

FOR SALE

FORMER CHICK-FIL-A VACANT LAND

3806 AMBASSADOR CAFFERY PARKWAY • LAFAYETTE, LA 70503

stirling

CBRE





PROPERTY OVERVIEW

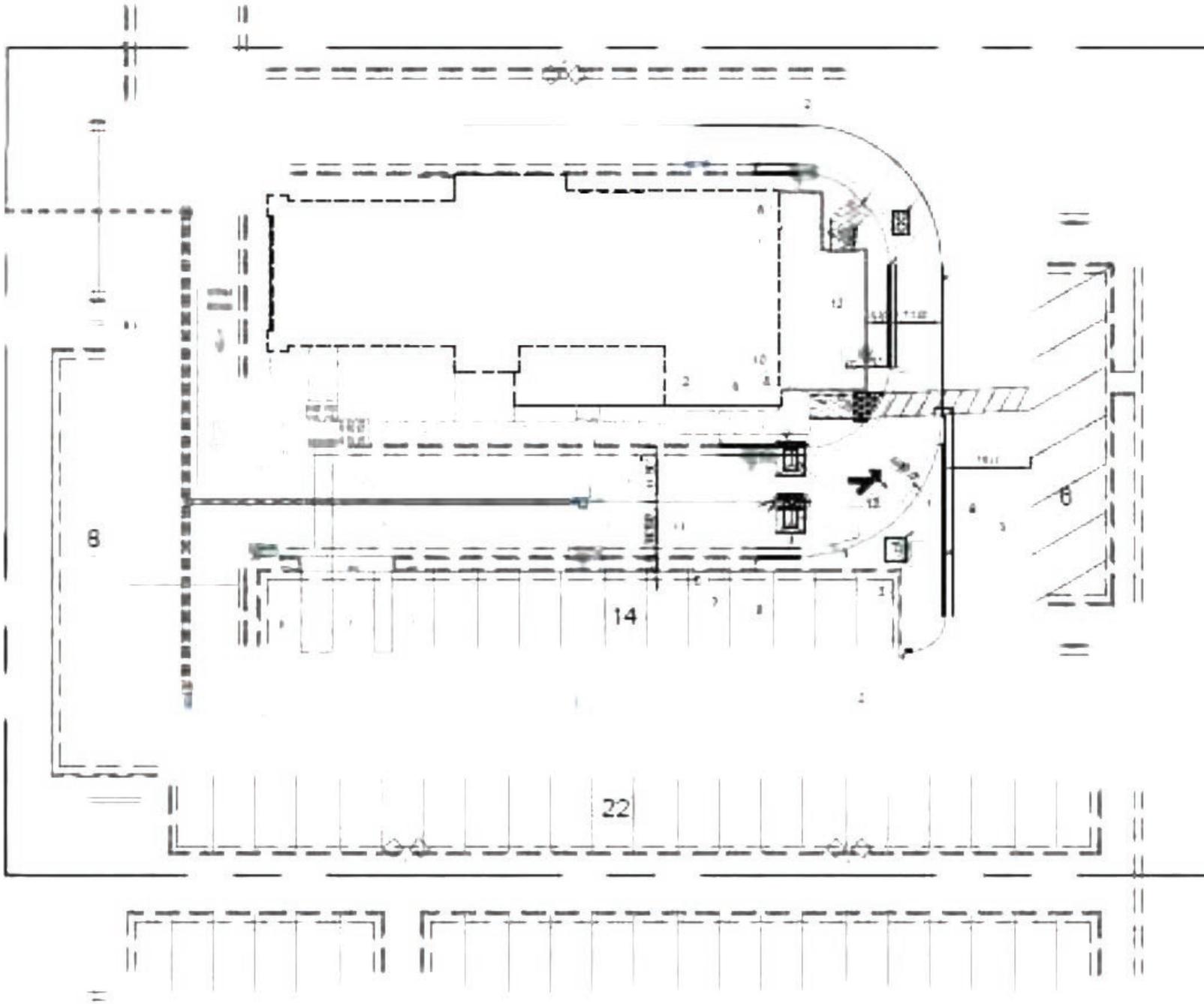
PRICE REDUCED - \$1,350,000

Ambassador Caffery Parkway serves as one of Lafayette's primary retail corridors. The immediate trade area features a strong mix of national retailers, restaurants, and service businesses, drawing consumers from both Lafayette proper and surrounding parishes. The location's position near the intersection of Johnston Street provides excellent visibility and access to middle and upper-income residential neighborhoods.

Highlights include:

- Former Chick-fil-A
- Built in 1997, expanded in 2013
- 4,592 sq. ft. on 1.086 acres
- 50 parking spaces
- Asking Sale Price: \$1,350,000
- One full access ingress and egress point off of Ambassador Caffery Pkwy. There is access from the back of the site to Robley Drive where there is a signalized intersection.
- Parcel #6097856
- Within 20 minutes of Downtown Lafayette and Lafayette Regional Airport
- Zoning: CH, Commercial Heavy

SITE PLAN



PHOTOS

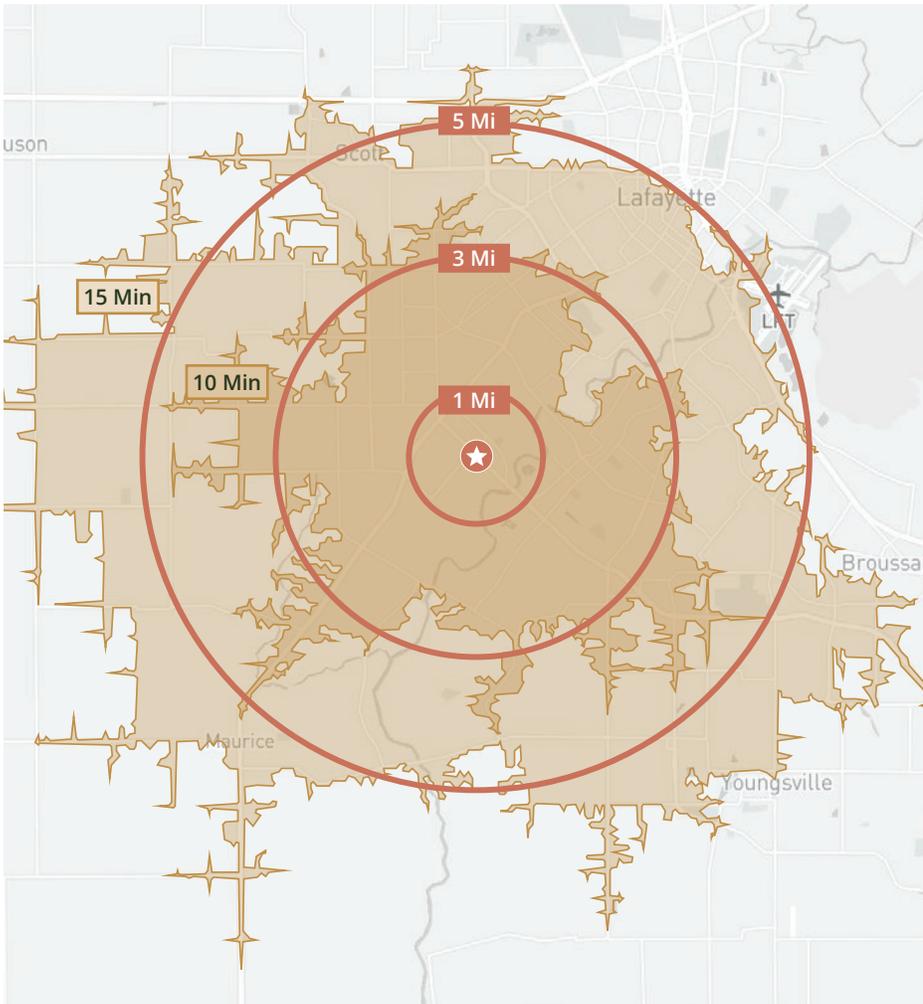


PHOTOS



DEMOGRAPHICS

 2025 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	7,694	11,461	\$87,943	3,592	38.6
3 Miles	64,672	71,639	\$80,084	29,247	39.2
5 Miles	130,435	167,401	\$70,025	57,135	37.5
5 Minutes	8,701	14,394	\$83,809	4,069	37.5
10 Minutes	67,006	73,368	\$77,616	30,344	38.5
15 Minutes	141,950	174,295	\$71,933	61,297	37.6



BUSINESSES (3 MI)

- 4,209

EMPLOYEES (3 MI)

- 44,423

MAJOR EMPLOYERS

- Lafayette Parish School System
- Our Lady of Lourdes Regional Medical Center
- WHC, Inc.

MAJOR TRAFFIC GENERATORS

- Ambassador Town Center
- River Marketplace
- Acadiana Mall

AREA HOTELS (3 MI)

- 8 Hotels / 693 Rooms

TRADE AREA



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