



PROPERTY DESCRIPTION

Centrally located along the Eraste Landry corridor in Lafayette, this mixed-use property offers close proximity to the University of Louisiana Lafayette, healthcare facilities, I-10, and Highway 90. The site currently features approximately ±1,648 SF of warehouse space with 14' eave height, with the ability to expand up to ±5,200 SF. The warehouse is fully conditioned and includes new interior electrical along with 200 amp 3-phase service. An additional ±1,436 SF of office space support a variety of operations. With flexible configuration options and a highly accessible location, this property is well-suited for light commercial, or service-oriented uses.

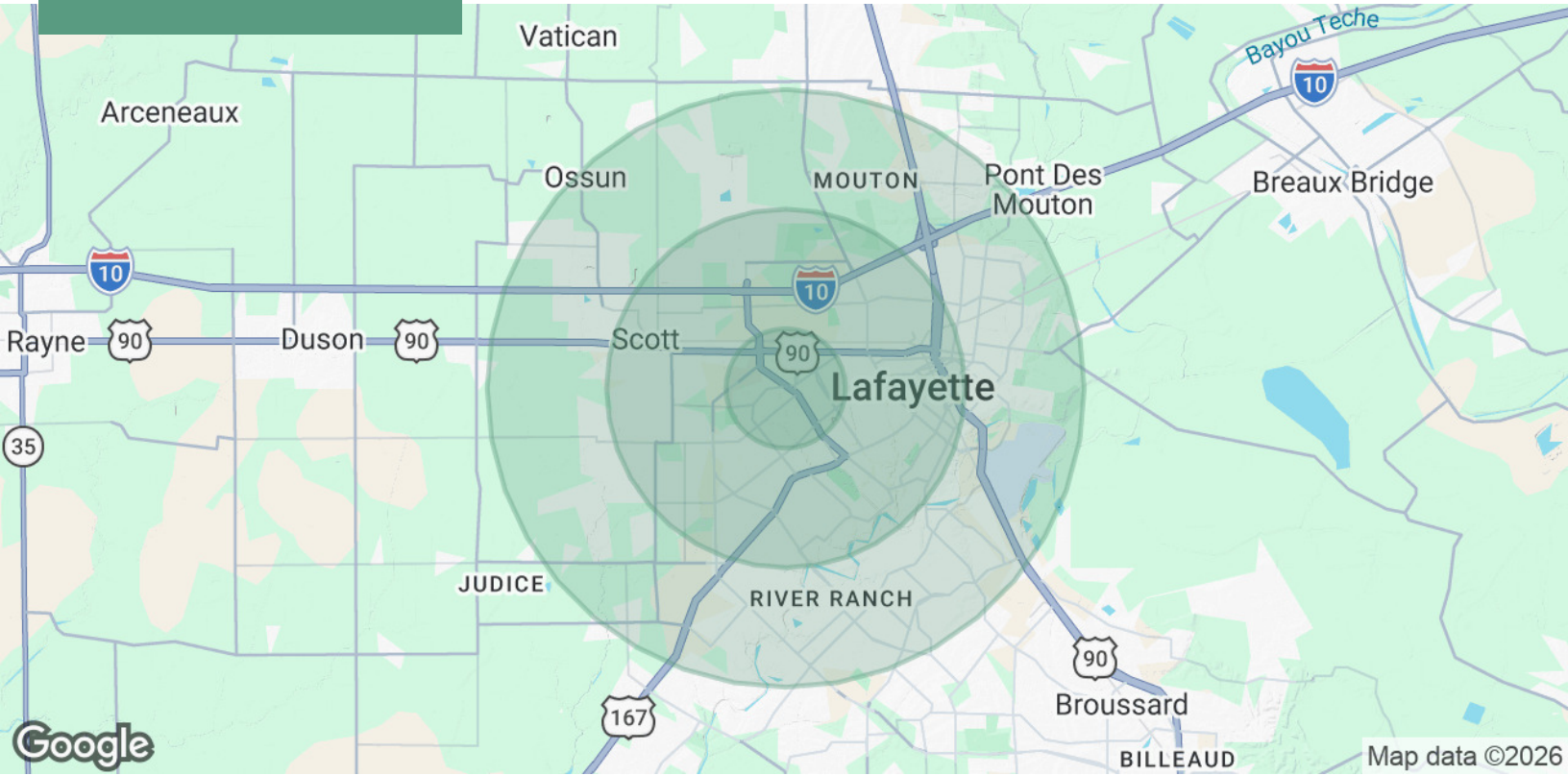
OFFERING SUMMARY

Sale Price:	\$490,000
Lease Rate:	\$8.50 SF/yr (NNN)
Available SF:	6,636 SF
Building Type:	Office + Warehouse
Address:	1101 Eraste Landry Road Lafayette, LA 70506

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,206	29,342	54,177
Total Population	7,516	67,431	124,739
Average HH Income	\$63,910	\$77,451	\$86,299

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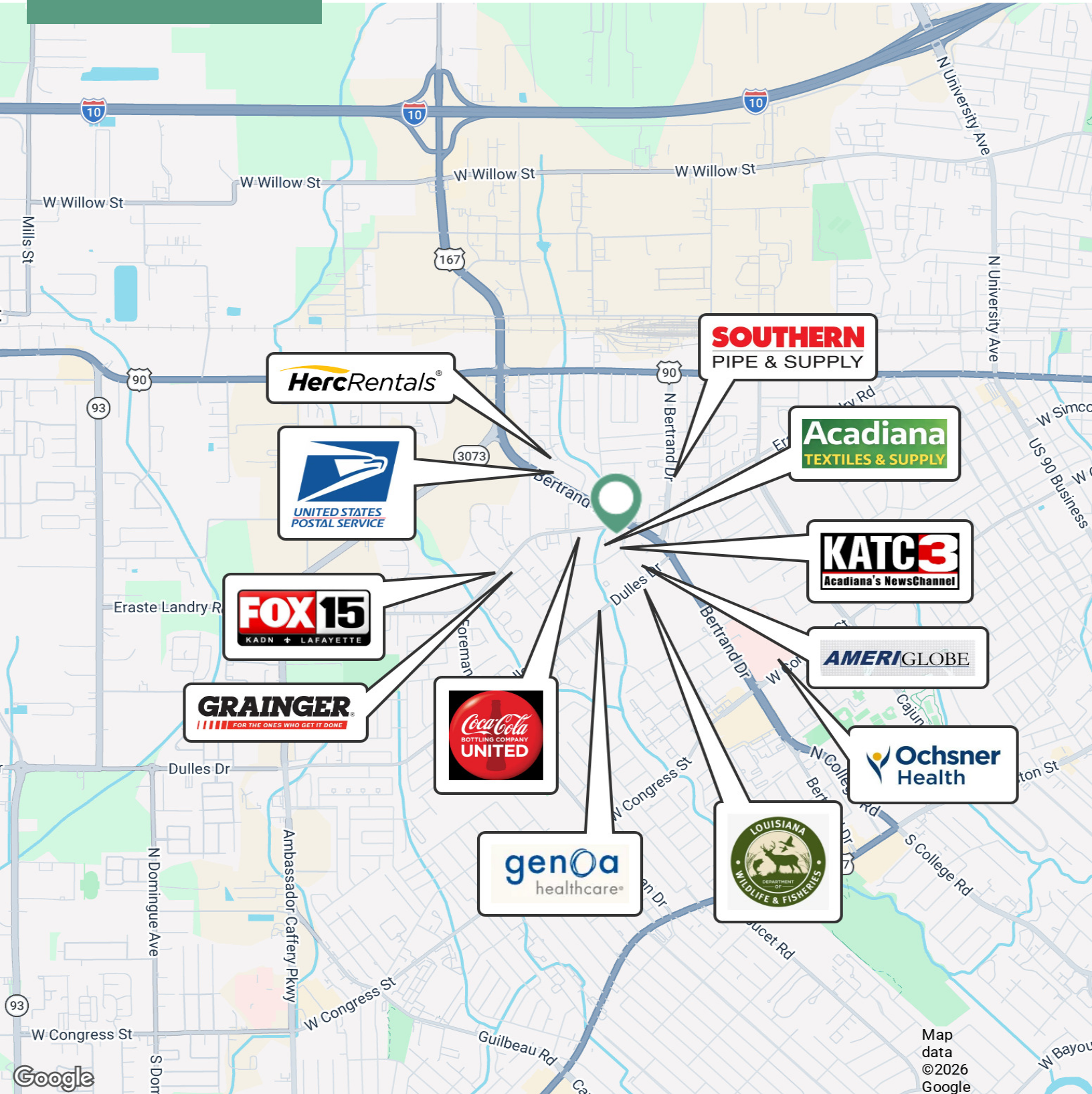
POPULATION

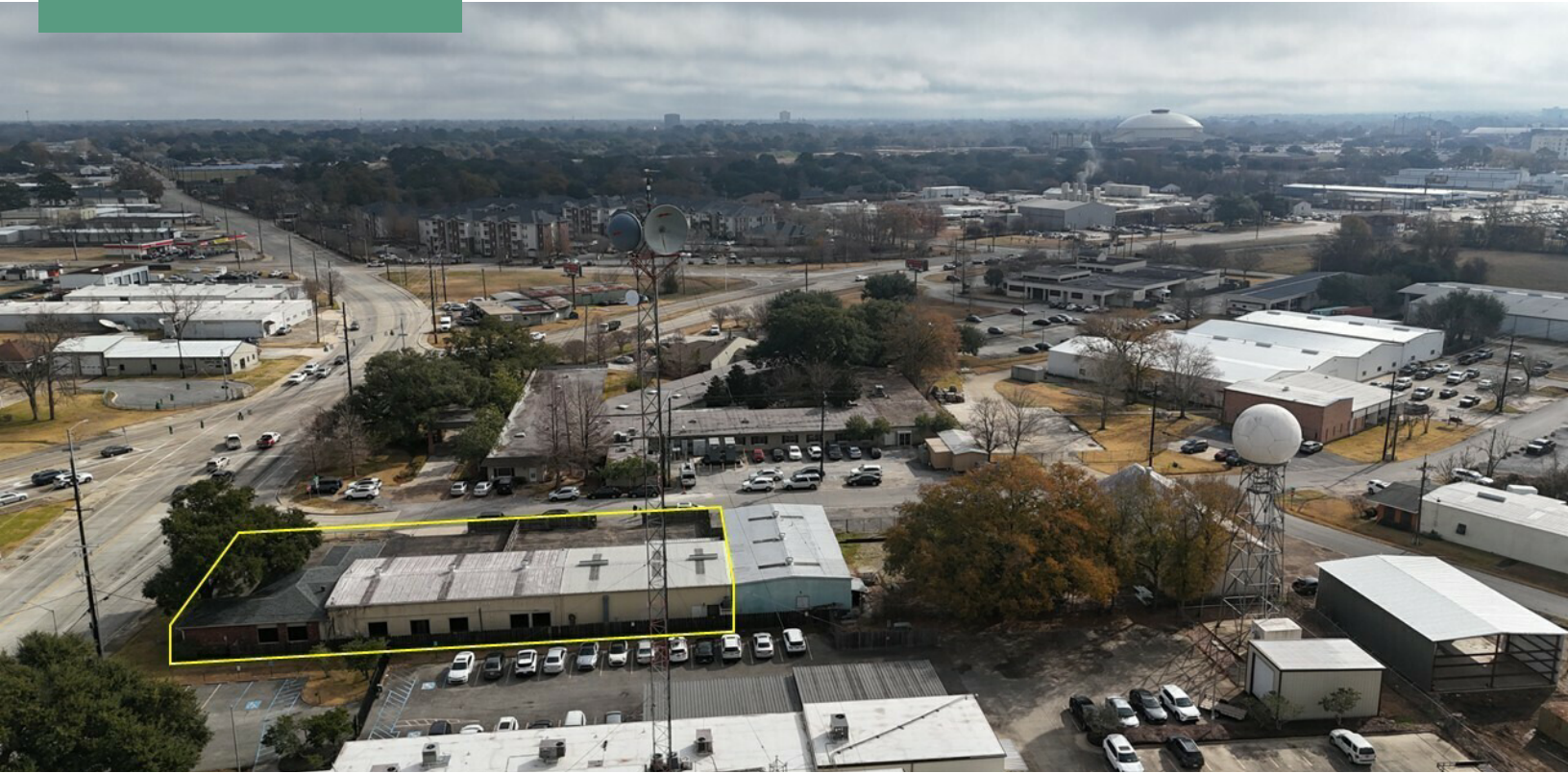
	1 MILE	3 MILES	5 MILES
Total Population	7,516	67,431	124,739
Average Age	29.7	37.6	38.8
Average Age (Male)	30.5	35.4	37.3
Average Age (Female)	29.4	38.3	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,206	29,342	54,177
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$63,910	\$77,451	\$86,299
Average House Value	\$209,366	\$220,346	\$242,512

2023 American Community Survey (ACS)





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