



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE FREE-STANDING RETAIL BLDG. W/DRIVE-THRU

**2424 Ambassador Caffery
Pkwy.
Lafayette, LA 70506**

CARMEN AUSTIN, MBA, CCIM, SIOR
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FREE-STANDING RETAIL BUILDING W/DRIVE-THRU

2424 AMBASSADOR CAFFERY PKWY, LAFAYETTE, LA 70506

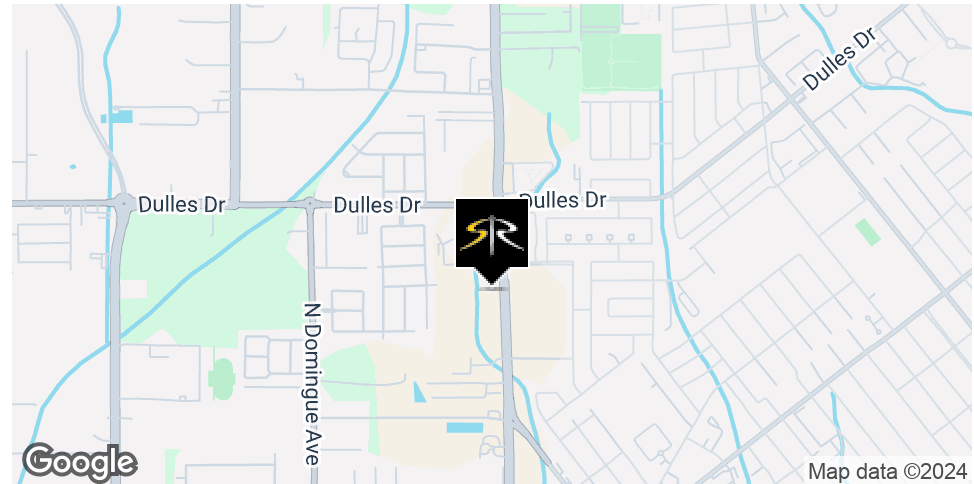
FOR SALE

\$1,150,000



OFFERING SUMMARY

Sale Price:	\$1,150,000
Building Size:	3,187 SF
Lot Size:	1.168 Acres
Price / SF:	\$360.84
Year Built:	1998
Frontage:	130'
Traffic Count:	40,456/CPD
Zoning:	CH
Zoning:	CH



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PROPERTY HIGHLIGHTS

- **FREE-STANDING RETAIL BUILDING WITH DRIVE-THRU FOR SALE**
- Located on primary retail Corridor, Ambassador Caffery Pkwy., in Lafayette, LA.
- Join national area retailers such as Walmart and Sam's Club
- 3,187 SF Building
- Approximately 1.168 Acre Lot
- **UPGRADED EXTERIOR CONSTRUCTION**
- 130 Ft. Frontage on Ambassador Caffery
- Zoned CH
- High Traffic Counts: 40,456/CPD
- Approximately 1 mile from Ochsner Lafayette General Orthopedic Center
- 9 minutes (5.4 miles) to Lafayette Amtrak Station
- 14 minutes (7.8 miles) to Lafayette Regional Airport (LFT)
- **THREE HOOD KITCHEN:**
- 10 feet x 56 inches wide
- 6 feet x 4 feet wide
- 52 in x 32 in wide
- **TWO WALK-IN COOLERS**
- 131 in x 97 in wide
- 77 in x 115 in wide
- **ONE WALK-IN FREEZER**
- 131 in x 88 in wide
- **THREE CENTRAL A/C UNITS**
- York 7 ton

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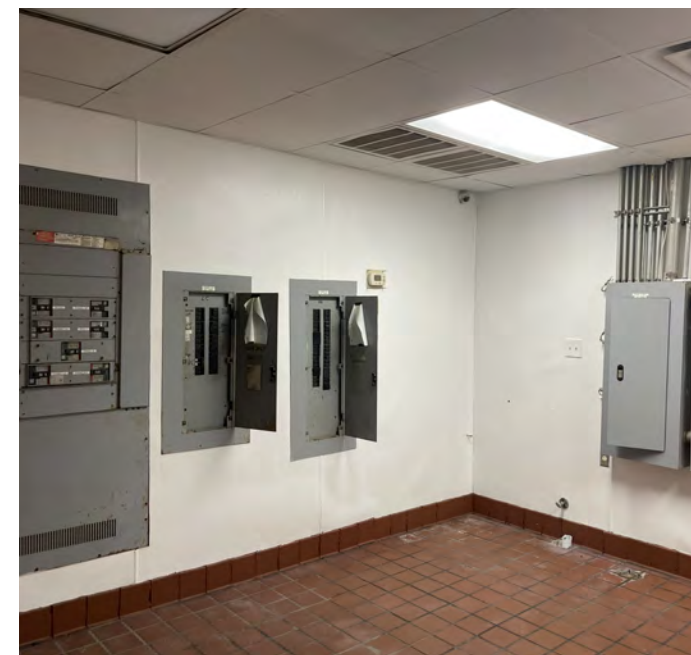
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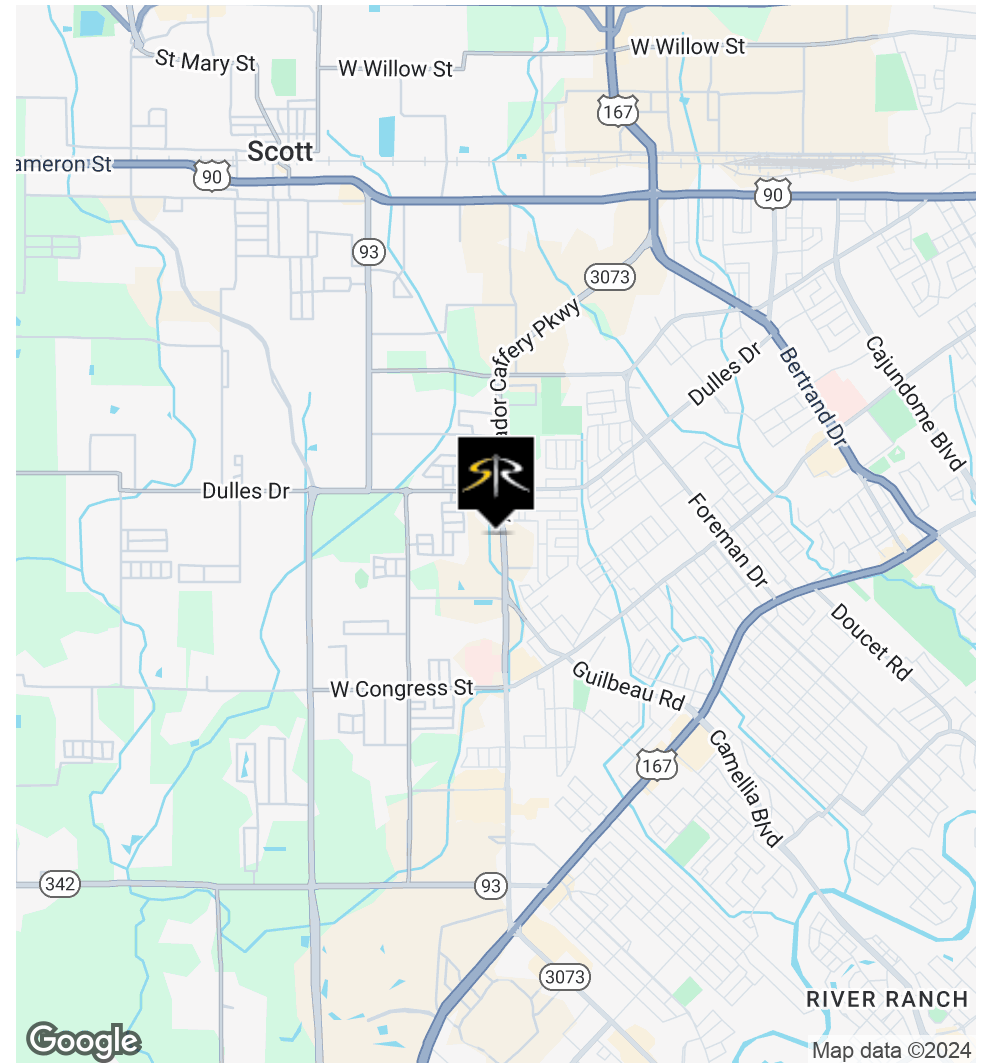
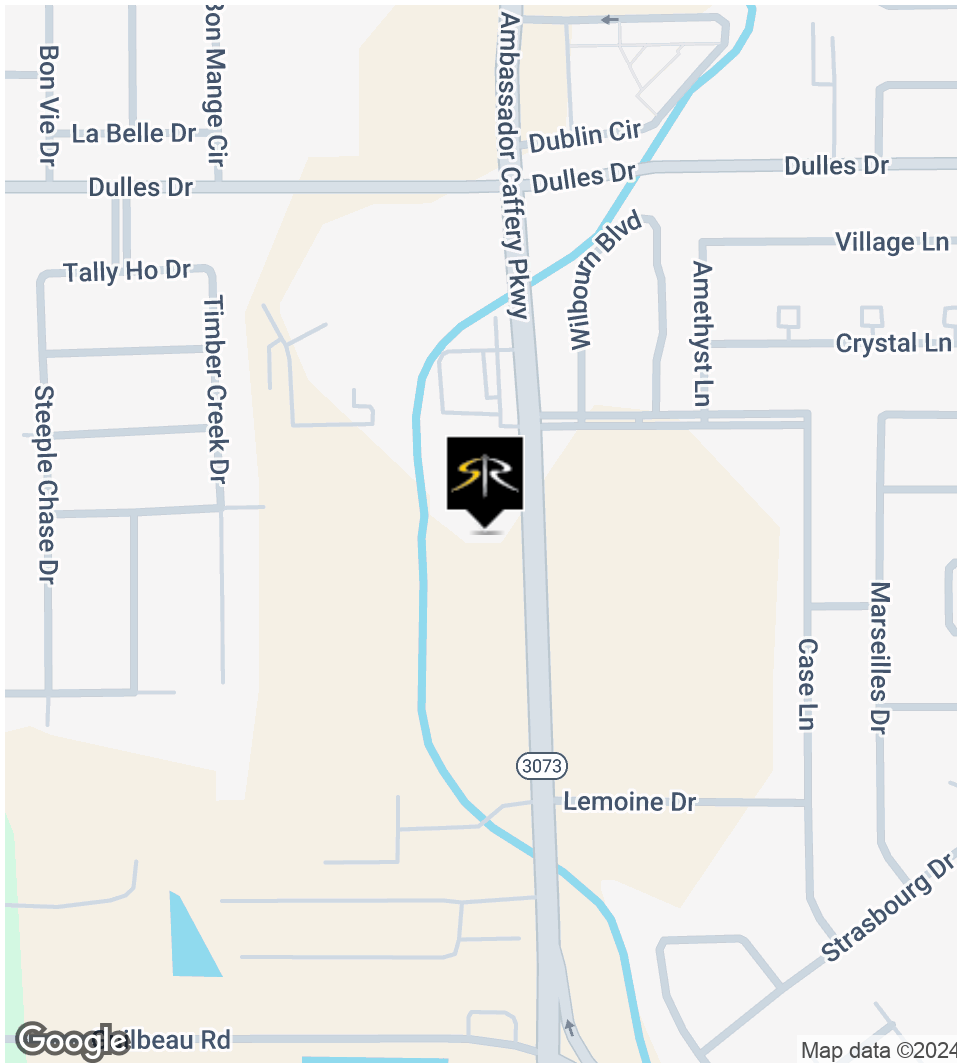
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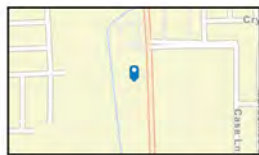
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Traffic Count Map - Close Up

2424 Ambassador Caffery Pkwy, Lafayette, Louisiana, 70506
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.20730
Longitude: -92.07598



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

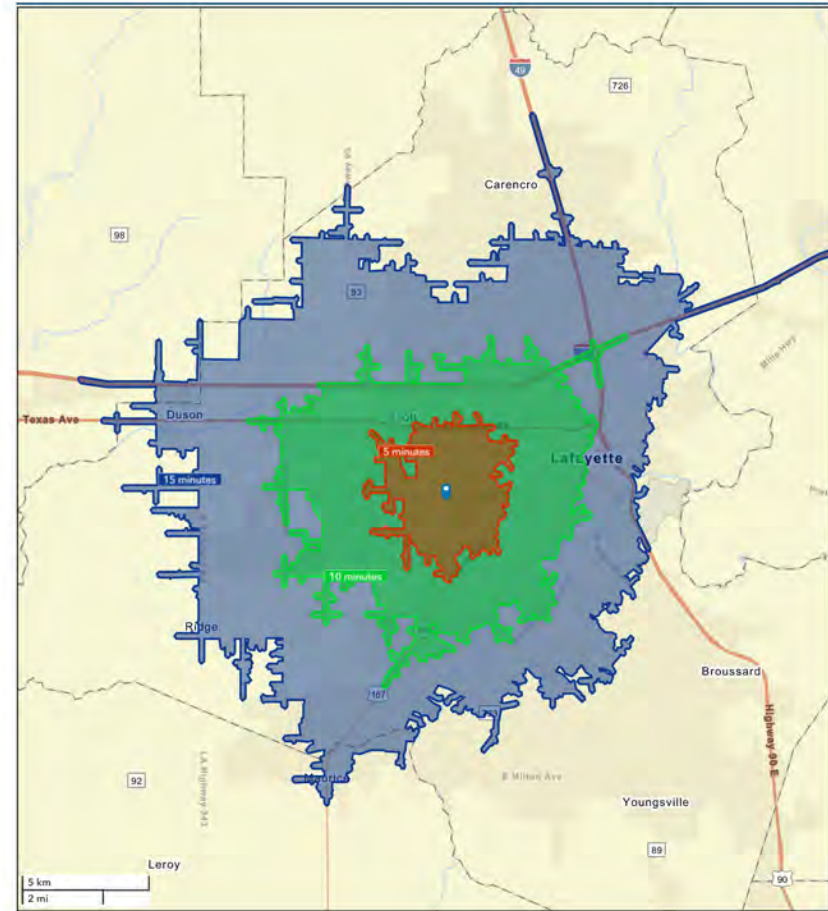
October 10, 2024

Traffic Count Map: 40,456/CPD



Drive Time Map: 5, 10, 15 Minutes

2424 Ambassador Caffery Pkwy., Lafayette, LA 70506



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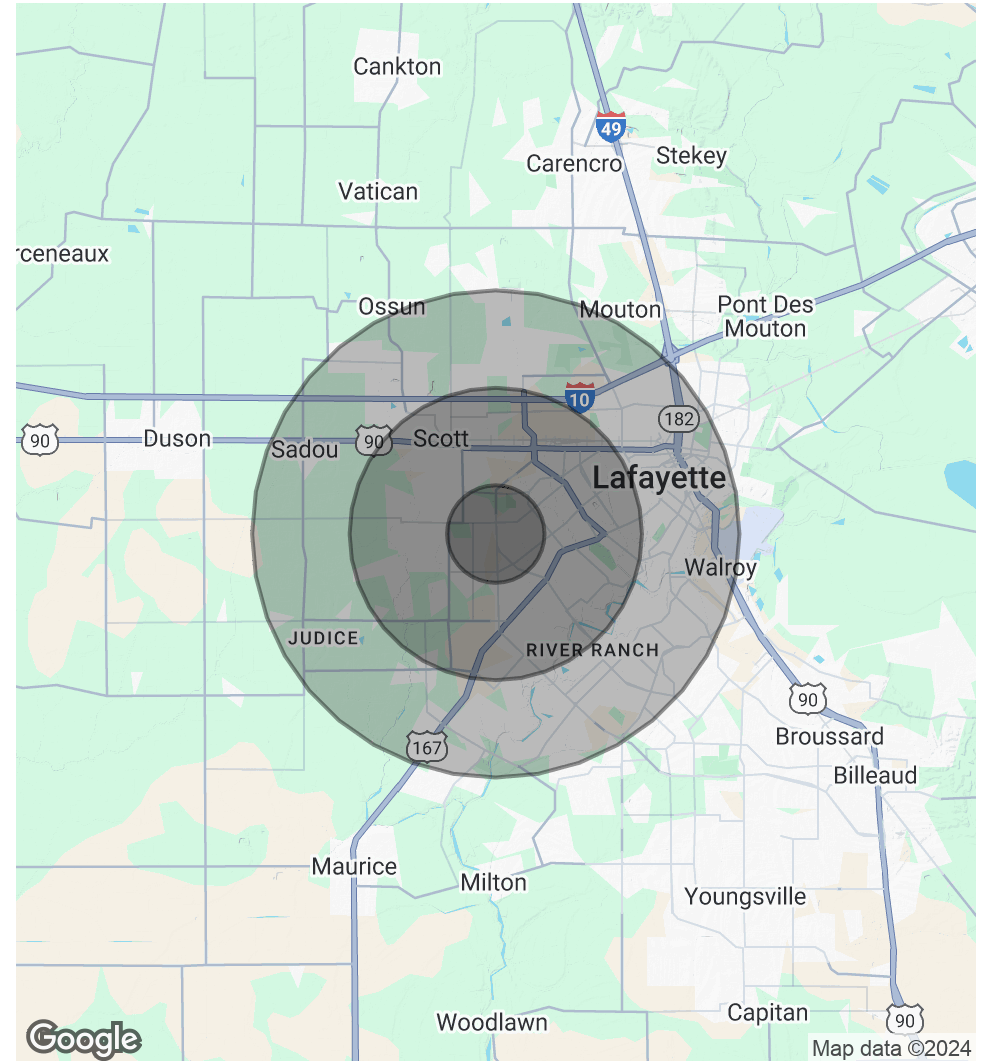
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,471	55,111	126,528
Average Age	40	40	40
Average Age (Male)	39	38	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,348	24,754	54,373
# Of Persons Per HH	2.1	2.2	2.3
Average HH Income	\$72,468	\$86,313	\$88,733
Average House Value	\$225,626	\$279,403	\$288,489

Demographics data derived from AlphaMap



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