

SUMMARY

RETAIL COMPETITION

SITE PLAN

PHOTOS

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Acadian Village is located on Pinhook Road at its intersection with Kaliste Saloom Road. The site is in the heart of Lafayette's CBD, which has thriving daytime commerce, yet remains quite active in evening hours. The space available for lease is a 4,400 SF restaurant opportunity.

Successful restaurants, including both family dining and fast food, are thriving in this corridor. These include, but are not limited to, Outback Steakhouse, Cane's, Chili's, Firehouse Subs and many other local staple restaurants that are vital to the community. All of these are within a quarter mile of the site, which is a great indicator of restaurant success and sustainability at this center in particular.

Another strength of this market is the recent hotel growth and housing development, stemming from the Campion Apartments development off of Pinhook, along with new retail developments in that site. Less than 1.5 miles to the south, a Walmart Supercenter attracts frequent consumers to the area, offering many retail possibilities.

APPROXIMATE GLA

- 70,000 SF

AVAILABLE

- 4,400 SF / \$16.00 PSF NNN (Former Restaurant)

TENANTS

- In-line: LUS Fiber Service Center, Office Depot, School Time Uniforms, The Crawfish Spot, Today's Big Deals, Verizon
- Outparcel: Pizza Hut, Taco Bell, Whataburger



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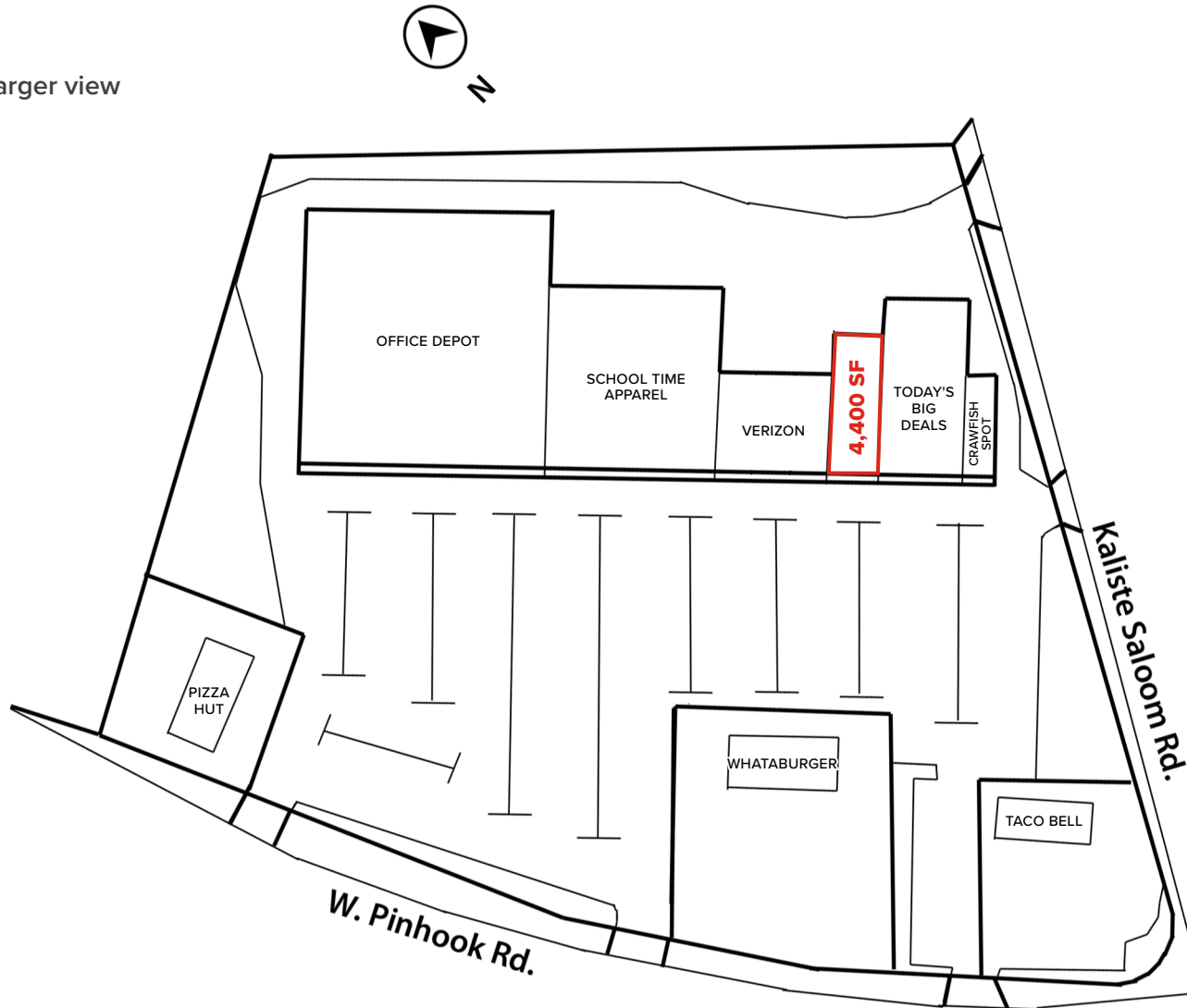
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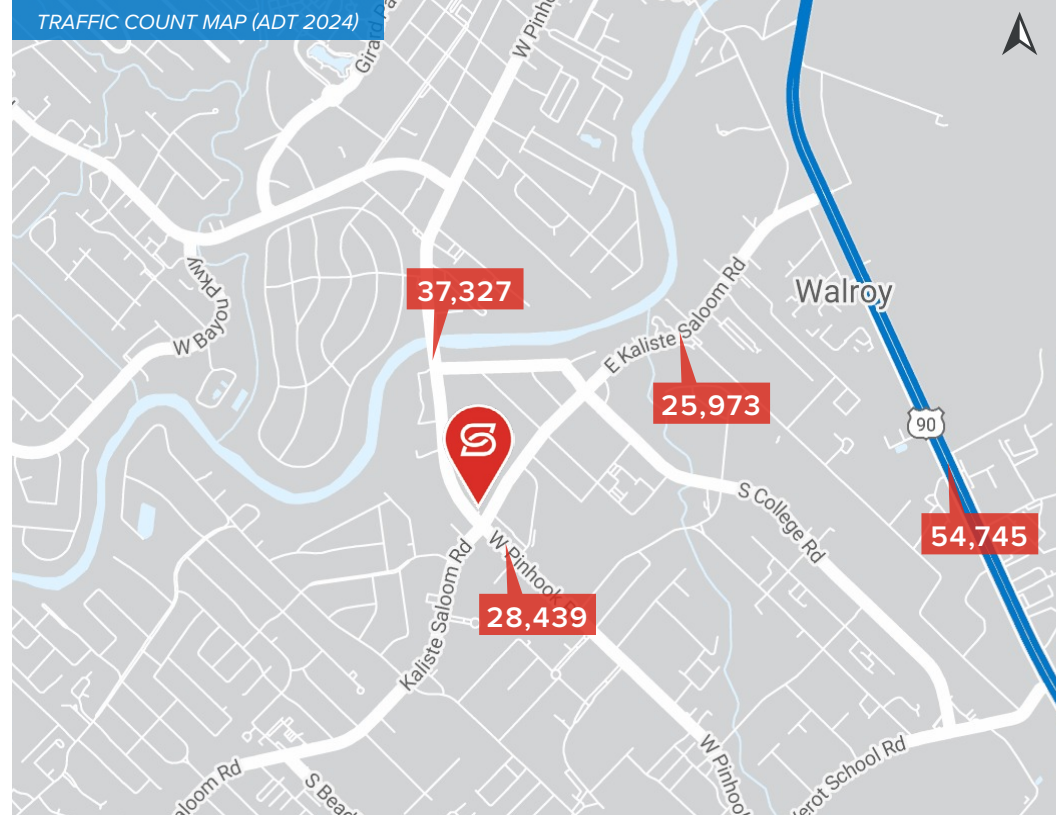
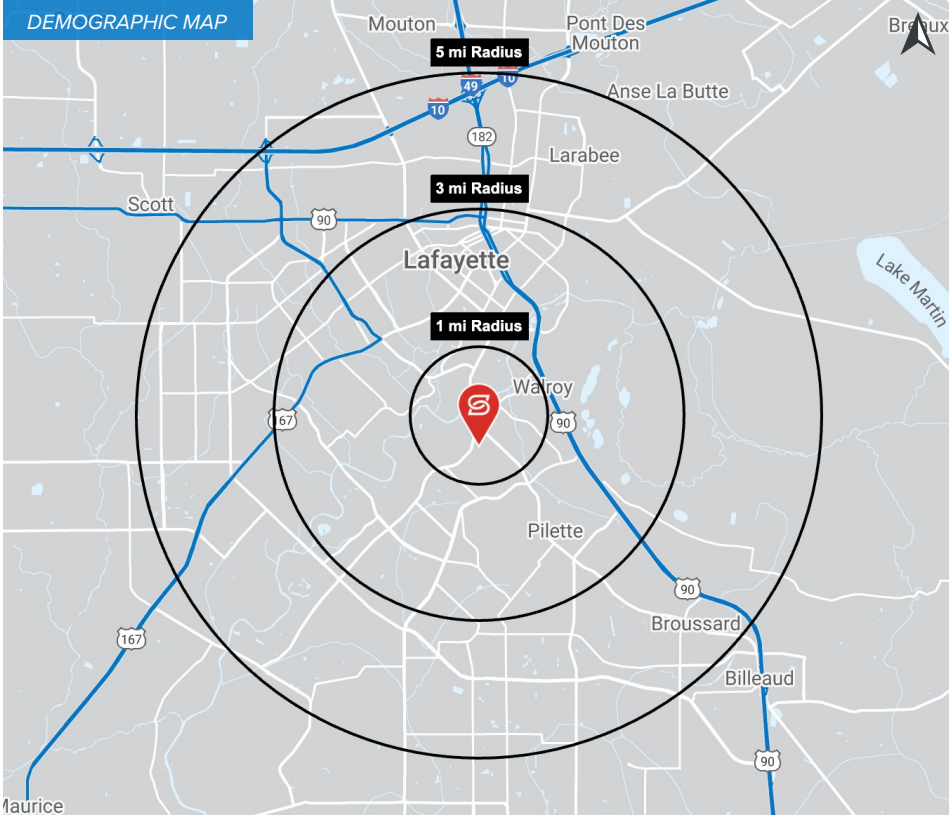
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2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE		
 POPULATION	4,974	60,807	138,207	 AVG. HH INCOME	\$128,897	\$105,411	\$100,115	 HOUSEHOLDS	2,196	28,131	60,987