



RETAIL LEASE OPPORTUNITY ON HIGH-TRAFFIC KALISTE SALOOM RD

2330 Kaliste Saloom Rd, Lafayette, LA 70508



*PROPOSED RENOVATED STOREFRONT

617 S BUCHANAN ST., LAFAYETTE, LA 70501 | OFFICE: 337-443-0880 | CELL: 225-235-5755 | EMAIL: DIANA@SCOUTREC.COM | SCOUTREC.COM

Overview

AVAILABLE SUITE

3,717 SF

TOTAL BUILDING SF

10,500 SF

LEASE RATE

\$45.00 PSF NNN (TRIPLE NET)

ESTIMATED TRIPLE NETS

+/- \$6.00 PSF/year

DELIVERY

White Box (excluding restroom)
(includes HVAC, Concrete Slab,
Drop Ceiling, Plumbing/Electrical)

PARKING SPACES

120 Spaces = 1/88 SF RATIO

TRAFFIC COUNT

Over 34,000 VPD

ZONING

CH (Commercial Heavy)



Direct access to Kaliste Saloom Rd and back route to Lake Farm Rd with signalized access at Kaliste Saloom Rd and Settlers Trace Blvd

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Property Highlights

Excellent leasing opportunity along the high traffic corridor- Kaliste Saloom Road in Lafayette, LA. This 3,717 SF commercial space is street-facing offering great visibility and drive-up parking. Conveniently located between River Ranch, one of Lafayette's premier mixed use communities, and River Marketplace shopping center. The property benefits from proximity to upscale residential neighborhoods, popular dining destinations, and established retail businesses.

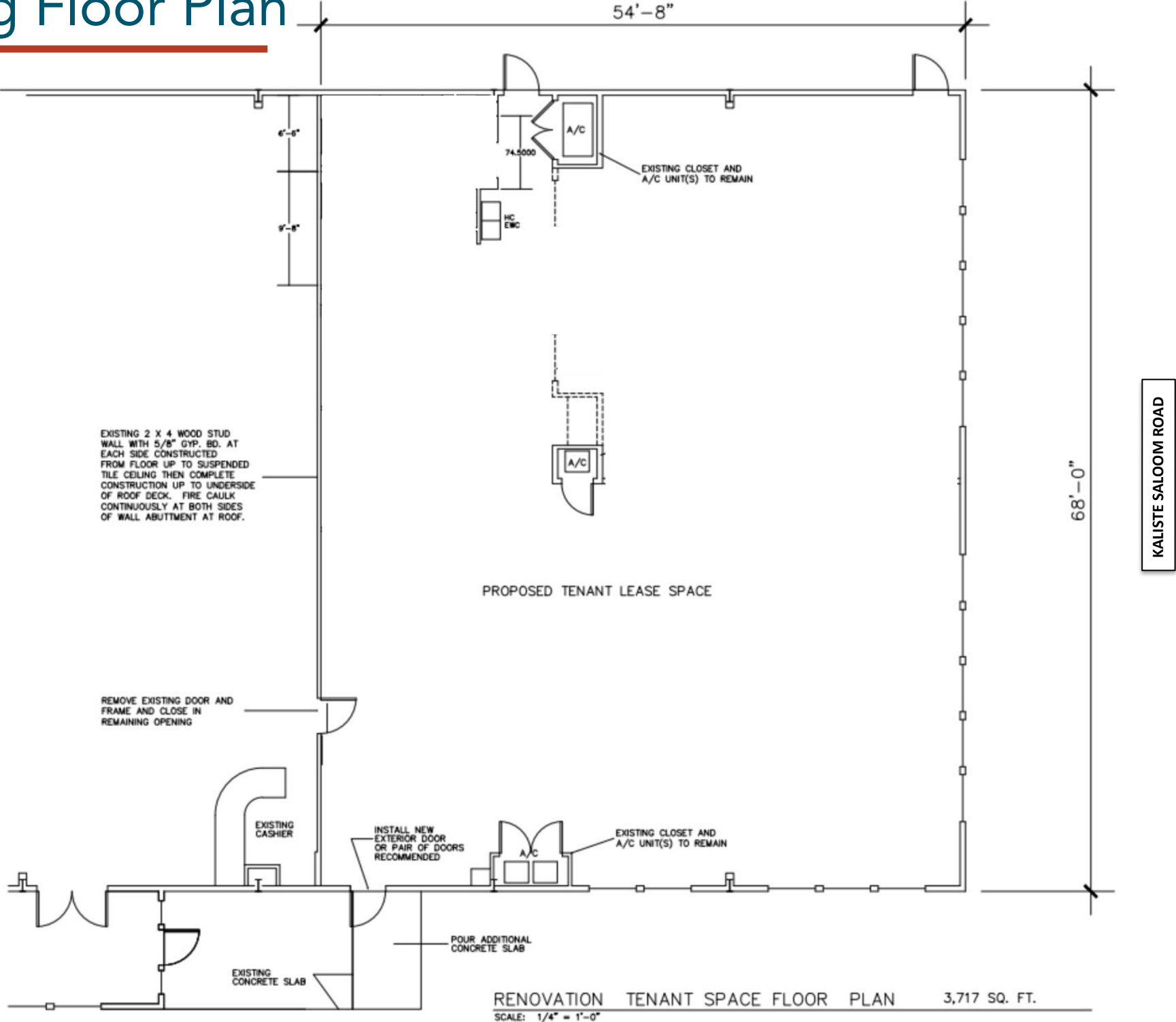
Nearby Developments Include:

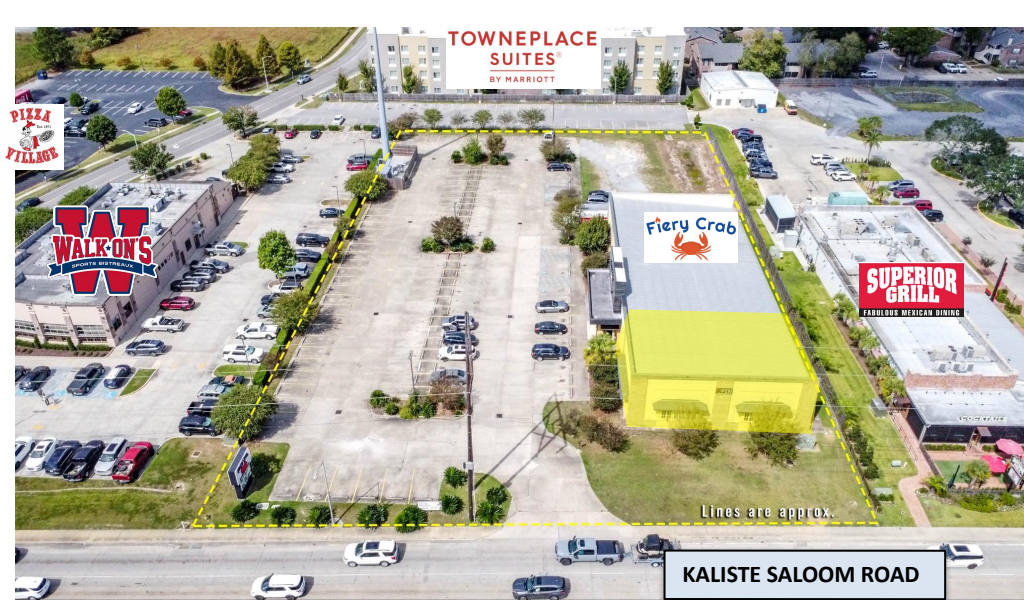
- (0.3 miles) **Ambassador Town Center** (430,000 SF regional retail development featuring Dave & Buster's, Top Golf, Costco, Chuy's Mexican Restaurant, Dicks Sporting Goods, BJ's Restaurant & Brewhouse, PetSmart, Home Goods & many more popular restaurants & retailers)
- (0.4 miles) **River Marketplace** (300,563 SF regional retail development featuring Target, Mcallisters, Ross, Buckle, Total Wine, Chili's, Buffalo Wild Wings, Smoothie Kings, & many more popular restaurants & retailers)
- (0.5 miles) **Ambassador Crossing** (436,860 SF regional retail development featuring Whole Foods, Ulta, Shades, Chipotle, Newk's & many more popular restaurants & retailers)
- (0.6 miles) **Crossroads Annex** (100,185 SF regional retail development featuring Kohls, Albertsons, DSW, Starbucks, Five Guys, Wendy's, & many more popular retailers)
- (0.8 miles) **River Ranch** (324- acre TND) Premier master-planned communities, offering a vibrant mix of upscale residences, boutique shopping, dining, entertainment, and professional offices
- (1 mile) **Our Lady of Lourdes Regional Medical Center & Our Lady of Lourdes Women's & Children's Hospital** (3,000 total employees across campuses)





Existing Floor Plan





Contact

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