

## Available Spaces



### PROPERTY OVERVIEW

- Convenient location in New Iberia, near top national retailers
- Newly refinished parking lot, enhancing accessibility and appearance with LED lights.
- Adjacent to two signal intersections, increasing visibility and ease of access
- Major redevelopment currently in progress: newly painted buildings
- Large spaces can be demised to fit your square footage needs

### FOR LEASE

\$14 – 22 PSF + NNN

### AVAILABLE SPACES

Suite 2	2,000 SF	Suite 10	12,500 SF
Suite 3	1,500 SF	Suite 25	42,000 SF
Suite 4	1,200 SF	Suite 31	4,500 SF

### DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
Total Population	7,217	32,060	45,421
Average HH Income	\$49,420	\$63,378	\$70,930
Daytime Population	8,981	37,200	50,832



The information contained herein has either been given to us by property owners or is from professional sources that are believed to be reliable; however, D'Argent Companies, LLC gives no warranty or guarantee that this information is correct, nor to the presence or absence of contaminating substances, PCB's or asbestos, nor to compliance with State and Federal regulations. This information is submitted subject to errors, omissions, changes in price, lease rate, or other conditions and may be withdrawn without notice. D'Argent Companies, LLC is a licensed Louisiana Real Estate Broker #0995701135. #003

D'Argent Companies  
1460 Centre Court  
Alexandria, LA 71301  
318-787-6049

[Info@Dargentcompanies.com](mailto:Info@Dargentcompanies.com)  
[www.Dargentcompanies.com](http://www.Dargentcompanies.com)



## Aerial Overview



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