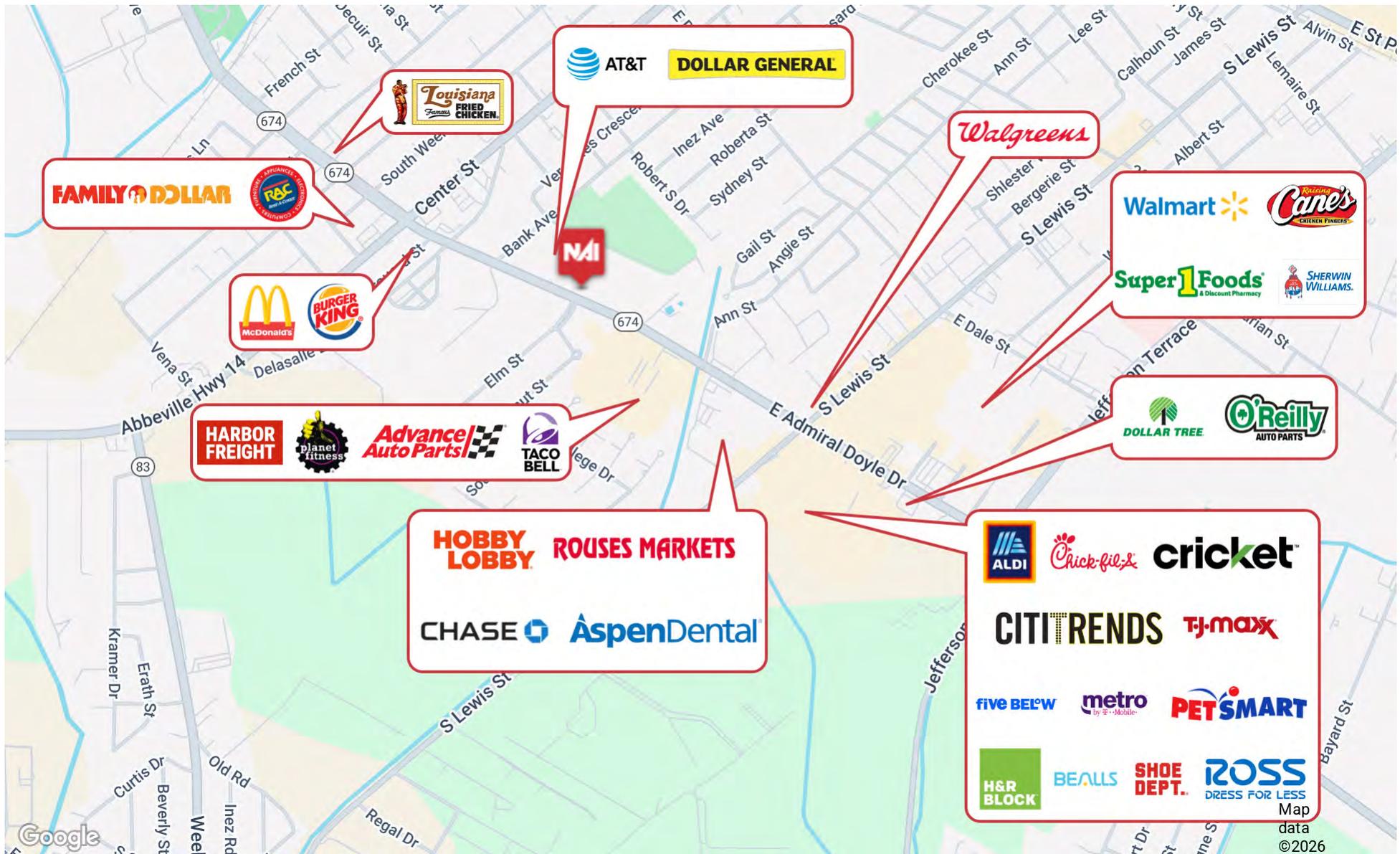
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# NAI SPENDING POWER

Drive time of 10 minutes

### KEY FACTS (2025)



**34,932**  
Total Population



**14,494**  
Total Households



**\$50,110**  
Median Household Income



**39.8**  
Median Age



**2.40**  
Average Household Size



**\$41,117**  
Median Disposable Income



**-0.9%**  
2025-2030 Growth Rate: Population



**-0.4%**  
2025-2030 Growth Rate: Households



**2.3%**  
2025-2030 Growth Rate: Median HH Inc

### TOTAL SPENT (2025)



**\$21,676,129**  
Apparel/ Services



**\$35,567,495**  
Food Away from Home



**\$75,503,504**  
Health Care



**\$36,894,305**  
Entertainment/ Recreation



**\$183,965,349**  
Finance/ Insurance Sales



**\$26,065,128**  
HH Furnishings/ Equipment



**\$9,201,481**  
Personal Care Products/ Services



**\$2,522,834**  
Large Appliance Expenditures



For More Information:

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