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SCOUTREC.COM

The Shops at Settlers Trace

Retail/Office Space For Lease

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UNDER
CONSTRUCTION

± 348 Unit Class A
Luxury Apartments

PROJECT SPECS:

- **BUILDING B:**
 - SUITE SIZE 1,867 - 3,734 SF
- **LEASE RATE:**
 - \$33 - 35 PSF
- **LEASE TYPE:**
 - TRIPLE NET
- **T.I. ALLOWANCE:**
 - TBD
- **DELIVERY:**
 - 2025

AMBASSADOR CAFFERY PKWY

SETTLERS TRACE BLVD

OUTPARCEL
SOLD
1.827 ACRES

RETAIL SUITES
AVAILABLE

FIVE GUYS
BURGERS and FRIES



Property Highlights

Outparcel available for sale on high-demand Settlers Trace Parkway in Lafayette.

- Excellent visibility with traffic counts of over 20,000 VPD
- Located on Settlers Trace Blvd (just off Ambassador Caffery Pkwy)

Nearby developments include:

- **River Ranch** (325- acre traditional neighborhood development in the center of town housing over 2,553 residents, and features many popular restaurants & retailers)
- **Ambassador Crossing** (436,860 SF regional retail development featuring Whole Foods, Ulta, Shades, Chipotle, Newks, & many more popular restaurants & retailers)
- **River Marketplace** (300,563 SF regional retail development featuring Target, Mcallisters, Ross, Buckle, Total Wine, Chilli's, Buffalo Wild Wings, Smoothie Kings, & many more popular restaurants & retailers)
- **Crossroads Annex** (100,185 SF regional retail development featuring Kohls, Albertsons, DSW, Starbucks, Five Guys, Wendy's, & many more popular retailers)
- **Ambassador Town Center** (430,000 SF regional retail development featuring Dave & Buster's, Top Golf ,Costco, Chuy's Mexican Restaurant, Dicks Sporting Goods, Field & Stream, BJ's Restaurant & Brewhouse, PetSmart, Panda Express, Home Goods & many more popular restaurants & retailers)
- **Our Lady of Lourdes Regional Medical Center & Our Lady of Lourdes Women's & Children's Hospital** (3,000 total employees across campuses)



BUILDING B SITE PLAN

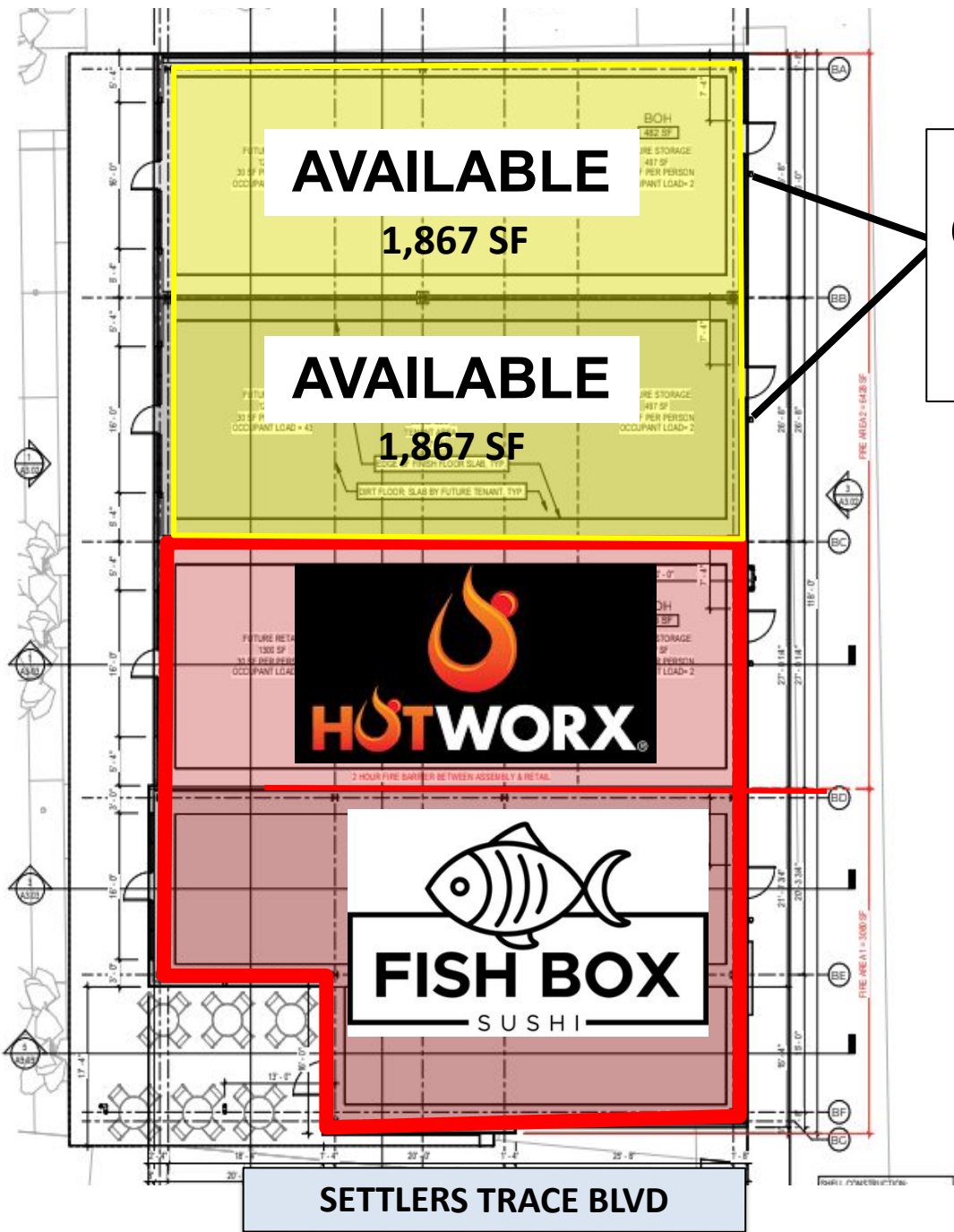
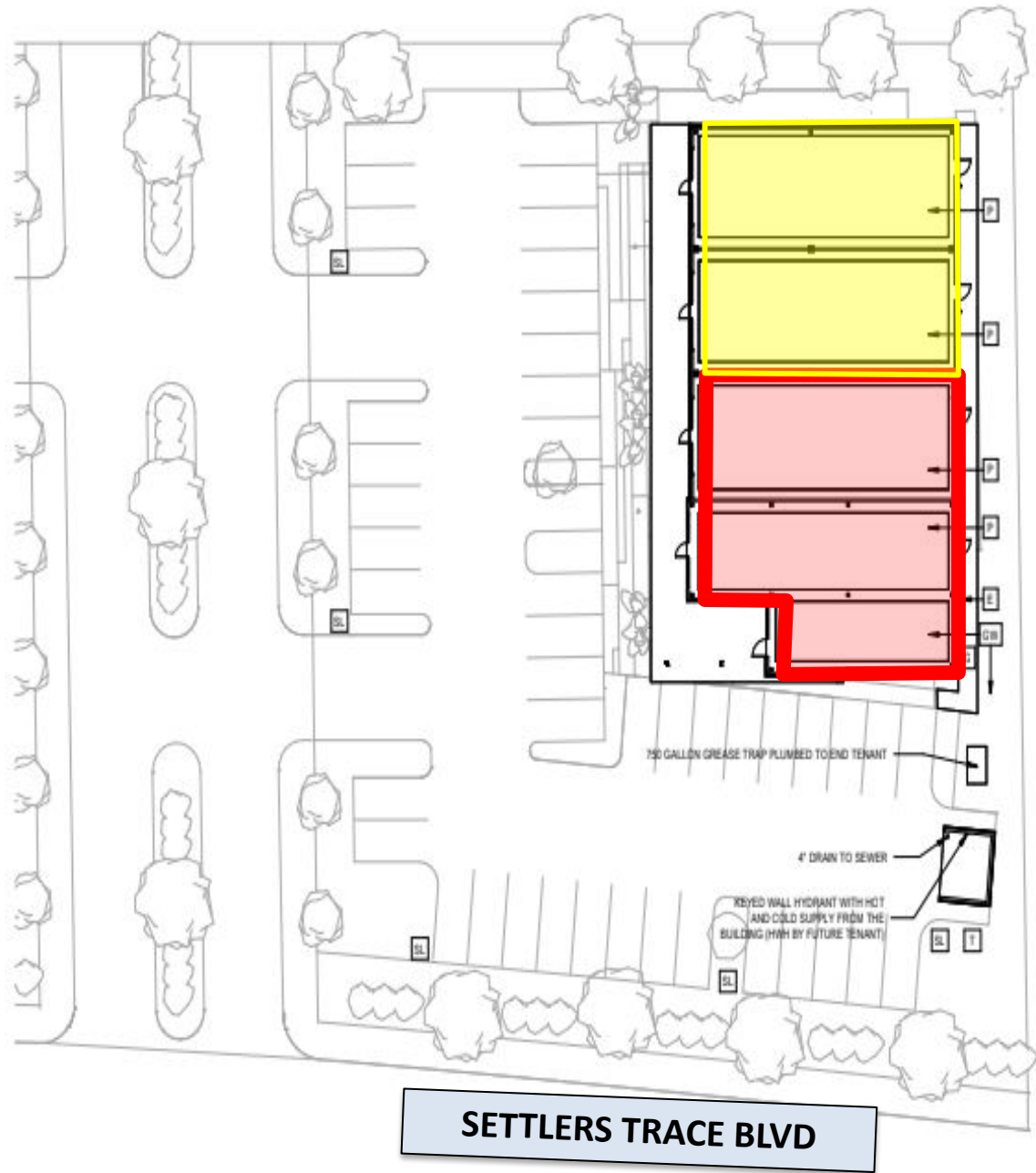


OFFER SUMMARY

**RETAIL/RESTAURANT SPACE
FOR LEASE**

PROJECT SPECS:

- **BUILDING B:**
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Expanded Outdoor Patio & Landscaping





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