

RIVER RANCH AREA RETAIL/OFFICE SPACE

1700 KALISTE SALOOM ROAD | LAFAYETTE, LA 70508



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY

RIVER RANCH AREA RETAIL/OFFICE SPACE

1700 Kaliste Saloom Road, Lafayette, LA 70508



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	±6,790 SF
Available SF:	±1,730 SF
Number of Units:	3
Year Built:	2013
Zoning:	CM-1
Market:	Lafayette - MSA
Submarket:	River Ranch

LOCATION OVERVIEW

The subject property is located in Saloom Business Park at the intersection of Kaliste Saloom Road and Steiner Road with secondary access on Settlers Trace Boulevard. This location is on the eastern edge of River Ranch, one of the most established, comprehensive, and successful traditional neighborhood developments in the state of Louisiana. Continued population growth, a strong median household income, and steady development make this one of the most desirable areas for business in the Lafayette MSA.

PROPERTY HIGHLIGHTS

- Commercial Space Available in Saloom Business Park
- Located Near River Ranch, Notable Retailers & Several Office & Medical Businesses
- Suite 100C Available (Former Nothing Bundt Cakes)
- Signage Opportunity on the Heavily Trafficked Kaliste Saloom Road
- TI Allowance Available Based on Tenant & Lease Terms

CONTACT

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AVAILABLE SPACES RIVER RANCH AREA RETAIL/OFFICE SPACE

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100C	1,730 SF	NNN	\$25.00 SF/yr	Space features an open floorplan, grease trap, hot water heater & some plumbing

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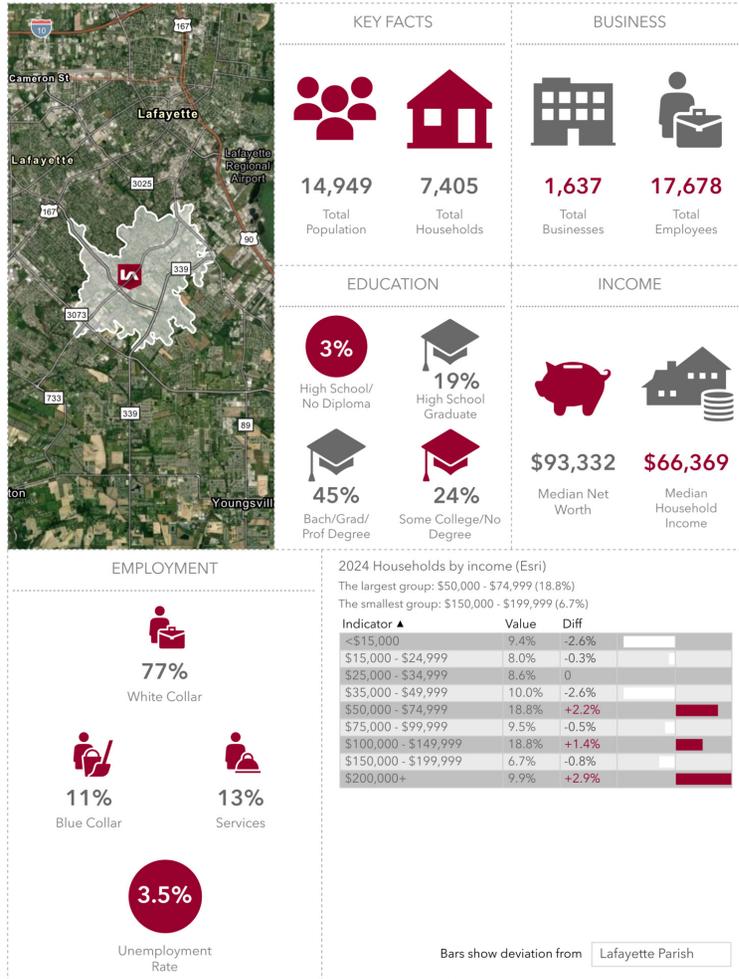
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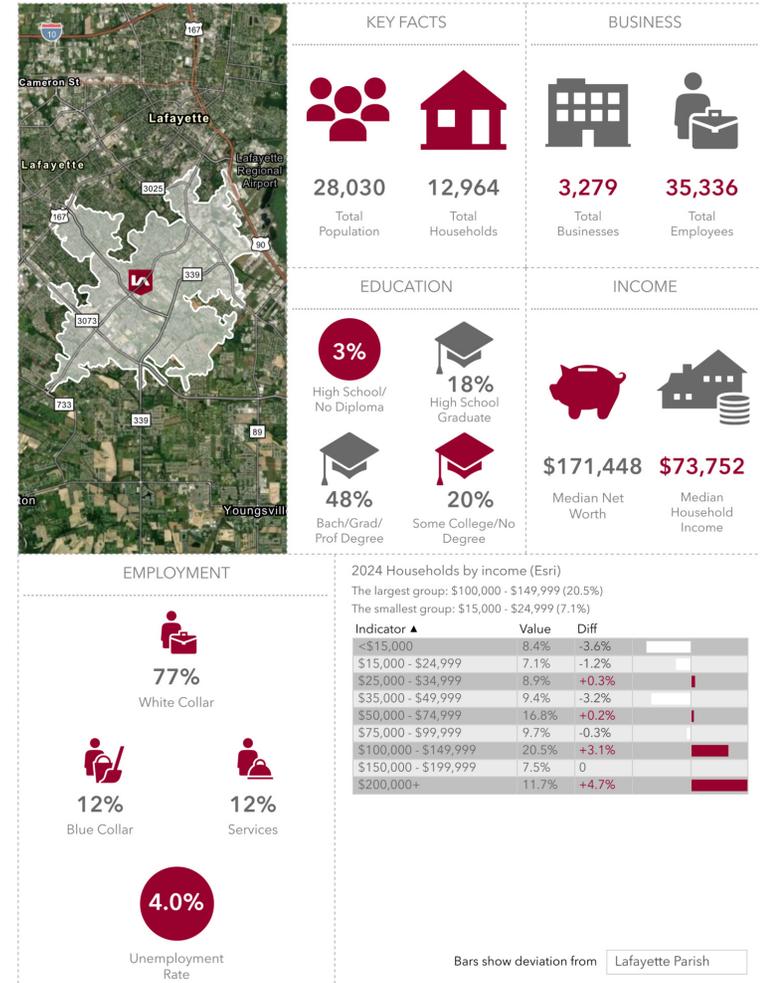
AREA DEMOGRAPHICS

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5 Minute Drive Time Demographic Snapshot



7 Minute Drive Time Demographic Snapshot

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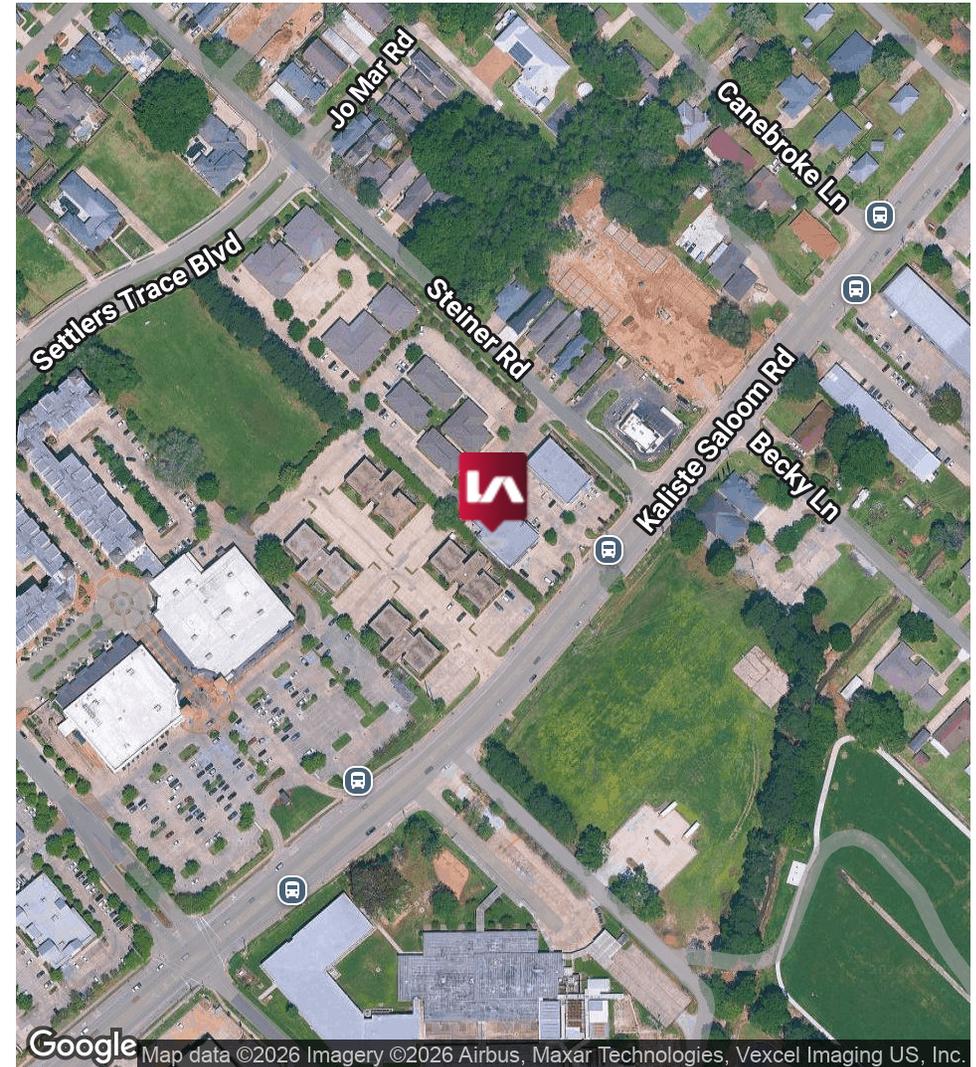
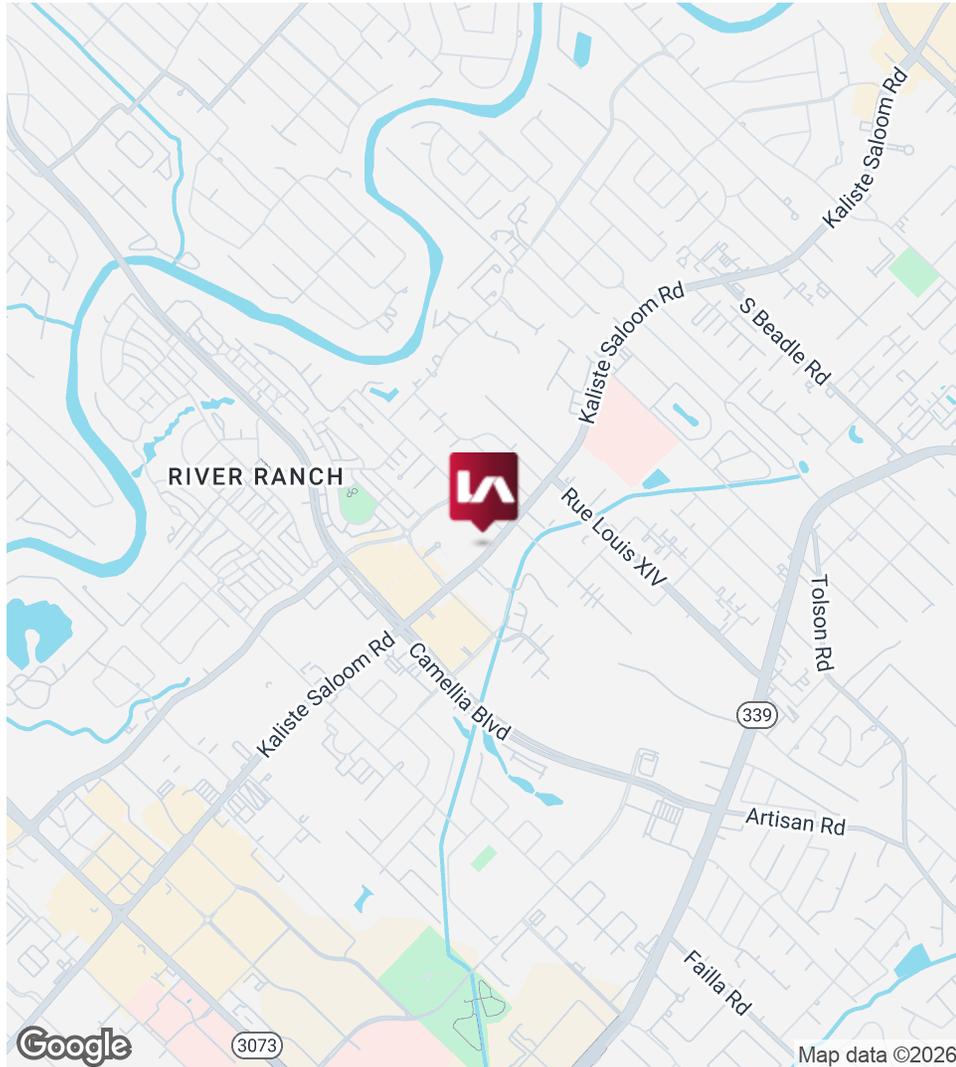
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