



RETAIL PROPERTY FOR LEASE

Bayou Landing

1000 Parkview Dr, New Iberia, LA 70563

Presented By:

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PROPERTY DESCRIPTION

Bayou Landing is a 63,465 square foot entertainment retail center strategically positioned along Bayou Teche at Lewis St, one of New Iberia's busier commercial corridors. This theater anchored center enjoys outstanding frontage, strong daily traffic, and convenient access for shoppers making both quick-stop and destination trips.

Located on the hard corner of Lewis St at Parkview Dr., Bayou Landing is across the street from Walmart and between two major hospitals. The center benefits from exceptional regional connectivity, drawing customers from across Iberia Parish. The site offers excellent visibility to passing traffic and prominent signage opportunities, supporting tenants' brand exposure and sales performance.

Bayou Landing features a complementary mix of national, regional, and local retailers that drive consistent, daily needs traffic. High profile co-tenants and neighboring brands include B&B Theaters, Great American Cookies, Sylvan Learning, State Farm, Tito's La Casa Italian Restaurant, CVS Pharmacy, and more. The trade mix and location makes the center an ideal location for soft goods, medical/service, fitness, specialty retail, and quick-service concepts seeking a visible, high-performing location.

OFFERING SUMMARY

Minimum Rent:	\$15 SF/yr (NNN)
CAM, Taxes, & Insurance:	\$3.30/yr
Available Suites:	Ste. 23
Available Square Feet:	1,079 SF
Center Size:	63,465 SF
Lot Size:	7.903 Acres
Parking Ratio:	384 Spaces / 6.05 per 1,000
Zoning:	C-3 General Business District
Flood Zones:	A & X
Traffic Count:	17,065 VPD
Center Foot Traffic:	±22,000 Monthly Visits
Road Frontage:	±650'

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Rear Deck Access

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SUITE 23 - 1,079 SQ. FT.

- Generous Concessions Offered To Qualifying Tenants!
- Gross Rent: \$1,645.48 Monthly
- Storefront: ±15'
- Inline Space
- Two Dressing Rooms
- Small Private Office/ Storage
- Single Use Restroom
- Electrical Service: 100 Amps



Front



Dressing

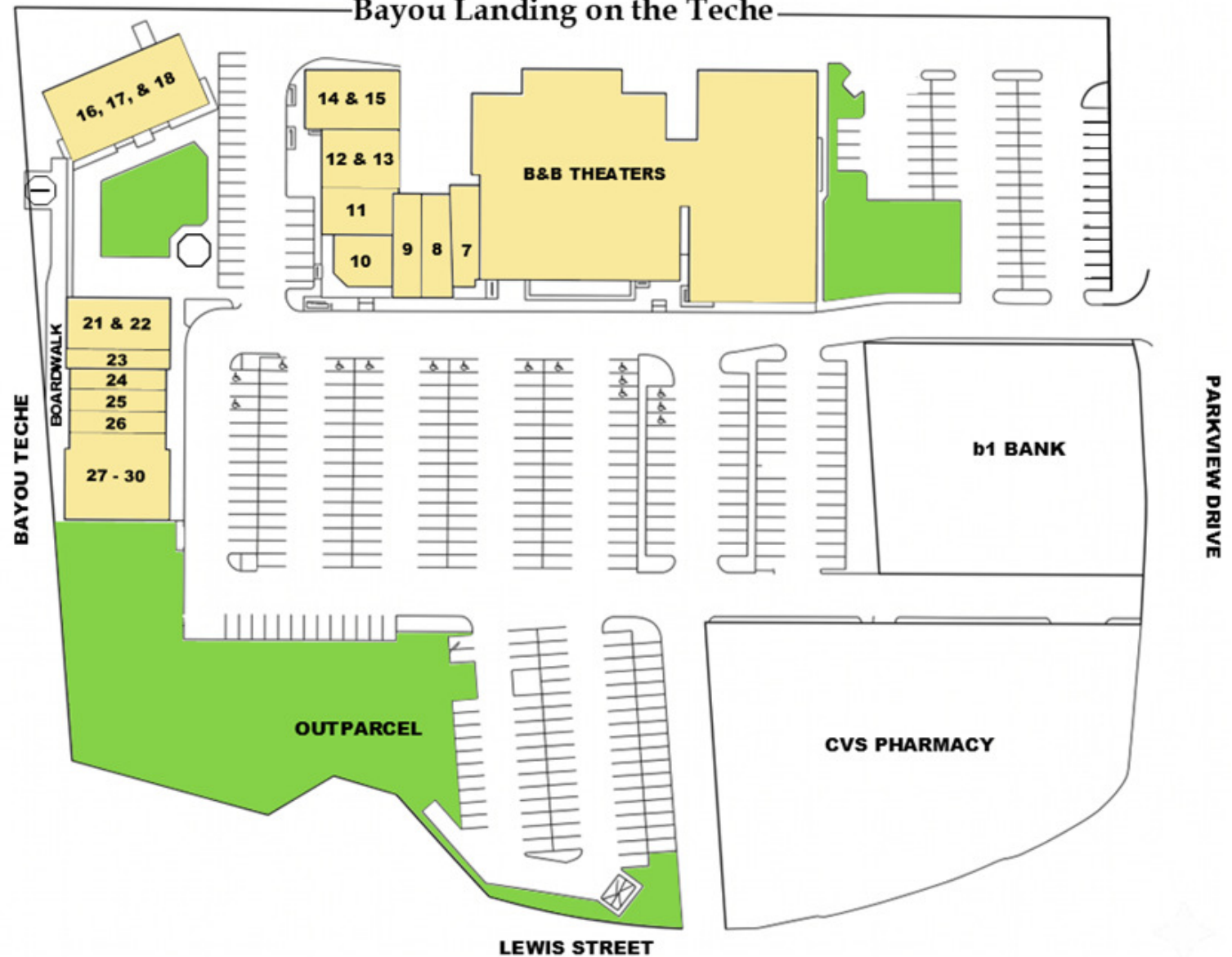


Rear

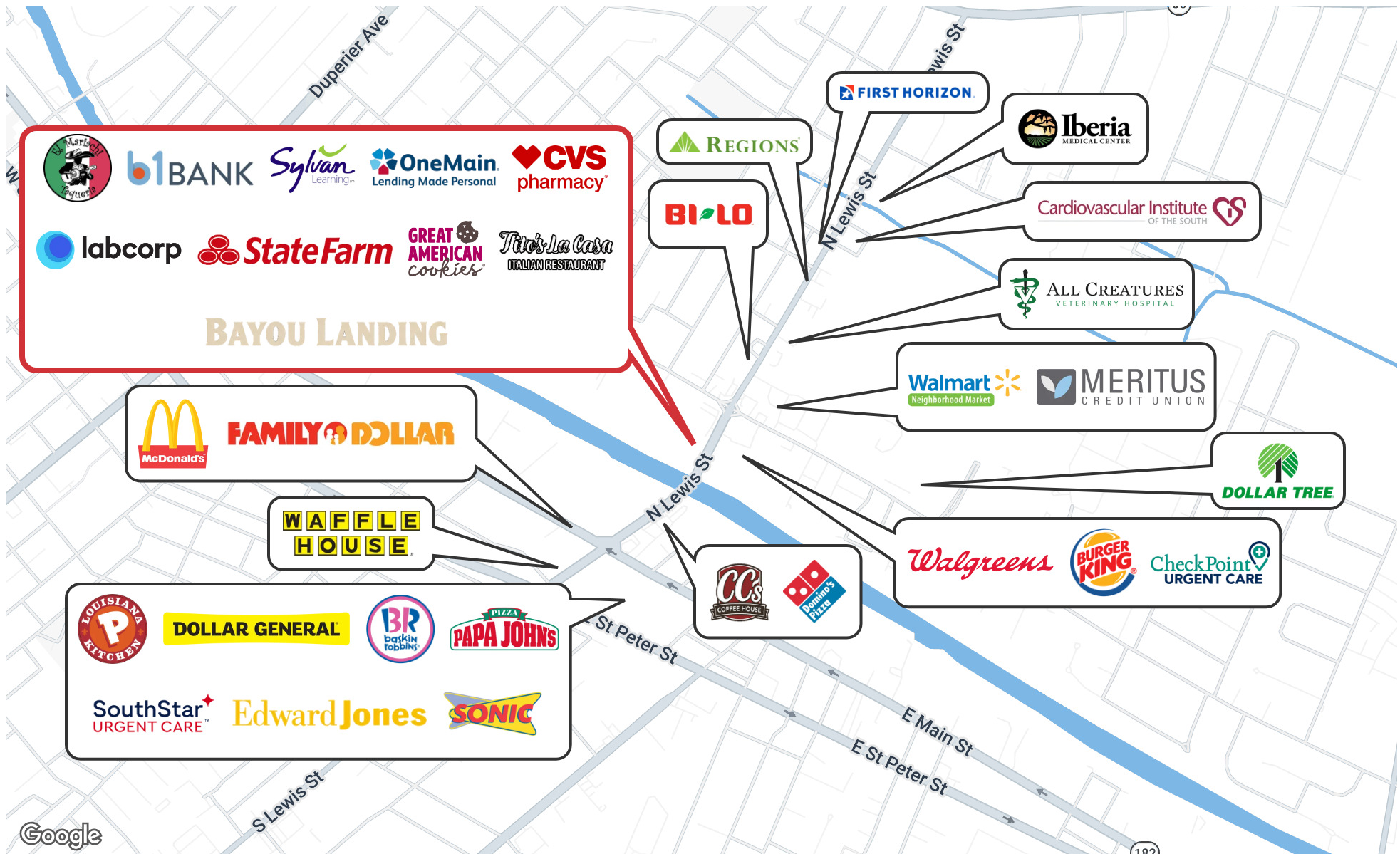
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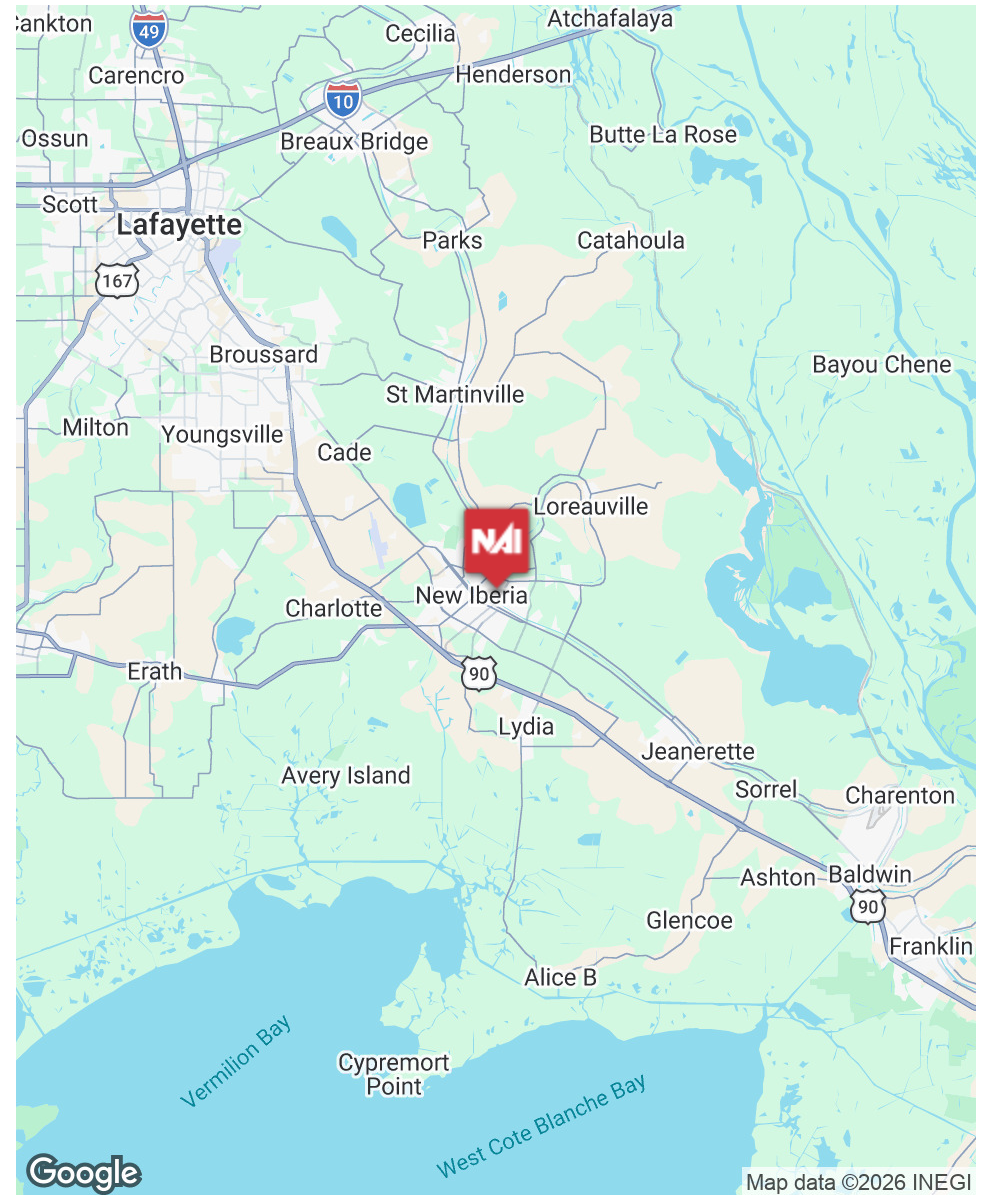
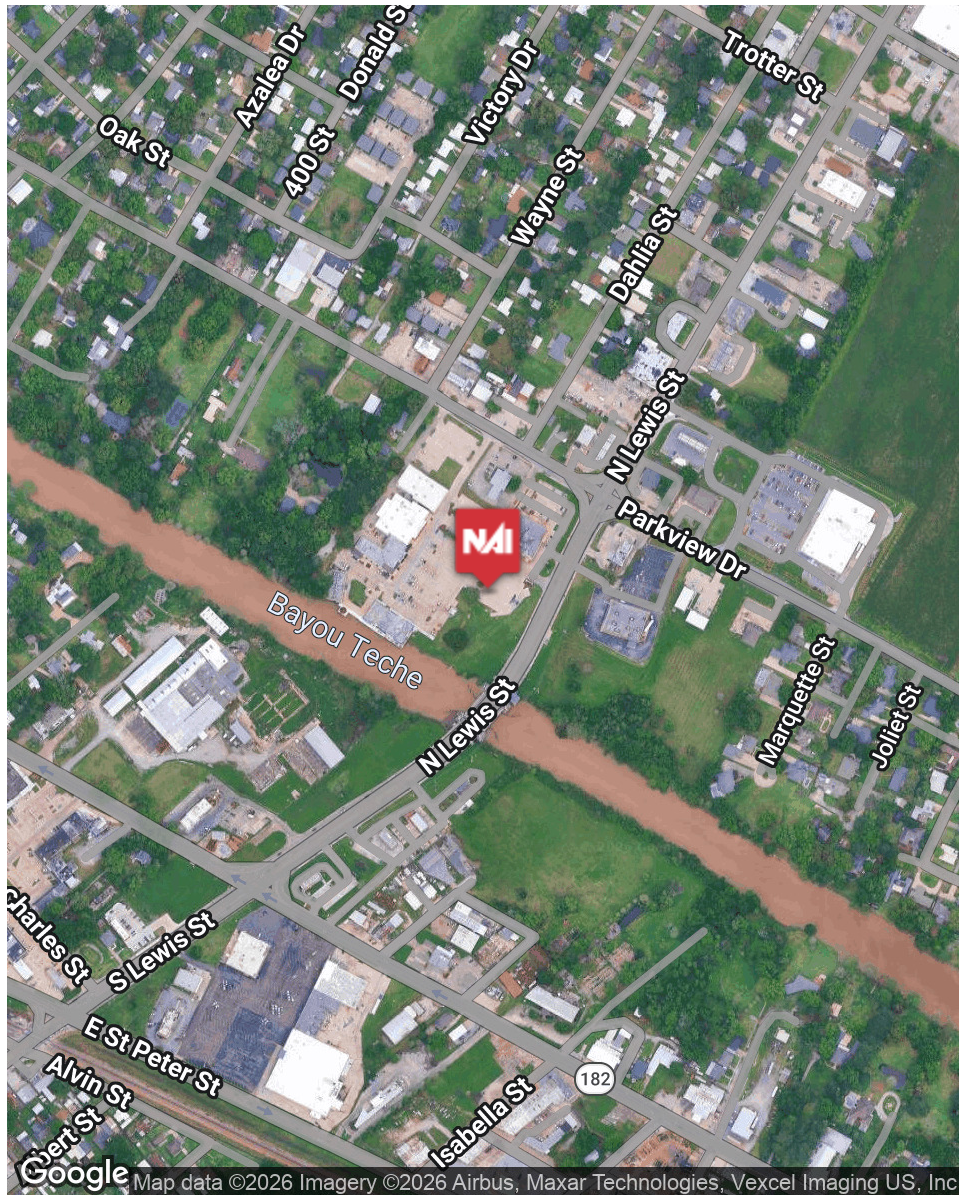
Bayou Landing on the Teche

- #1: B&B Theaters
- #7: Just 4 Him
- #8: Marble Slab Creamery
- #9: Emily Katherine
- #10: Sylvan Learning Center
- #11: Dance Studio
- #12-13: State Farm
- #14-15: Spa Almaz
- #16-20: Tito's La Casa
- #21-22: One Main Financial
- #23: Vacant
- #24: LabCorp
- #25: Asian Foot Spa
- #26: Hilltop Hair Salon
- #27-30: El mariachi Restaurant
- Crawfish Shack
- CVS Pharmacy
- JP Morgan Chase ATM



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SPENDING POWER

Bayou Landing Shopping Center
Ring of 7 miles

KEY FACTS (2026)



53,918

Total Population



21,881

Total Households



\$52,276

Median Household
Income



40.4

Median Age



2.44

Average Household
Size



\$45,083

Median Disposable
Income



-0.6%

2026-2031 Growth
Rate: Population



-0.1%

2026-2031 Growth
Rate: Households



3.2%

2026-2031 Growth
Rate: Median HH Inc

TOTAL SPENT (2026)



\$37,343,375

Apparel/ Services



\$64,640,184

Food Away from Home



\$129,276,102

Health Care



\$64,025,890

Entertainment/ Recreation



\$202,757,553

Finance/ Insurance Sales



\$42,395,239

HH Furnishings/ Equipment



\$16,380,204

Personal Care Products/
Services



\$3,891,773

Large Appliance
Expenditures



For More Information:

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