

AVAILABLE

PROPERTY INFO

- 2,150 SF free-standing building on a 0.98-acre parcel
- Built in 2019
- Lease through 12/31/2039 (options available)

LOCATION HIGHLIGHTS

- Excellent visibility with 174' frontage on E Main Street (6,664 ADT 2024)
- Additional exposure at N Lewis Street intersection (17,884 ADT 2024)

AREA INFO

- Surrounded by national/regional retailers, offices, and residential neighborhoods
- Strong local workforce and school system with over 11,700 students in Iberia Parish

NEARBY LANDMARKS

- Convenient access to Acadiana Regional Airport (4 mi)
- Lafayette Regional Airport (20 mi, 400K+ travelers annually)
- Iberia Medical Center Main Campus (159 staffed beds) – less than 2 miles away
- Downtown New Iberia, Shadows-on-the-Teche, and other regional destinations within minutes

2025 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	8,285	34,658	43,901
Avg. HH Income	\$76,013	\$78,247	\$82,434
Daytime Population	7,391	26,538	35,496





LAGNIAPPE VILLAGE

ALDI Chick-fil-A bealls

GNC SUBWAY

PETSMART TJ-MAXX