

**RIVER MARKETPLACE**  
LAFAYETTE, LA



**SITE DESCRIPTION**

Ambassador Caffery Parkway  
& Kaliste Saloom Road  
± 42.79 ACRES | 343,733 SF  
49,887 AADT (Ambassador Caffery Pkwy)  
34,062 AADT (Kaliste Saloom Road)

River Marketplace is located at the center of Lafayette's established and growing retail market, which draws from a 50-mile trade area to the north and south and 30 miles to the east and west

Heavy traffic, excellent tenancy (#1 most visited Target in Louisiana and #9 most visited in the chain) and solid demographics

National retail immediately surrounding River Marketplace includes Whole Foods, Ulta, Costco, Marshalls, HomeGoods, PetSmart, Dick's Sporting Goods, Kohl's, DSW, Albertson's, At Home, Academy Sports, and many more





sam's club

Dirt Cheap  
Conn's  
BOOT BARN  
Burlington

Ambassador Row  
NORTHERN TOOL + EQUIPMENT  
BIG LOTS  
SALLY BEAUTY  
JOANN  
CHUCK E. CHEESE'S

Acadiana Square Shopping Center  
HOBBY LOBBY  
TJ-MAXX  
Michaels  
SHOE CARNIVAL  
Home DEPOT  
PETSMART  
Office DEPOT  
MARDEL  
Party City  
OLLIE'S OUTLET

Ambassador Courtyards  
BED BATH & BEYOND  
WORLD MARKET  
Tuesday Morning  
SKECHERS

BEST BUY  
ROOMS TO GO  
BARNES & NOBLE

Super 1 Foods  
SHOE STATION

River Ranch  
NATURAL GROCERS  
good4u  
PAUL MICHAEL COMPANY  
BONEFISH GRILL  
CARRABBA'S  
CVS pharmacy  
and many high-end boutiques

Acadiana Mall  
macy's  
Dillard's  
JCPenney  
H&M  
SHOE DEPT.  
FOREVER 21  
maurices  
TALBOTS  
EXPRESS  
Buckle  
rue21

LOWE'S

Ambassador Crossing  
WHOLE FOODS  
DXL DESTINATIONX  
carter's  
ULTA

**SITE**  
River Marketplace  
TARGET  
ROSS DRESS FOR LESS  
Total Wine & MORE  
2ND & CHANGERS  
SALTGRASS STEAKHOUSE  
CAFO

Ambassador Town Center  
COSTCO WHOLESALE  
Marshalls  
DICK'S SPORTING GOODS  
HomeGoods  
NORDSTROM  
rack  
FIELD & STREAM  
PETSMART  
FIVE BELOW

Crossroads South  
Albertsons  
KOHLS  
DSW  
petco

at home  
Academy

THE GRAND

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615.370.0670

**MARKET AERIAL**  
RIVER MARKETPLACE | LAFAYETTE, LA



Kaliste Saloom Road

34,062 AADT

49,887 AADT

3,450 SF  
lululemon  
SEPHORA  
J.CREW

1,575 SF



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**CENTER AERIAL**  
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Settlers Trace Boulevard

Caffery Parkway

# NUMBERS

RIVER MARKETPLACE  
LAFAYETTE, LA

## POPULATION

3 MILE	67,472
5 MILE	131,537
7 MILE	189,798

## HOUSEHOLDS

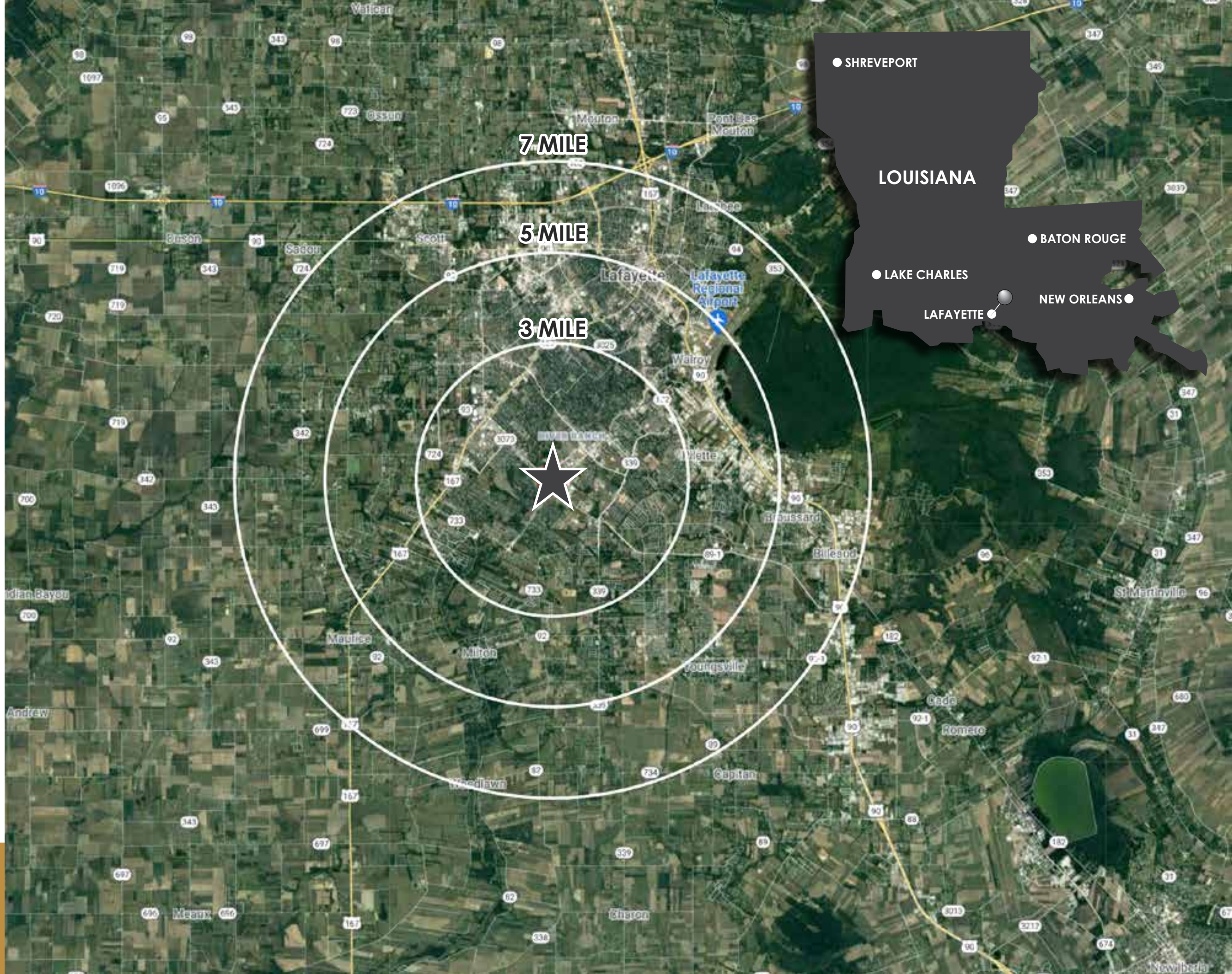
3 MILE	28,677
5 MILE	54,933
7 MILE	77,653

## AVG. HH INCOME

3 MILE	\$106,898
5 MILE	\$92,873
7 MILE	\$84,245

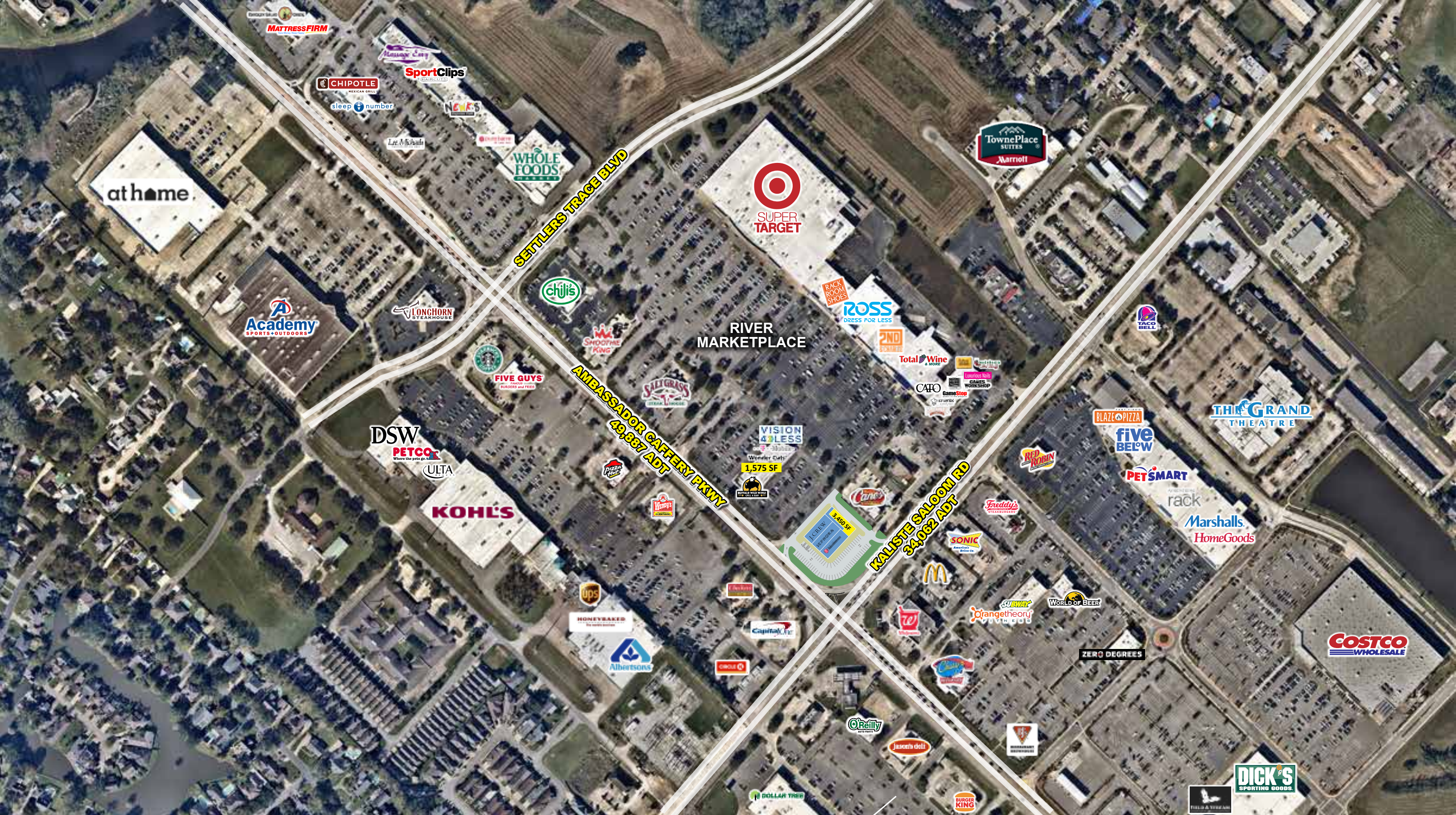
## MED. HH INCOME

3 MILE	\$77,773
5 MILE	\$70,272
7 MILE	\$64,642



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# SITE AERIAL

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# SITE PLAN

RIVER MARKETPLACE  
LAFAYETTE, LA



## TOTALS

LAND AREA: ± 42.79 AC  
PROPOSED AREA: 343,733 SF

## TENANT ROSTER

1. GEICO	3,360 SF
2. BUCKLE	7,959 SF
3. RACK ROOM SHOES	7,200 SF
4. ROSS	29,989 SF
5. 2ND & CHARLES	18,367 SF
6. TOTAL WINE	26,000 SF
7. CATO	4,075 SF
8. HR BLOCK	1,618 SF
9. MCALISTER'S DELI	3,940 SF
10. CRUMBL	1,285 SF
11. GAMESTOP	1,600 SF
12. THE SILVER SUITCASE	1,125 SF
13. GAMES WORKSHOP	1,125 SF
14. LUXURIOUS NAILS	1,125 SF
15. LOUISIANA HOT STUFF	1,443 SF
16. IZZO'S BURRITO	2,933 SF
17. GROUND PAT'I	4,500 SF
18. RAISING CANE'S	3,558 SF
19A. J CREW	4,403 SF
19B. SEPHORA	4,418 SF
19C. LULULEMON	4,426 SF
<b>19D. AVAILABLE</b>	<b>3,450 SF</b>
20. VISION 4 LESS	3,500 SF
21. T-MOBILE	2,100 SF
22. WONDER CUTS	1,544 SF
<b>23. AVAILABLE</b>	<b>1,575 SF</b>
24. BWW	6,217 SF
25. SALTGRASS	6,435 SF
26. SMOOTHIE KING	1,700 SF
27. CHILI'S	7,286 SF

SETTLERS TRACE BOULEVARD



KALISTE SALOOM ROAD

AMBASSADOR CAFFERY PARKWAY

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# SITE PLAN DETAIL

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## PLAN DETAILS

BUFFALO WILD WINGS	6,217 SF
<b>AVAILABLE</b>	<b>± 1,575 SF</b>
WONDER CUTS	1,544 SF
T-MOBILE	2,100 SF
VISION 4 LESS	3,500 SF

J.CREW :	± 4,403 SF
SEPHORA:	± 4,418 SF
LULULEMON:	± 4,426 SF
<b>AVAILABLE:</b>	<b>± 3,450 SF</b>



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