



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 $\pm 1,648$ SF of warehouse space with 14' eave height, with the ability to expand up to $\pm 5,200$ SF. The warehouse is fully conditioned and includes new interior electrical along with 200 amp 3-phase service. An additional $\pm 1,436$ 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:	\$7 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

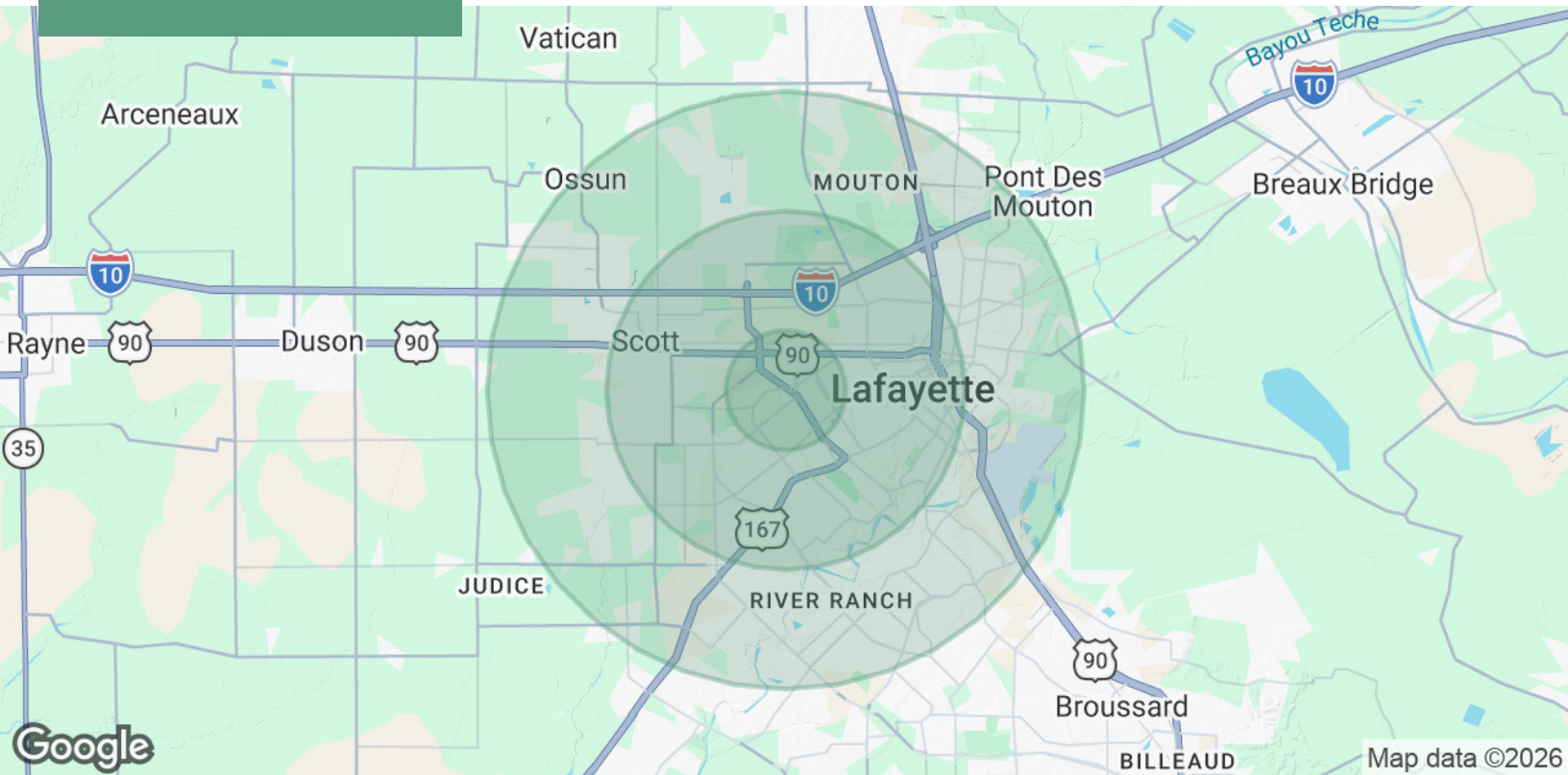
NVST Real Estate Solutions, LLC

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All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



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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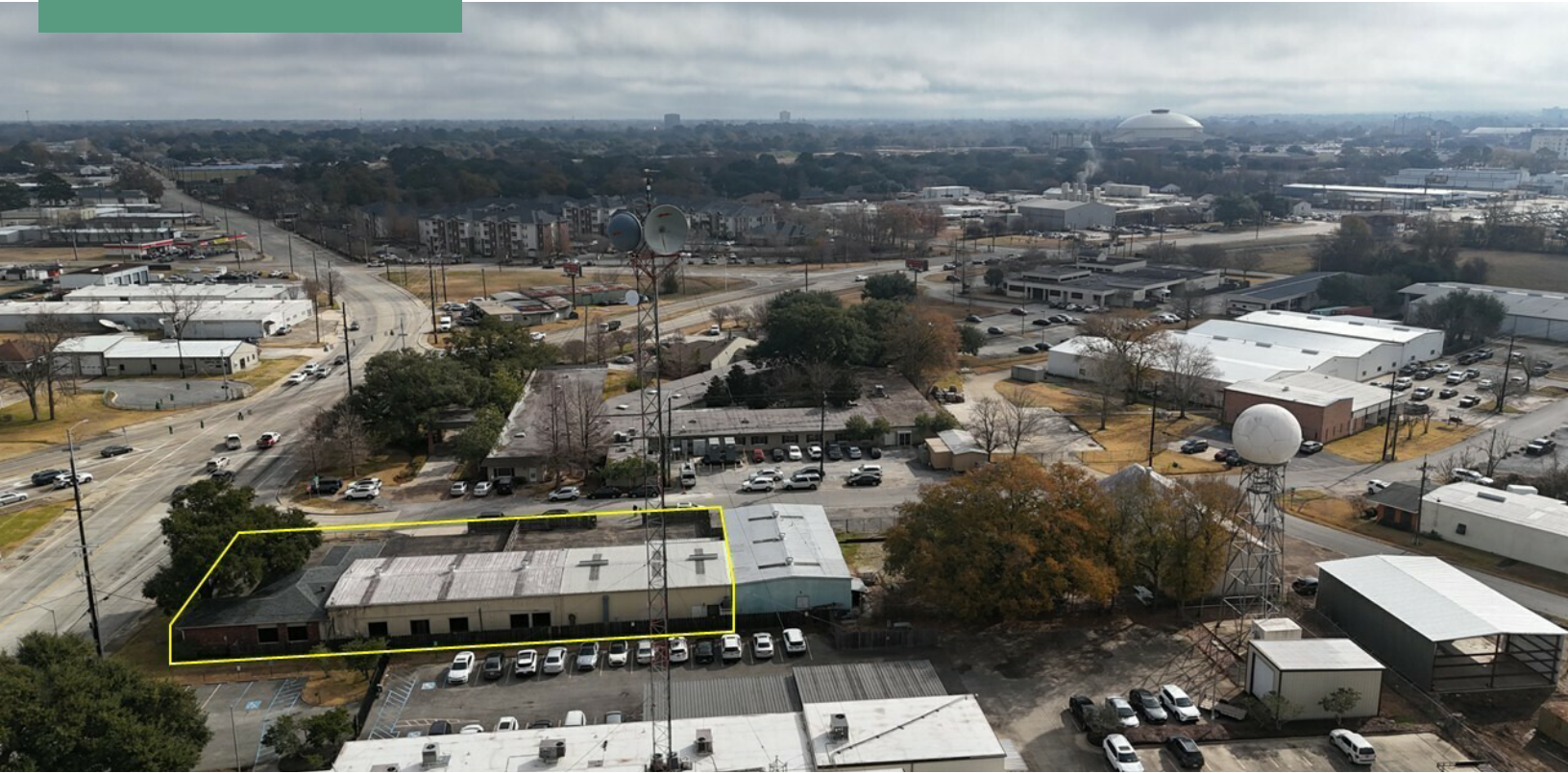
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