



LAND LEASE OPPORTUNITY ON HIGH-TRAFFIC AMBASSADOR CAFFERY PKWY

4404 Ambassador Caffery Pkwy, Lafayette, LA 70508



617 S BUCHANAN ST., LAFAYETTE, LA 70501 | OFFICE: 337-443-0880 | CELL: 225-235-5755 | EMAIL: DIANA@SCOUTREC.COM |
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Overview

AVAILABLE OUTPARCEL

1.3 Acres

LEASE RATE

\$200,000.00/year

EXISTING IMPROVEMENTS

(22) Parking Spaces

2-Way Drive

TRAFFIC COUNT

Over 44,000 VPD

POPULATION

14,600 (1-mile radius)

90,400 (3-mile radius)

166,200 (5-mile radius)

HOUSEHOLD INCOME

\$86,400.00 (1-mile radius)

\$86,000.00 (3-mile radius)

\$72,00.00 (5-mile radius)



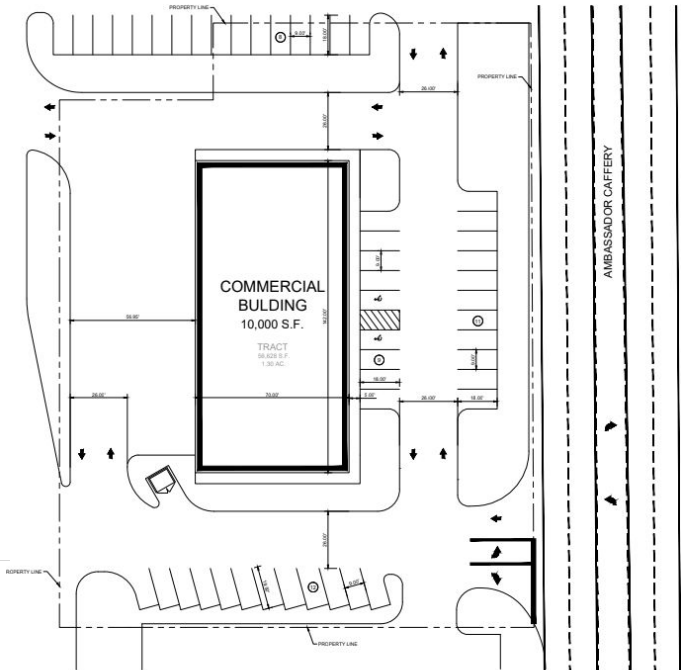
Preliminary Test-Fits

1.

SITE ANALYSIS	
TOTAL SITE ACREAGE	+/-1.30 ACRES
DEVELOPED AREA	+/-1.04 ACRES
REQUIRED OPEN SPACE	+/-0.26 ACRES
PROVIDED OPEN SPACE	+/-0.26 ACRES
PARKING PROVIDED	40 SPACES
PARKING REQUIRED	40 SPACES
ADA PARKING REQUIRED	2 SPACES
ADA PARKING PROVIDED	2 SPACES

CONCEPTUAL SITE PLAN NOTES & ASSUMPTIONS:

1. TOTAL PROPERTY AREA: +/- 1.30 ACRES.
2. THE ACCESS POINTS, TRAFFIC SIGNALS, TURN LANES, ETC. REFLECTED ON THIS PLAN HAVE NOT BEEN APPROVED BY ANY GOVERNMENT AGENCIES.
3. THIS PLAN IS A CONCEPTUAL LAYOUT ONLY & SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING, OR SPECIFIC REAL ESTATE NEGOTIATIONS.
4. THIS PROPERTY IS ZONED CH (COMMERCIAL HEAVY) BASED ON THE LATEST LCG ZONING MAP.
5. THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF TOPO SURVEY, GEOTECHNICAL INVESTIGATION, PHASE I ENVIRONMENTAL SITE ASSESSMENT, TRAFFIC IMPACT ANALYSIS, ETC.
6. THIS SITE IS LOCATED WITHIN THE LAFAYETTE CONSOLIDATED GOVERNMENT CITY-PARISH JURISDICTION.
7. FINAL PARKING REQ'D IS DEPENDANT ON FINAL INTERNAL LAYOUT OF BUILDING.

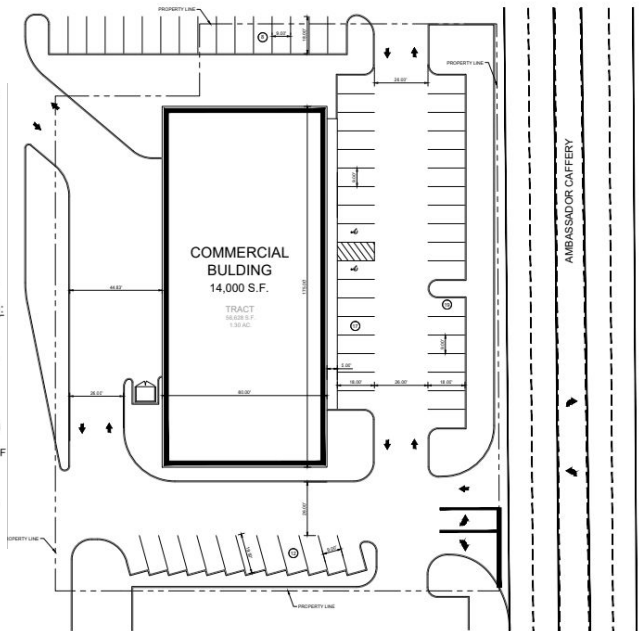


2.

SITE ANALYSIS	
TOTAL SITE ACREAGE	+/-1.04 ACRES
DEVELOPED AREA	+/-1.02 ACRES
REQUIRED OPEN SPACE	+/-0.26 ACRES
PROVIDED OPEN SPACE	+/-0.26 ACRES
PARKING PROVIDED	56 SPACES
PARKING REQUIRED	56 SPACES
ADA PARKING REQUIRED	2 SPACES
ADA PARKING PROVIDED	2 SPACES

CONCEPTUAL SITE PLAN NOTES & ASSUMPTIONS:

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Buyer/Developer to independently confirm any and all development codes, restrictions, and requirements of the shopping center

Property Highlights

Outparcel available for lease on high demand Ambassador Caffery Pkwy corridor.

- Excellent visibility with traffic counts of over 44,000 VPD
- Located on Ambassador Caffery Pkwy

Nearby developments include:

- **Crossroads Annex** (100,185 SF regional retail development featuring Kohls, Albertsons, DSW, Starbucks, Five Guys, Wendy's, & many more popular retailers)
- **River Marketplace** (300,563 SF regional retail development featuring Target, Mcallisters, Ross, Buckle, Total Wine, Chilli's, Buffalo Wild Wings, Smoothie Kings, & many more popular restaurants & retailers)
- **Ambassador Crossing** (436,860 SF regional retail development featuring Whole Foods, Ulta, Shades, Chipotle, Newks & many more popular restaurants & retailers)
- **Ambassador Town Center** (430,000 SF regional retail development featuring Dave & Buster's, Top Golf, Costco, Chuy's Mexican Restaurant, Dicks Sporting Goods, Field & Stream, BJ's Restaurant & Brewhouse, PetSmart, Panda Express, Home Goods & many more popular restaurants & retailers)
- **Our Lady of Lourdes Regional Medical Center & Our Lady of Lourdes Women's & Children's Hospital** (3,000 total employees across campuses)

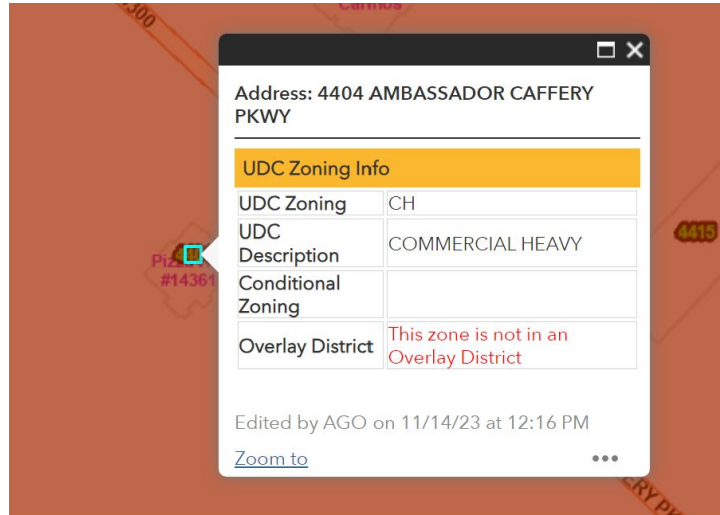




DSW petco **KOHL'S** ups Albertsons®

Anchored Center

CH-Zoning



Address: 4404 AMBASSADOR CAFFERY PKWY

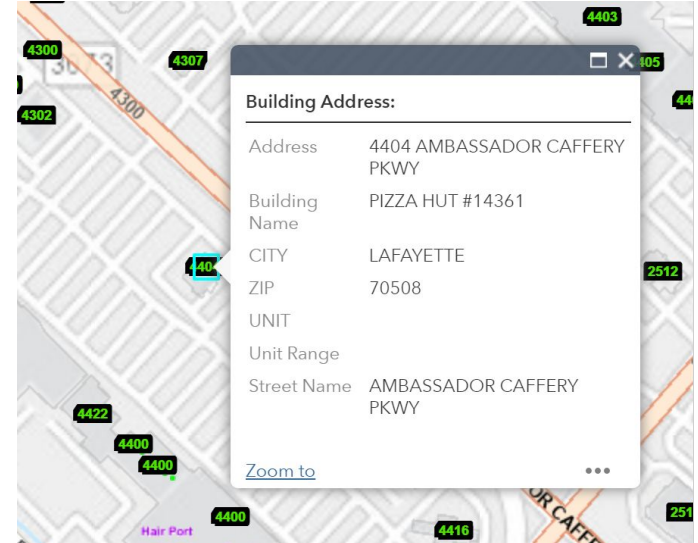
UDC Zoning Info

UDC Zoning	CH
UDC Description	COMMERCIAL HEAVY
Conditional Zoning	
Overlay District	This zone is not in an Overlay District

Edited by AGO on 11/14/23 at 12:16 PM

[Zoom to](#)

Flood Zone X



Building Address:

Address	4404 AMBASSADOR CAFFERY PKWY
Building Name	PIZZA HUT #14361
CITY	LAFAYETTE
ZIP	70508
UNIT	
Unit Range	
Street Name	AMBASSADOR CAFFERY PKWY

[Zoom to](#)

Site Map



Contact

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