



RETAIL PROPERTY FOR LEASE

Bayou Bend Plaza

110 Production Dr, Lafayette, LA 70508

Presented By:

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PROPERTY DESCRIPTION

NAI Rampart is proud to bring to market Bayou Bend Plaza, a Walmart shadow center located at 110 Production Dr. in Lafayette, Louisiana. Now under new ownership and management, this 10,900 sq ft retail center is currently undergoing extensive renovations.

Off Pinhook at Verot School Rd. this retail center is strategically located adjacent to a strong Walmart Supercenter with over \$165 million in annual sales, nearly 2 million annual visits, and ranked among the top 78% of supercenters nationwide.

Bayou Bend Plaza benefits from excellent visibility and strong co-tenancy. High-profile neighboring retailers include Walmart, McDonald's, Dollar Tree, Chabill's, Cato, Sally Beauty, Cricket Wireless, Surge Entertainment, and more.

PROPERTY HIGHLIGHTS

- Over 260' of Frontage
- High Visibility Next To Walmart Supercenter
- Walmart Foot Traffic Averages Over 166,000 Visits Per Month.
- Zoned: CM-1 – Commercial Mixed 1 provides for a wide range of business uses
- Flood Zone: X – Area of Minimal Flood Hazard

OFFERING SUMMARY

Net Lease Rate:	\$18.00 - 20.00 PSF/ Yr
NNN:	\$4.90 PSF/ Yr
Number of Units:	4
Available SF:	1,200 - 5,120 SF
Building Size:	10,900 SF
Parking:	110
Zoning:	CM-1 / Commercial Mixed 1
Flood Zone:	X - Area of Minimal Flood Hazard
Year Renovated:	2025
Available End Cap:	2 Spaces
Available Restaurant Space:	1 Space
Pinhook Traffic Count:	31,630 ADT

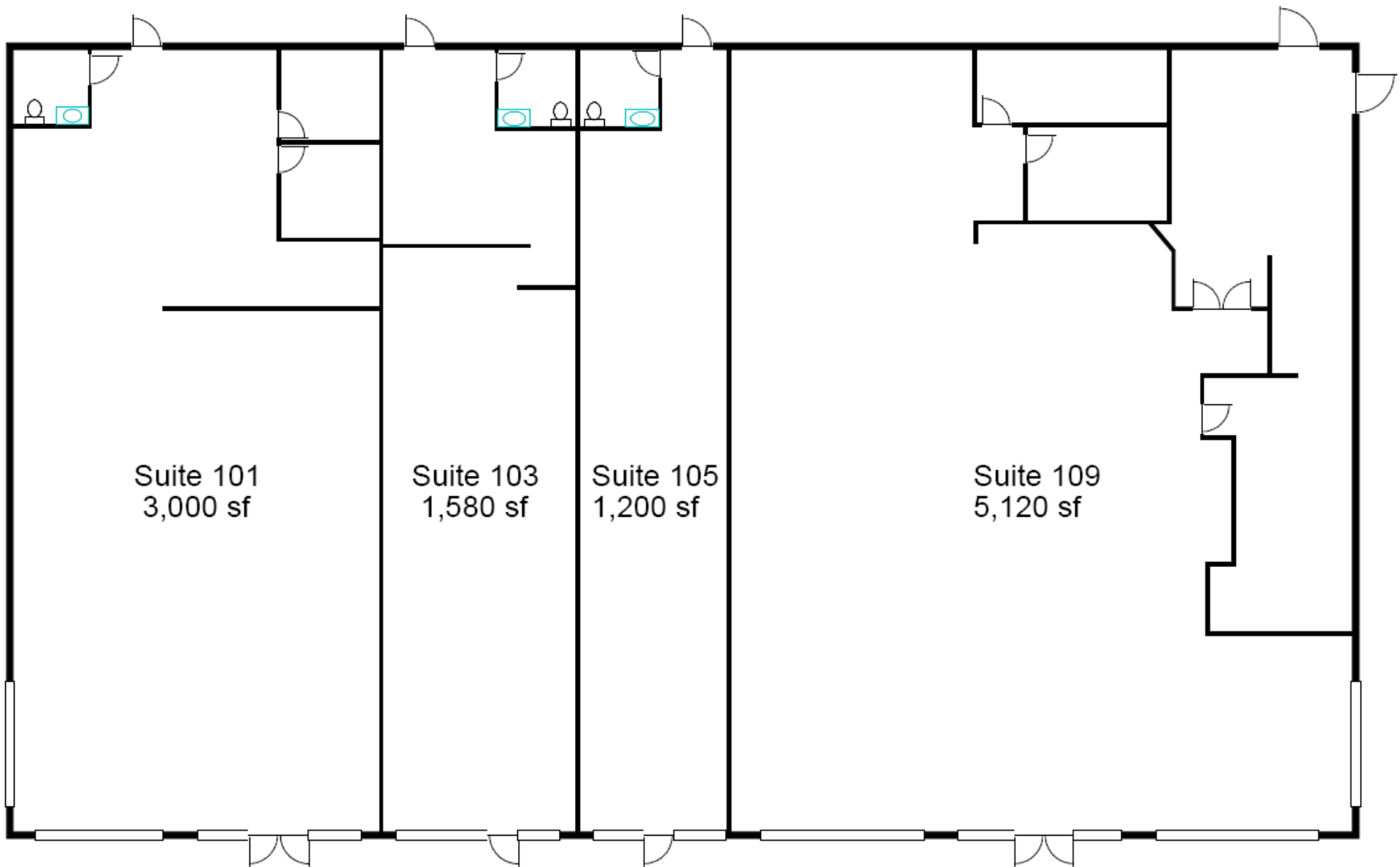
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SUITE 101

- \$20.00 PSF/ Yr (Net)
- 3,000 sq ft
- Endcap Space
- Potential Drive-Thru Opportunity
- Storefront: 38'
- HVAC: Two Units Totaling 10-Tons
- Electrical Service: 400 Amps
- Previously used as a florist shop.



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SUITE 103

- \$18.00 PSF/ Yr (Net)
- 1,580 sq ft
- Storefront: 20'
- ADA Restroom
- HVAC: One 5-Ton Unit
- Electrical Service: 200 Amps
- Previously used as a tax preparation provider.



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SUITE 105

- 18.00 PSF/ Yr (Net)
- 1,200 sq ft
- Storefront: 15'
- ADA Restroom
- HVAC: One 5-Ton
- Electrical Service: 200 Amps
- Previously used for financial services.



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SUITE 109

- \$20.00 PSF/ Yr (Net)
- 5,120 sq ft
- Endcap Space
- Storefront: 63'
- Potential Drive-Thru Opportunity
- 2nd Generation Restaurant Space
- Private Party Rooms
- Subsurface Grease Trap
- ADA Restroom
- HVAC: Four Units Totaling 32.5-Tons
- Electrical Service: 900 Amps



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SPENDING POWER

Drive time of 10 minutes

KEY FACTS (2025)



37,096

Total Population



17,006

Total Households



\$68,414

Median Household Income



38.6

Median Age



2.17

Average Household Size



\$56,576

Median Disposable Income



200.00

2025-2030 Growth Rate: Population (Index)



192.00

2025-2030 Growth Rate: Households (Index)



82.00

2025-2030 Growth Rate: Median HH Inc (Index)

TOTAL SPENT (2025)



\$38,892,693

Apparel/ Services



\$64,734,681

Food Away from Home



\$117,388,418

Health Care



\$63,351,180

Entertainment/ Recreation



\$618,115,038

Finance/ Insurance Sales



\$45,156,675

HH Furnishings/ Equipment



\$16,619,787

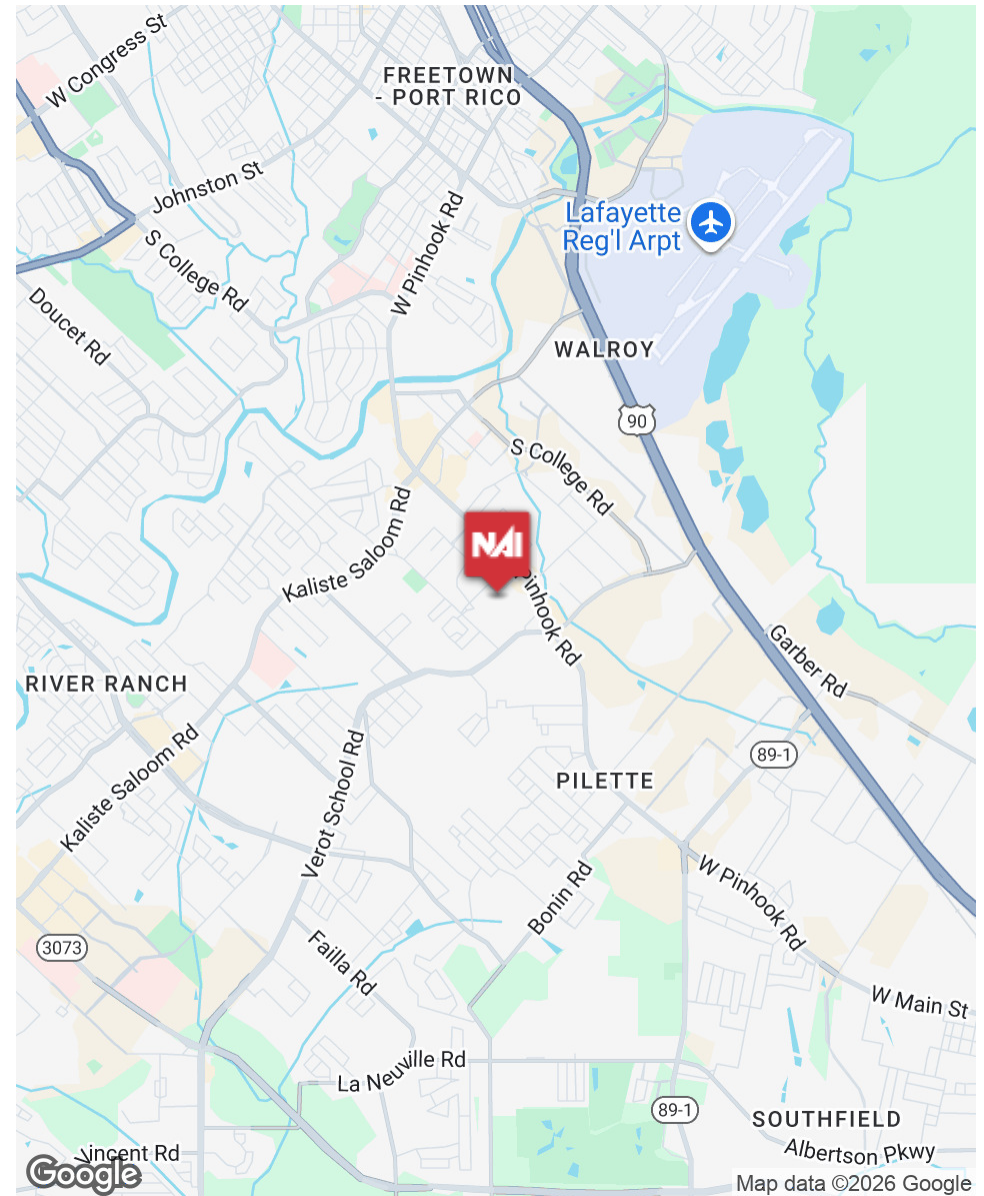
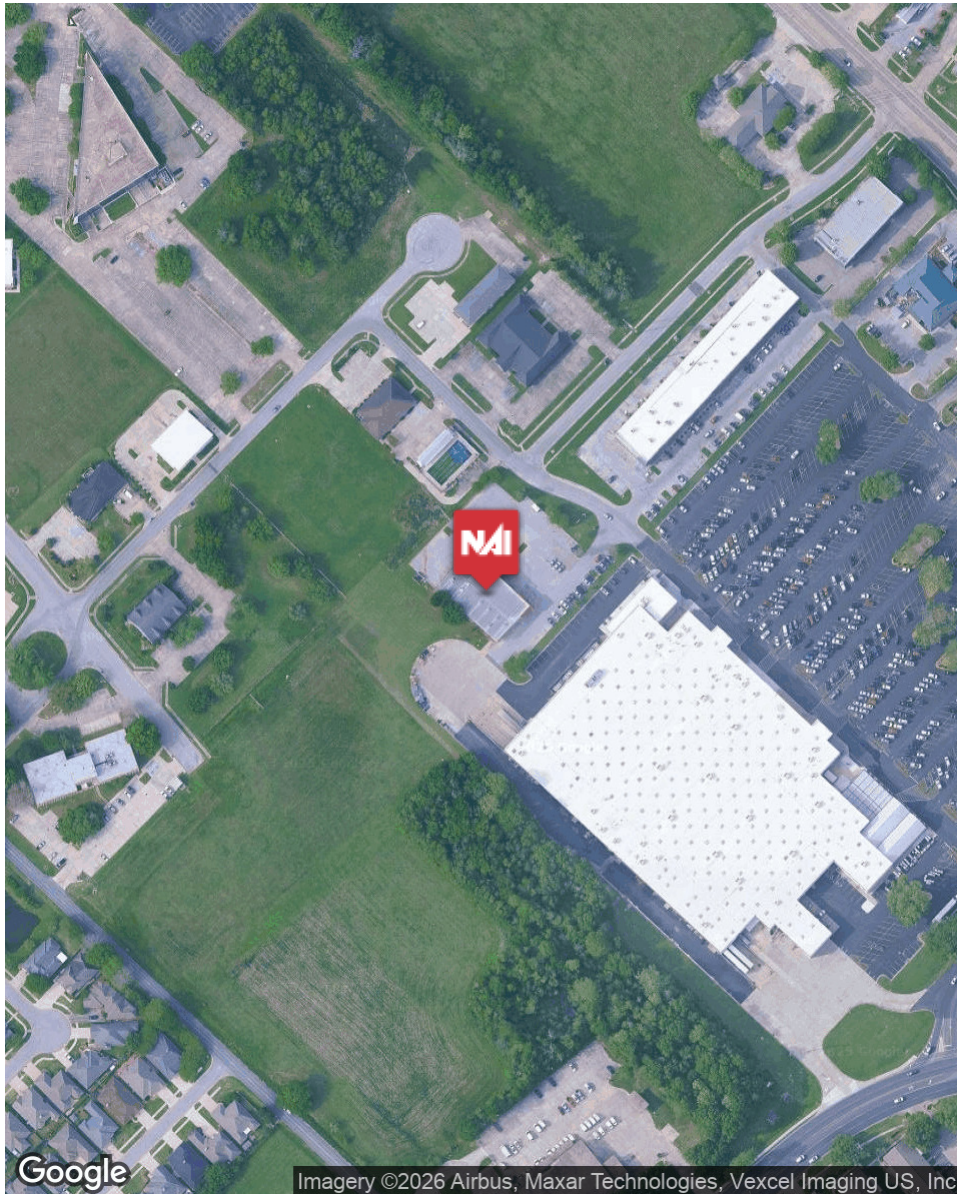
Personal Care Products/ Services



\$4,526,150

Large Appliance Expenditures





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Market Highlights

Population Momentum

The City of Lafayette is widely recognized as the hub of Acadiana, centrally positioned within a six-parish region that includes more than 600,000 consumers making up the Lafayette MSA. Celebrated for its distinctive Cajun heritage, Acadiana balances steady growth with irresistible charm. Lafayette Parish, which already houses more than 250,000 residents and is expected to exceed 261,000 by 2030, anchors the economy of South Louisiana. Crawfish boils, zydeco music, and headline festivals transform routine shopping trips into cultural adventures. Throughout the week merchants benefit as shoppers seeking retail, dining, health care, and entertainment push the daytime population beyond 277,000, filling lunch venues and evening checkout lines. With the intersection of interstates 10 and 49 in Lafayette shoppers and visitors alike enjoy an easy drive from Alexandria, Lake Charles, and the broader Gulf Coast. Lafayette remains the natural meeting point for commerce, culture, and an authentic Cajun experience.



Workforce & Talent Pipeline

Lafayette draws on a regional labor force of 264,000, giving retailers access to a deep bench of talent across sales, hospitality, and logistics. The University of Louisiana at Lafayette boosts this advantage with more than 19,000 students on campus each semester, supplying a steady flow of young consumers and service oriented workers who sharpen their skills through programs at the university, South Louisiana Community College, and the Louisiana Economic Development FastStart training initiative.

Purchasing Power



Retail momentum in Lafayette Parish shows no signs of slowing. In 2024 retail sales reached \$8.59 billion, a 1.52 percent year over year increase that proves consumer demand remains steady and resilient. That spending power is supported by a parish average disposable income of \$71,434, comfortably above the state average and giving households ample room for discretionary purchases.

Lifestyle & Visitor Magnet

The Cajundome and Convention Center, Louisiana's fourth largest arena with 13,500 seats, draws more than 450,000 ticketed visitors each year for concerts, Ragin' Cajuns basketball, and major conventions. Nearby, Moncus Park offers one hundred acres of urban green space where weekly farmers markets, festivals, and outdoor events invite residents from every corner of Acadiana. Adding to Lafayette's entertainment mix, Cajun Field at Our Lady of Lourdes Stadium is now in the midst of a \$65 million redevelopment that will deliver upgraded seating, enhanced amenities, and an elevated fan experience, promising even greater game day and event traffic for local businesses.



*Infrastructure
that moves
product
(and data)
fast*

Major employers such as Amazon, Stuller, Acadian Ambulance, VieMed, Ochsner Health, and CGI all see the value Lafayette's strategic location brings to their bottom line. Set where I-10 meets I-49, the parish offers same day truck routes to Houston, New Orleans, and Baton Rouge, along with Class 1 rail service, access to five Gulf Coast ports within 50 miles, and a modern regional airport that handled over 268,000 tons of cargo in 2024, allowing merchants to replenish inventory quickly. City owned LUS Fiber brings 10 gigabit service right to the storefront, giving retailers one of the nation's fastest and lowest cost broadband platforms for omnichannel transactions, point of sale security, and seamless back-office synchronization. Since 2020 Acadiana has added thousands of direct jobs and attracted more than \$1.6 billion dollars in new capital, surpassing its economic targets with signature projects such as SafeSource Direct personal protective equipment facilities and First Solar's module assembly plant.

Bottom Line for Retailers

Lafayette offers the fundamentals every retailer needs to grow: an ever-expanding customer base, above average disposable incomes, and a constant flow of visitors for every season. The city's position at the crossing of two major interstates, its Class One rail, and its high cargo capacity airport mean inventory can arrive overnight, while ten gigabit fiber keeps ecommerce platforms, point of sale systems, and inventory controls running at full speed. Together, these strengths make Lafayette the clear choice for retailers looking to expand in South Louisiana.

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For More Information:

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