

# River Ranch Area - Retail for Lease

1700 Kaliste Saloom Road, Building 1, Suite C, Lafayette, LA 70508



# RETAIL FOR LEASE EXECUTIVE SUMMARY

1700 Kaliste Saloom Road, Building 1, Suite C, Lafayette, LA 70508



Lease Rate	<b>\$25.00 SF/YR</b>
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## OFFERING SUMMARY

Building Size:	±6,790 SF
Available SF:	±1,730 SF
Lot Size:	±2.78 Acres
Number of Units:	3
Year Built:	2013
Zoning:	CM-1
Market:	Lafayette - MSA
Submarket:	River Ranch

## PROPERTY OVERVIEW

±1,730 SF suite available for lease located in Saloom Business Park surrounded by a mixture of office, medical, and retail businesses that service the River Ranch Area. Formerly occupied by Nothing Bundt Cakes, Suite C offers a retail/showroom in the front of the suite and an open area in the rear where the previous tenant was able to fit a food prep area, ovens, a walk-in cooler, and a freezer. Space can be reconfigured for new use and tenant type. TI is available based on tenant and term.

## PROPERTY HIGHLIGHTS

- Former Nothing Bundt Cakes
- Located near River Ranch
- Kaliste Saloom Signage Opportunity
- Retail/Showroom Area and Open Rear

## CONTACT

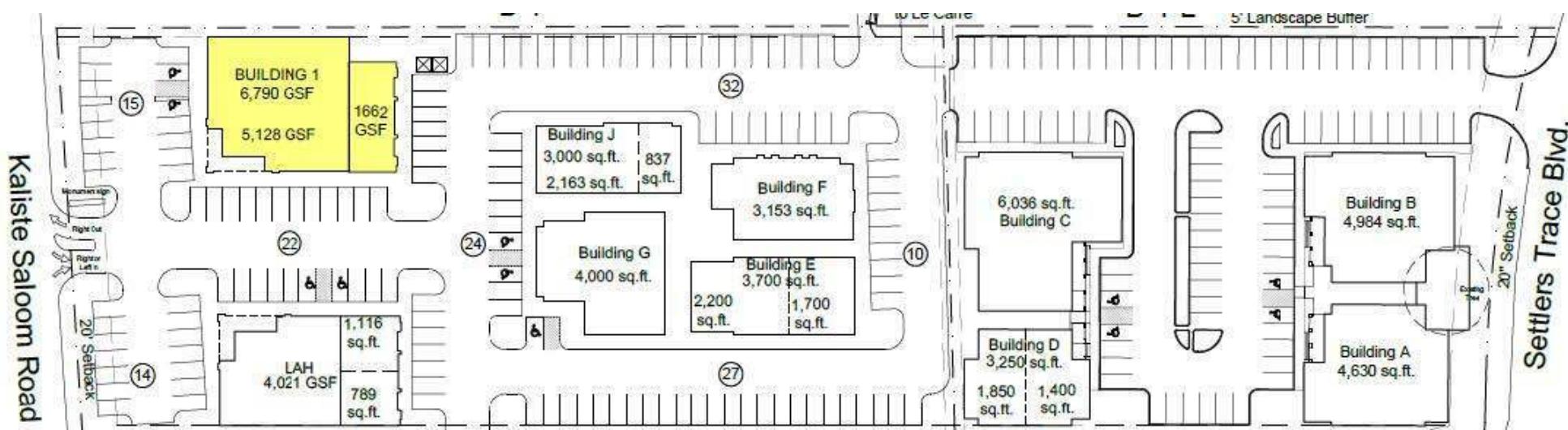
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# RETAIL FOR LEASE AVAILABLE SPACES

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	±1,730 SF	Lease Rate:	\$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bldg 1 Ste C	Available	1,730 SF	NNN	\$25.00 SF/yr	Former Nothing Bundt Cakes

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# RETAIL FOR LEASE ADDITIONAL PHOTOS

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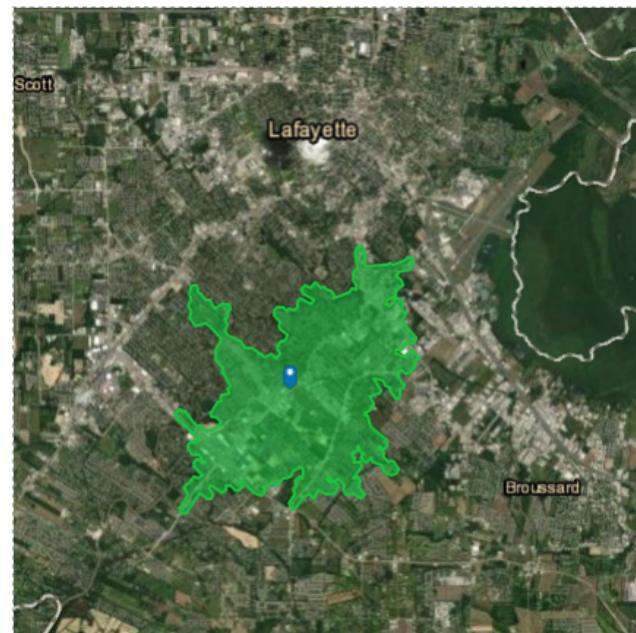
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## 5 MINUTE DRIVE TIME DEMOGRAPHICS

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### KEY FACTS



### EDUCATION



### INCOME



### EMPLOYMENT



**77%**



**11%**



**12%**



### 2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (21.8%)

The smallest group: \$35,000 - \$49,999 (7.5%)

Indicator ▲	Value	Diff
<\$15,000	11.4%	-2.7%
\$15,000 - \$24,999	7.8%	-0.3%
\$25,000 - \$34,999	7.9%	-1.2%
\$35,000 - \$49,999	7.5%	-2.6%
\$50,000 - \$74,999	21.8%	+3.3%
\$75,000 - \$99,999	8.1%	-2.0%
\$100,000 - \$149,999	11.6%	-2.0%
\$150,000 - \$199,999	9.4%	+0.8%
\$200,000+	14.4%	+6.6%

Bars show deviation from 22055 (Lafayette Parish)

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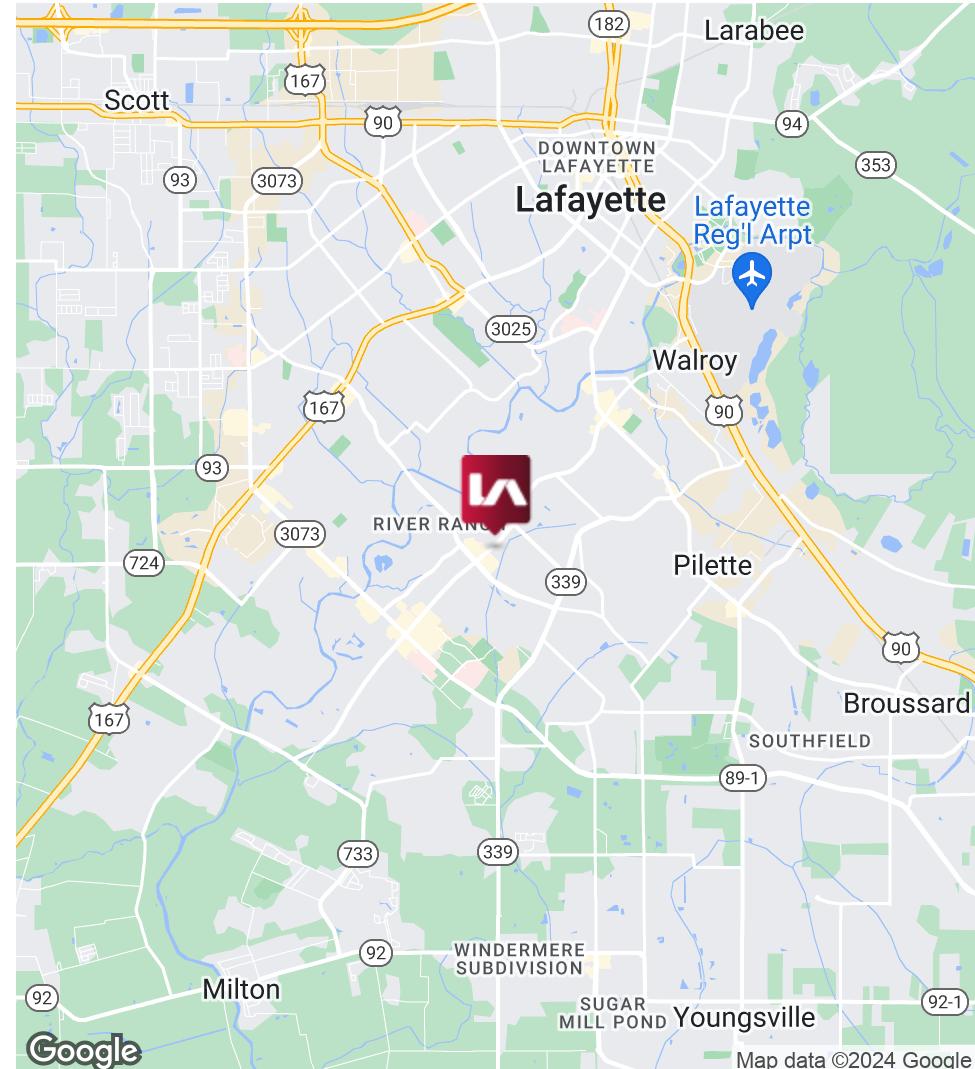
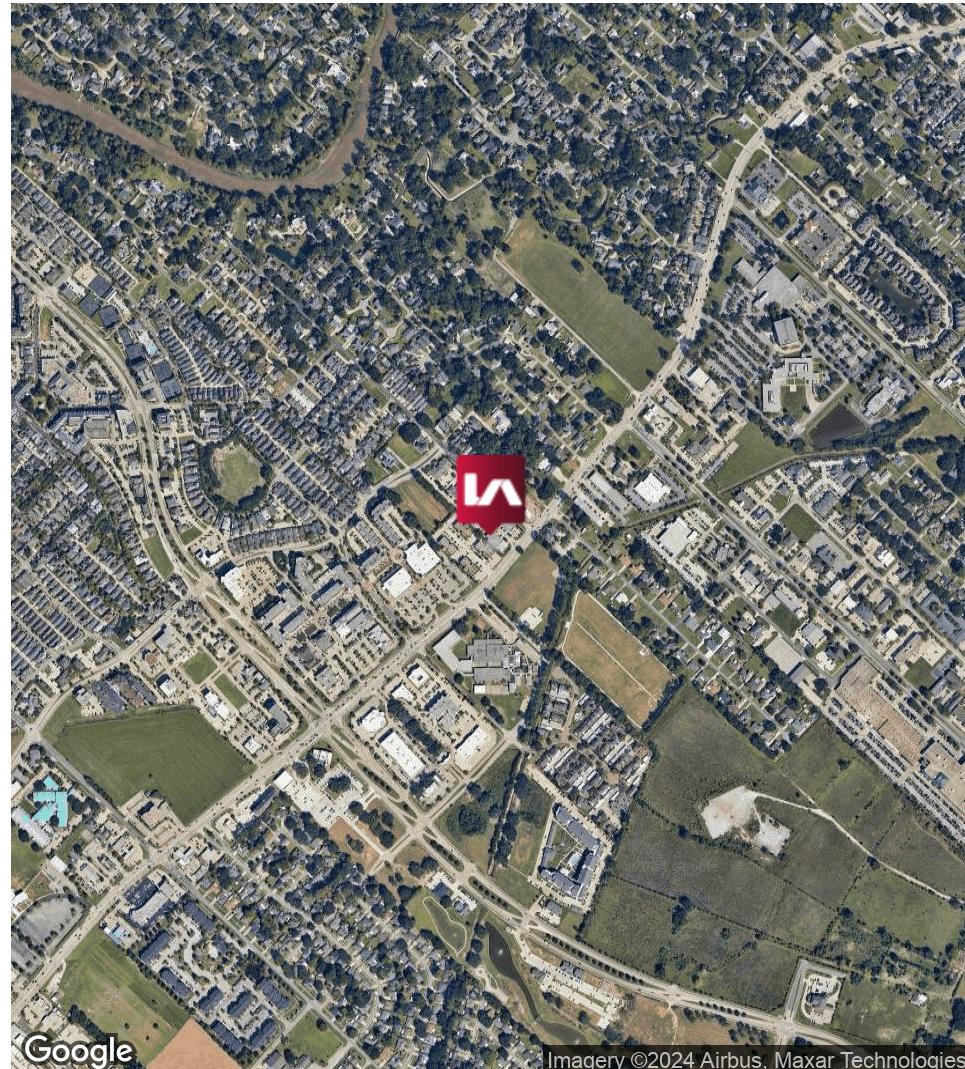
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# RETAIL FOR LEASE LOCATION MAPS

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