

AVAILABLE

# FORMER FREESTANDING RESTAURANT

3806 AMBASSADOR CAFFERY PARKWAY • LAFAYETTE, LA 70503



COMMERCIAL  
REAL ESTATE

**CBRE**







# PROPERTY OVERVIEW

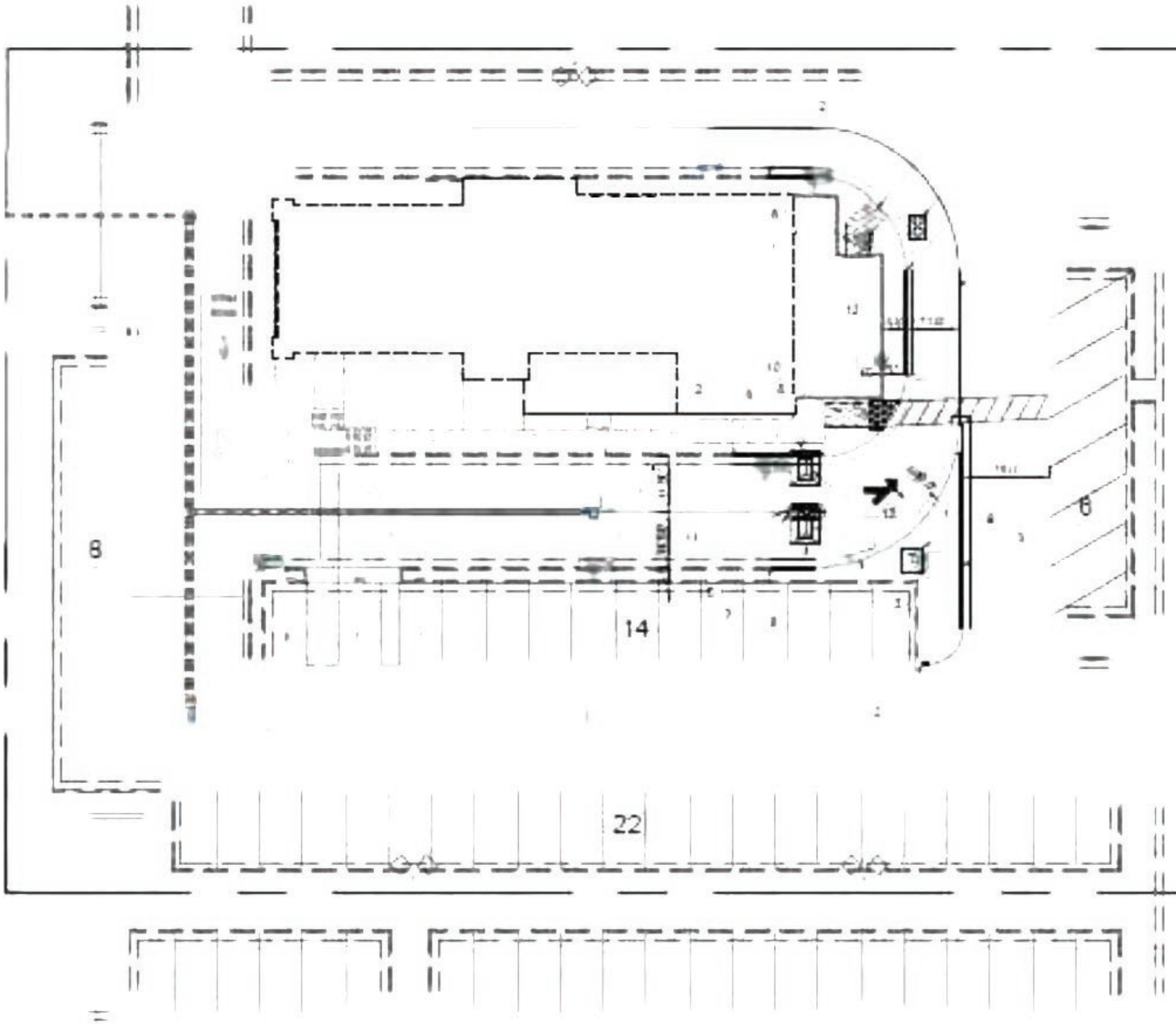
## PRIME RETAIL LOCATION

Ambassador Caffery Parkway serves as one of Lafayette's primary retail corridors. The immediate trade area features a strong mix of national retailers, restaurants, and service businesses, drawing consumers from both Lafayette proper and surrounding parishes. The location's position near the intersection of Johnston Street provides excellent visibility and access to middle and upper-income residential neighborhoods. Highlights include:

- 4,592 sq. ft. on 1.086 acres
- Asking Sale Price: \$1,950,000
- Parcel #6097856
- Zoning: CH, Commercial Heavy
- Built in 1997, expanded in 2013
- 50 parking spaces
- One full access ingress and egress point off of Ambassador Caffery Pkwy. There is access from the back of the site to Robley Drive where there is a signalized intersection.
- Within 20 minutes of Downtown Lafayette and Lafayette Regional Airport



# SITE PLAN





# PHOTOS











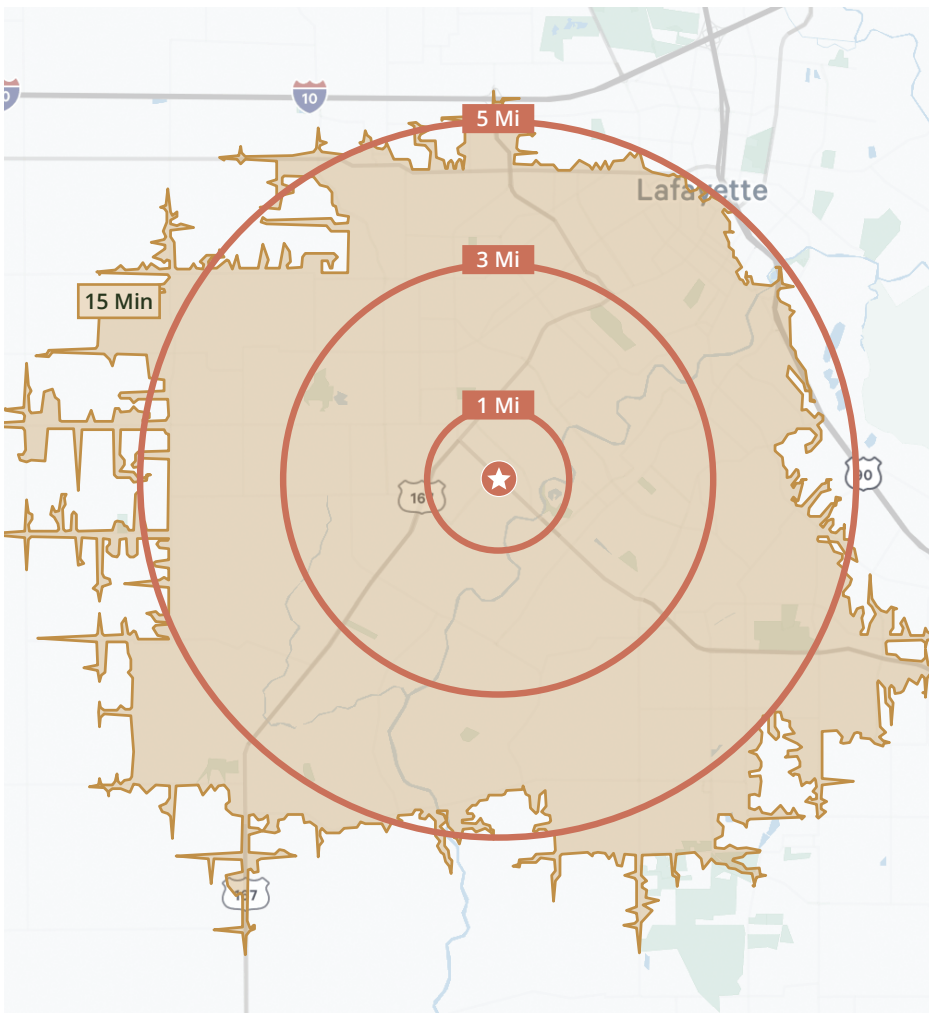
# PHOTOS





# DEMOGRAPHICS

 2024 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	7,765	11,675	\$86,026	3,531	37.3
3 Miles	64,498	71,284	\$72,569	28,596	38.9
5 Miles	130,595	167,398	\$63,418	56,095	37.1
5 Minutes	8,784	14,512	\$80,765	4,007	35.9
10 Minutes	66,806	72,801	\$69,614	29,663	38.1
15 Minutes	142,341	173,274	\$65,405	60,255	37.2



## BUSINESSES (3 MI)

- 4,302

## EMPLOYEES (3 MI)

- 43,330

## MAJOR EMPLOYERS

- Lafayette Parish School System
- Our Lady of Lourdes Regional Medical Center
- WHC, Inc.

## MAJOR TRAFFIC GENERATORS

- Ambassador Town Center
- River Marketplace
- Acadiana Mall

## AREA HOTELS (3 MI)

- 8 Hotels / 693 Rooms



# TRADE AREA





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**KIRSTEN EARLY, CCIM**

Director of Retail / Partner

+1 504 620 0352

kearly@srsa-realestate.com



SRSA Commercial Real Estate, Inc  
2555 Severn Ave., Suite 200  
Metairie, LA 70002  
+1 504 831 2363  
www.srsa-realestate.com  
Licensed Real Estate Broker

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# Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Seller/Lessor:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_



AgencyForm Rev. 05/21



Kirsten Early, CCIM

504.620.0352

kearly@srsa-realestate.com