

River Ranch Area - Retail for Lease

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



**LEE &
ASSOCIATES**

Evan Scroggs, SIOR, CCIM
escroggs@lee-associates.com
Cell: 225.241.8616
Office: 225.427.9200

Ryan Polito
rpolito@lee-associates.com
Cell: 337.578.5563
Office: 337.279.0370

RETAIL FOR LEASE EXECUTIVE SUMMARY

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



Lease Rate

\$25.00 SF/YR

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

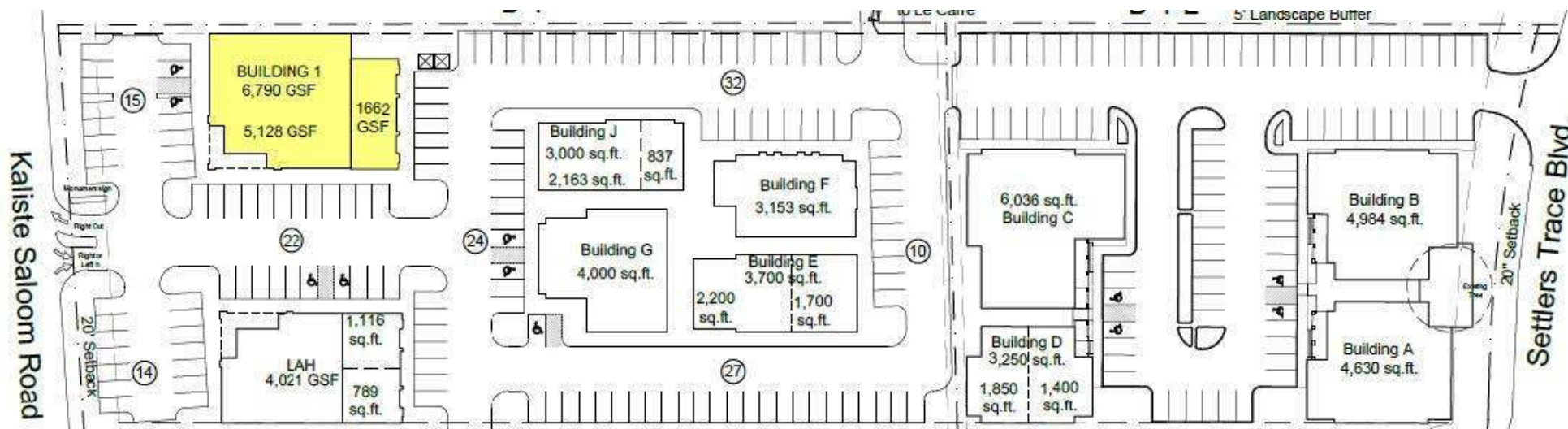
Evan Scroggs, SIOR, CCIM
escroggs@lee-associates.com
D 225.427.9240

Ryan Polito
rpolito@lee-associates.com
D 337.279.0370

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAIL FOR LEASE AVAILABLE SPACES

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



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 |

CONTACT

Evan Scroggs, SIOR, CCIM
escroggs@lee-associates.com
D 225.427.9240

Ryan Polito
rpolito@lee-associates.com
D 337.279.0370

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAIL FOR LEASE ADDITIONAL PHOTOS

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



CONTACT

Evan Scroggs, SIOR, CCIM
escroggs@lee-associates.com
D 225.427.9240

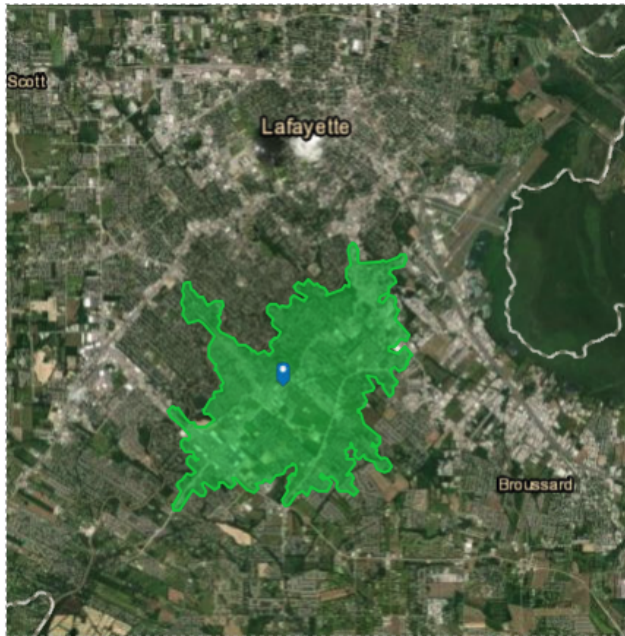
Ryan Polito
rpolito@lee-associates.com
D 337.279.0370

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAIL FOR LEASE

5 MINUTE DRIVE TIME DEMOGRAPHICS

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



KEY FACTS



16,004

Population

38.7

Median Age



7,827

Total Households

BUSINESS



2,198

Total Businesses



23,058

Total Employees

EDUCATION



No High School Diploma



20%

High School Graduate



25%

Some College



51%

Bachelor/Grad/
Prof Degree

INCOME



\$65,320

Median Household Income



\$56,000

Per Capita Income



\$95,161

Median Net Worth

EMPLOYMENT



White Collar

77%



Blue Collar

11%



Services

12%



Unemployment Rate

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)

CONTACT

Evan Scroggs, SIOR, CCIM

escroggs@lee-associates.com

D 225.427.9240

Ryan Polito

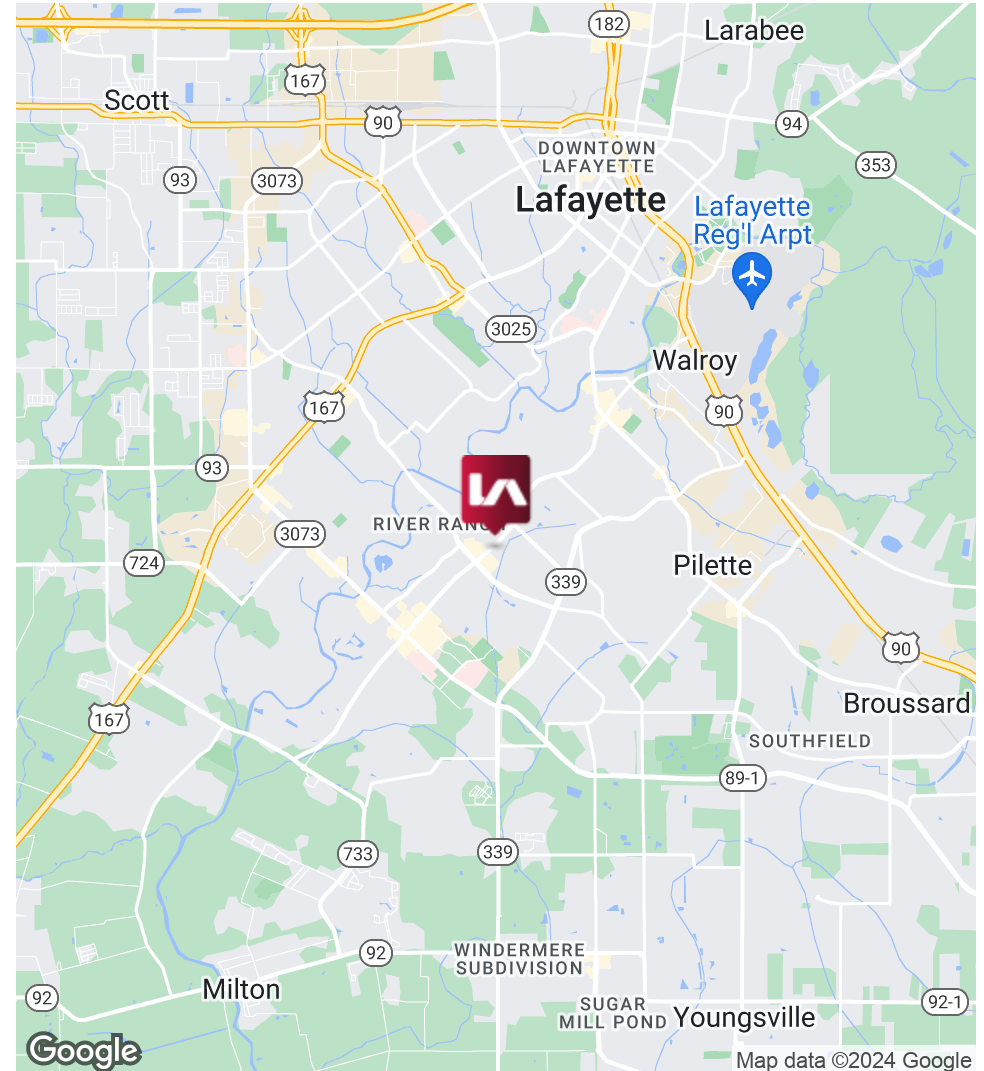
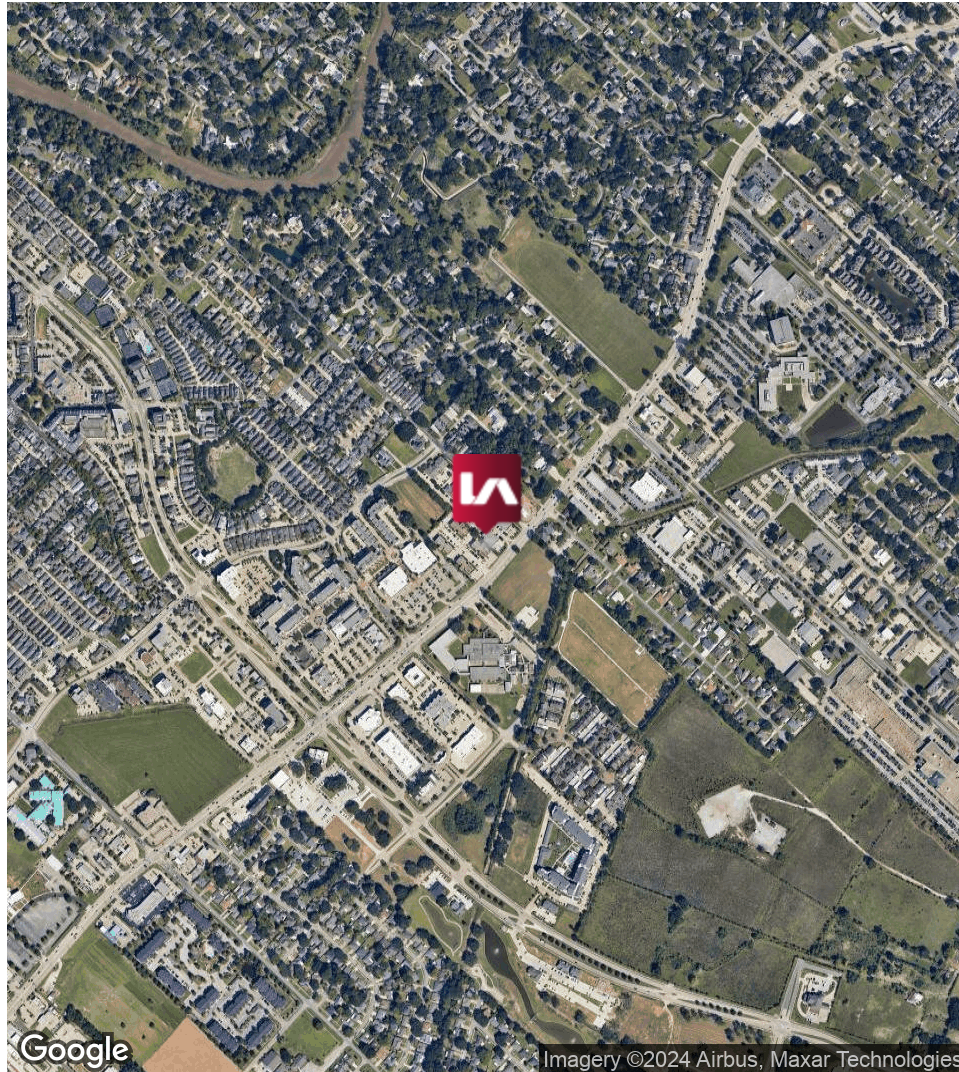
rpolito@lee-associates.com

D 337.279.0370

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAIL FOR LEASE LOCATION MAPS

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



CONTACT

Evan Scroggs, SIOR, CCIM
escroggs@lee-associates.com
D 225.427.9240

Ryan Polito
rpolito@lee-associates.com
D 337.279.0370

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.