

VACANT RETAIL - FORMER RESTAURANT

Owner-User or Redevelopment Opportunity



2813 LA-14

NEW IBERIA LOUISIANA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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AREA OVERVIEW

Demographics



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a 5,038 SF, freestanding former restaurant located in New Iberia, Louisiana. The property is a former Ruby Tuesday, a popular family restaurant which served the city of New Iberia and its many visitors. The site is located on a C-2 (General Commercial) zoning district, providing for a wide range of potential uses. The site presents an excellent lease-up or redevelopment opportunity in a highly desirable location.

The property is conveniently located along State Highway 14, which averages 23,000 vehicles per day. The site is ideally situated in a dense retail corridor, with numerous nearby national/credit tenants including Lowe's, Hobby Lobby, Advance Auto Parts, Dollar General, Family Dollar, Office Depot, Aldi, O'Reilly Auto Parts, Walgreens, McDonald's, and many more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. In addition, the subject property is located in close proximity to Iberia Middle School (495 students) and Westgate High School (959 students), further increasing consumer traffic to the site. The 5-mile trade area is supported by over 41,000 residents and 23,000 employees, providing a direct consumer base from which to draw. Residents within a 5-mile radius of the subject property have an average household income of \$67,556.

OFFERING SUMMARY



OFFERING

Price \$1,200,000

Price / SF \$238

PROPERTY SPECIFICATIONS

Rentable Area 5,038 SF

Land Area 0.74 Acres

Property Address 2813 LA-14
New Iberia, Louisiana 70560

Year Built TBD

Parcel Number 05 02716990A

Ownership Fee Simple (Land & Building Ownership)



Commercial Land Use | Former Restaurant Site | Broker Fee

- Former Ruby Tuesday's
- Potential retail/commercial redevelopment
- Commercial primary land use gives the Landlord flexibility if they elect to redevelop the site
- Situated on a 0.74 AC parcel with ample parking
- **3% Fee to buyside broker**

Strong Demographics in 5-Mile Trade Area

- More than 41,000 residents and 23,000 employees support the trade area
- \$67,556 average household income
- 3 miles from world famous Avery Island and Tabasco Headquarters
- Multi-million dollar revitalization project of Pepper Plex Regional Sports Complex



Dense Retail Corridor | Strong National/Credit Tenant Presence | Nearby Schools

- Ideally situated in a dense retail corridor, with numerous nearby national/credit tenants including Lowe's, Hobby Lobby, Advance Auto Parts, Dollar General, Family Dollar, Office Depot, Aldi, O'Reilly Auto Parts, Walgreens, McDonald's, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- Close proximity to Iberia Middle School (495 students) and Westgate High School (959 students), further increasing consumer traffic to the site

Ideally Situated Along State Hwy 14 (23,000 VPD) | Excellent Visibility & Access | Large Pylon Sign

- The subject property is located along State Highway 14 which averages 23,000 vehicles passing by daily
- Excellent visibility via significant street frontage and a large pylon sign
- Multiple points of ingress/egress

PROPERTY OVERVIEW



LOCATION



New Iberia, Louisiana
Iberia County
Lafayette MSA

ACCESS



Center Street/Statet Highway 14: 1 Access Point(s)

TRAFFIC COUNTS



Cetner Street/State Highway 14: 23,000 VPD
U.S. Highway 90: 32,000 VPD

IMPROVEMENTS



There is approximately 5,038 SF of existing building area

PARKING



There are approximately 61 parking spaces on the owned parcel.
The parking ratio is approximately 13.2 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 05 02716990A
Acres: 0.74
Square Feet: 32,104

CONSTRUCTION



Year Built: TBD

ZONING



C-2: General Commercial



32,000
VEHICLES PER DAY

23,000
VEHICLES PER DAY

WESTGATE
HIGH SCHOOL
(959 STUDENTS)

U.S. HIGHWAY 90

STATE HIGHWAY 14

SUBJECT PROPERTY

IBERIA
MIDDLE SCHOOL
(495 STUDENTS)

LAGNIAPPE VILLAGE

Mobil

DOLLAR GENERAL

U. S. A.
EQUIPMENT
SALES/RENTALS

FREMIN'S
FOOD

STATE FARM
INSURANCE

IBERIA MALL
SHOPPING CENTER

Fil & Fresh
MEALS

BURGER KING

GARY'S

DOLLAR GENERAL

at&t

AutoZone

Walgreens

goodwill

O'Reilly AUTO PARTS

ROUSES MARKETS
HOBBY LOBBY

MATTRESS FIRM

ROSS
DRESS FOR LESS

McDonald's

Office DEPOT

Advance Auto Parts

HARBOR FREIGHT

boost mobile

planet fitness

WEST PARK
SHOPPING CENTER

TJ-maxx

ALDI

five BELOW

rue21

CITITRENDS

H&R BLOCK

PETSMART

SUPERCUTS SHOE DEPT.

FAMILY DOLLAR

The Arc
Acadiana

MARK'S NATIONAL
MOBILE HOME SUPPLY

Quality Auto
Sales of
New Iberia

SAMMY BROUSSARD
Equipment Center, Inc.

DELTA WORLD TIRE
COMPANY SINCE 1928

LA QUINTA
INNS & SUITES

LOWE'S

Super 8

6

CANDLEWOOD
SUITES

QUALITY
INN & SUITES

RAMADA
BY WYNDHAM

6

CANDLEWOOD
SUITES

Hampton
Inn & Suites

R

Marcia's
FILTER SERVICES

GAS AND
SUPPLY

MOTION

TSC TRACTOR
SUPPLY CO

United
Rentals

STERLING'S
UPHOLSTERY

A

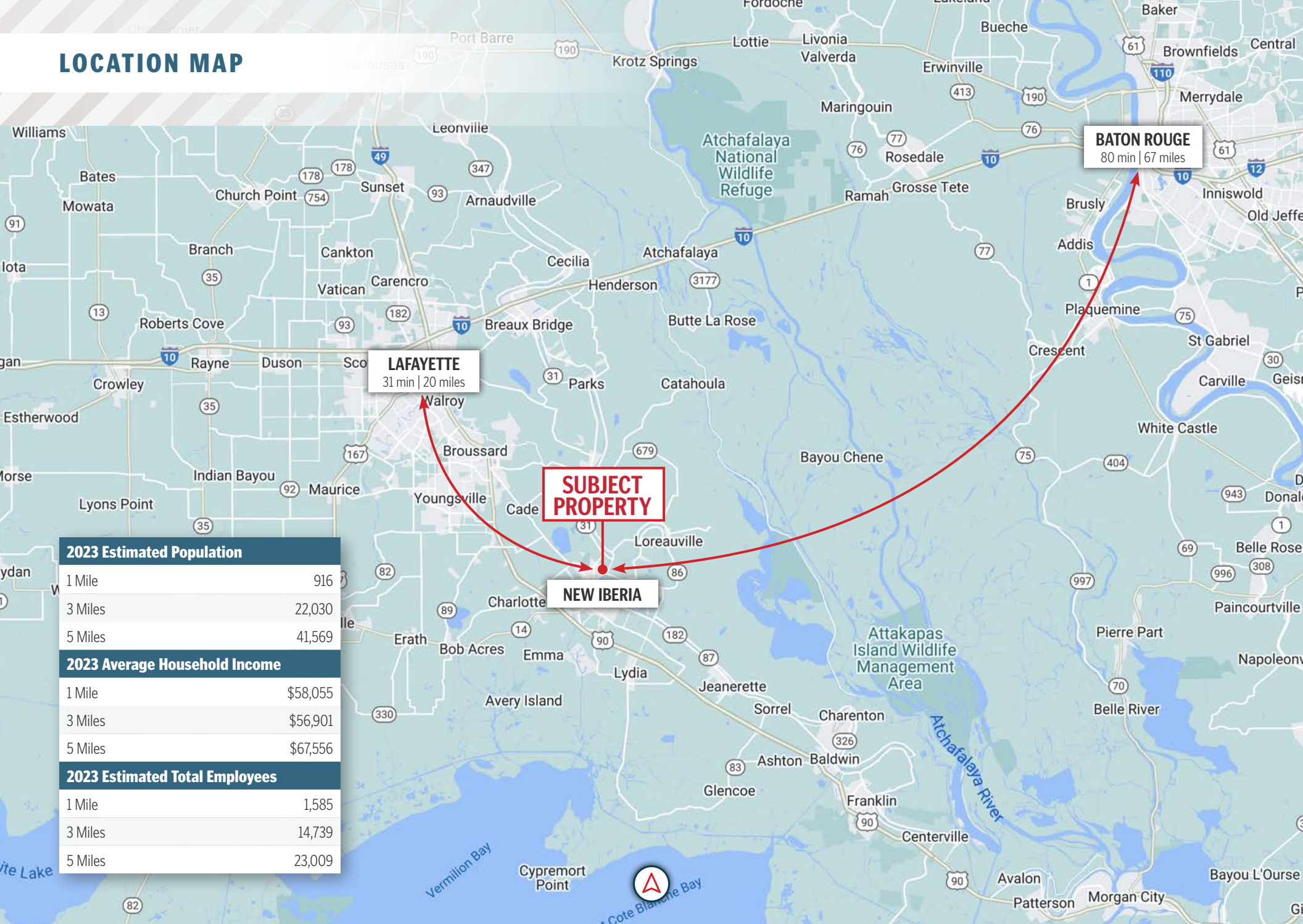


23,000
VEHICLES PER DAY

PYLON SIGN

SUBJECT PROPERTY

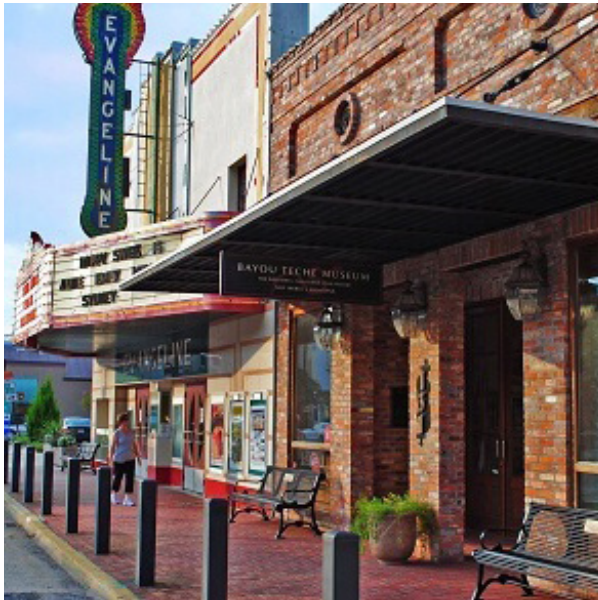
LOCATION MAP



SUBJECT PROPERTY

NEW IBERIA

2023 Estimated Population	
1 Mile	916
3 Miles	22,030
5 Miles	41,569
2023 Average Household Income	
1 Mile	\$58,055
3 Miles	\$56,901
5 Miles	\$67,556
2023 Estimated Total Employees	
1 Mile	1,585
3 Miles	14,739
5 Miles	23,009



NEW IBERIA, LOUISIANA

New Iberia is the parish seat of Iberia Parish, Louisiana, and United States. It is a small city located 30 miles southeast of Lafayette. New Iberia is a part of the Lafayette, Louisiana Metropolitan Statistical Area. The City of New Iberia had a population of 28,131 as of July 1, 2022.

The city of New Iberia was the founding headquarters for Bruce Foods before their relocation to Lafayette; it was also the birthplace of Trappey's Hot Sauce. It developed as a processing and shipping centre for salt, sugarcane, rice, peppers, vegetables, and petroleum and acquired some light manufacturing. Currently, the economy is stimulated by small businesses, agriculture, New Iberia station, Louisiana Hot Sauce, and Acadiana Regional Airport.

New Iberia and nearby Attractions are Cypremort Point State Park, Lake Fausse Pointe State Park, Arlington Plantation, Shadows on the - Teche, Lafayette Natural History Museum & Planetarium, Baton Rouge Zoo. The Cypremort Point State Park offers facilities for camping, swimming, and fishing. In fact, it is a popular tourist attraction. The Baton Rouge Zoo is also worth visiting. Tourists can also visit the Arlington Plantation and the Lake Fausse Pointe State Park.

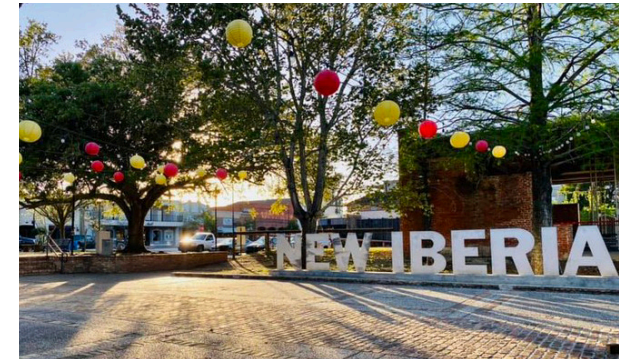
Higher education can be pursued at the University of Louisiana at Lafayette, Louisiana State University and Louisiana Technical College. Air transport is available at Louis Armstrong New Orleans International Airport.

Iberia Parish is a parish located in the U.S. state of Louisiana. As of 2023 the population is 68,936. The parish seat is New Iberia. The parish was formed in 1868 and named for the Iberian Peninsula. It is part of the large, 22-parish Acadiana region of the state, with a large Francophone population. Iberia Parish is part of the Lafayette, Louisiana, Metropolitan Statistical Area.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	916	22,030	41,569
2028 Projected Population	883	21,393	40,531
2010 Census Population	972	24,737	44,816
Households & Growth			
2023 Estimated Households	385	8,646	16,396
2028 Projected Households	380	8,529	16,257
2010 Census Households	407	9,133	16,651
Race & Ethnicity			
2023 Estimated White	64.98%	41.03%	54.07%
2023 Estimated Black or African American	23.91%	49.37%	36.66%
2023 Estimated Asian or Pacific Islander	2.18%	2.75%	2.91%
2023 Estimated American Indian or Native Alaskan	0.55%	0.37%	0.44%
2023 Estimated Other Races	5.24%	2.81%	2.71%
2023 Estimated Hispanic	11.46%	6.06%	6.41%
Income			
2023 Estimated Average Household Income	\$58,055	\$56,901	\$67,556
2023 Estimated Median Household Income	\$54,087	\$36,228	\$47,134
2023 Estimated Per Capita Income	\$22,170	\$22,402	\$26,764
Businesses & Employees			
2023 Estimated Total Businesses	103	1,379	2,089
2023 Estimated Total Employees	1,585	14,739	23,009





THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

255+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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