



Center Square

3500 NE Evangeline Trwy, Carencro, Louisiana 70520

Property Highlights

- Shopping Center For Lease
- Excellent Visibility
- High Traffic Counts
- Growing Area
- Range of Suite Sizes Available
- DRIVE THRU AVAILABLE on Suite A

Lease Rate

\$21.00 SF/yr (NNN)



For more information

Dusty Castille

O: 337 233 9541 | C: 337 654 2292
dcastille@latterblum.com

Clinton Shepard, CCIM

O: 337 233 9541 | C: 318 366 6064
cshepard@latterblum.com

Jeremy Harson, CCIM

O: 337 233 9541 | C: 337 298 4149
jeremyharson@latterblum.com

CALL OR EMAIL FOR MORE INFORMATION

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

806 E. St. Mary Boulevard
Lafayette, LA 70503
337 233 9541 tel
latterblum.com



NAME OF DEVELOPMENT:	Center Square
AVAILABLE SF:	1,527-5,737
LEASE RATE:	\$21.00 SF/yr (NNN)
AVAILABLE SUITES:	3
BUILDING SIZE:	10,350 SF
YEAR BUILT:	2019
MARKET:	Carencro
CROSS STREETS:	Thoroughbred Dr
TRAFFIC COUNTS:	68,719 (I-49)

Property Overview

Newly constructed Center Square shopping center available for lease. Join the other tenants before it's too late. This center is located in a growing area with extremely high visibility and excellent traffic counts. The center was completed early in 2019 and is ready for occupancy. There are two out parcels on either side of the boulevard entering the development for sale that will help compliment the center. Tenants will have the ability to have signage above its suite and on the marquee entering the development. This area is seeing and should continue to see both commercial and residential growth.

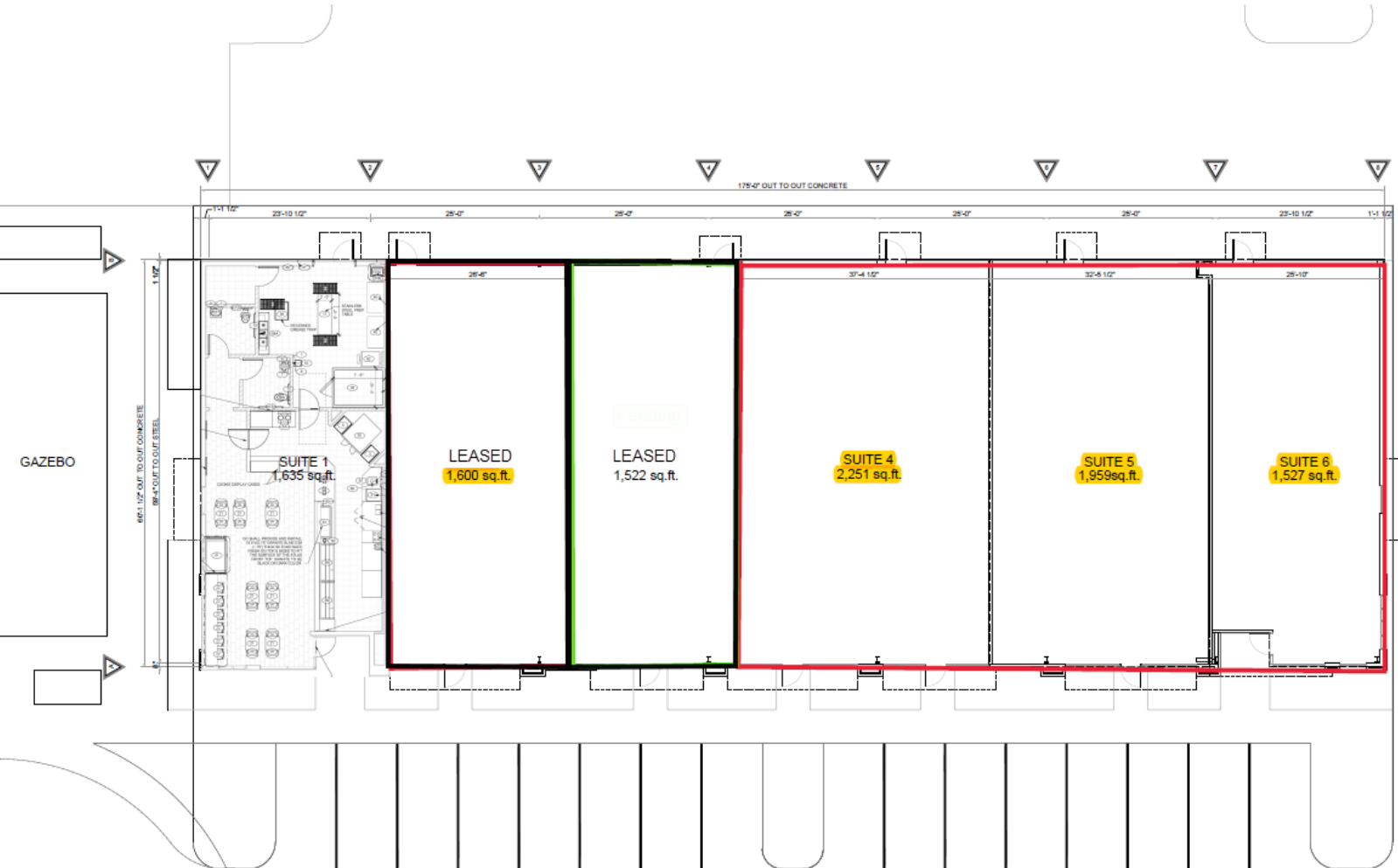
Location Overview

The subject site is located on the frontage road on the east side of I-49 just north of exit 2 (Gloria Switch Rd). This area of Lafayette parish is growing rapidly both commercially (Super 1 Foods, Walmart and surrounding shadow centers, Billy's, etc.) and residentially (multiple subdivisions). The current population of the City of Carencro 8,601 and projected to grow 1.54% annually, more than double the national average, over the next 5 years. The zip code (70520) has 20,103 residents and is projected to grow 1.22% annually over the next 5 years. Median Household Income for this area is just above \$53,000.

For Lease

Retail Strip Center

Site Plan



1 PROPOSED TENANT SUITE LAYOUTS
SCALE 1/8" = 1'-0"

For Lease

Retail Strip Center

Available Spaces



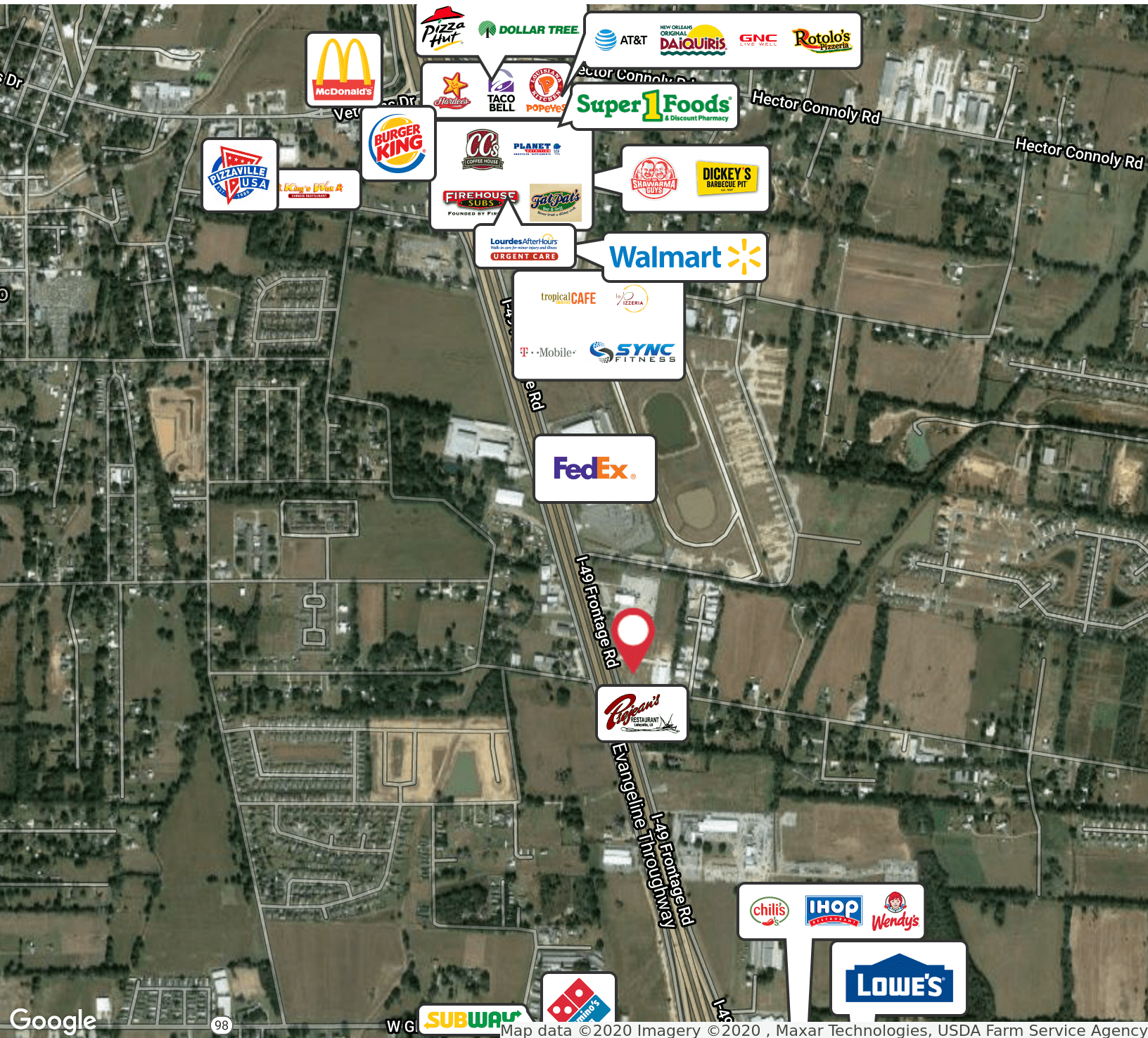
LEASE TYPE NNN | TOTAL SPACE 1,527 - 5,737 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$21.00 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	1,527 SF	NNN	\$21.00 SF/yr	Dimensions are 59'-4" x 25'-10"
Suite B	Available	1,959 SF	NNN	\$21.00 SF/yr	Dimensions are 59'-4" x 32'-5.5"
Suite C	Available	2,251 SF	NNN	\$21.00 SF/yr	Dimensions are 59'-4" x 37'-4.5"

For Lease

Retail Strip Center

Retailer Map | I-49

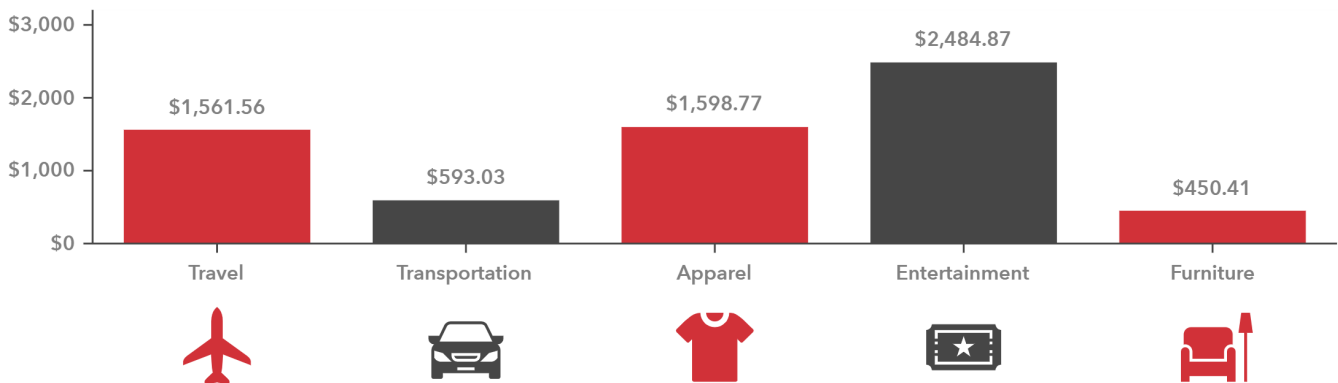
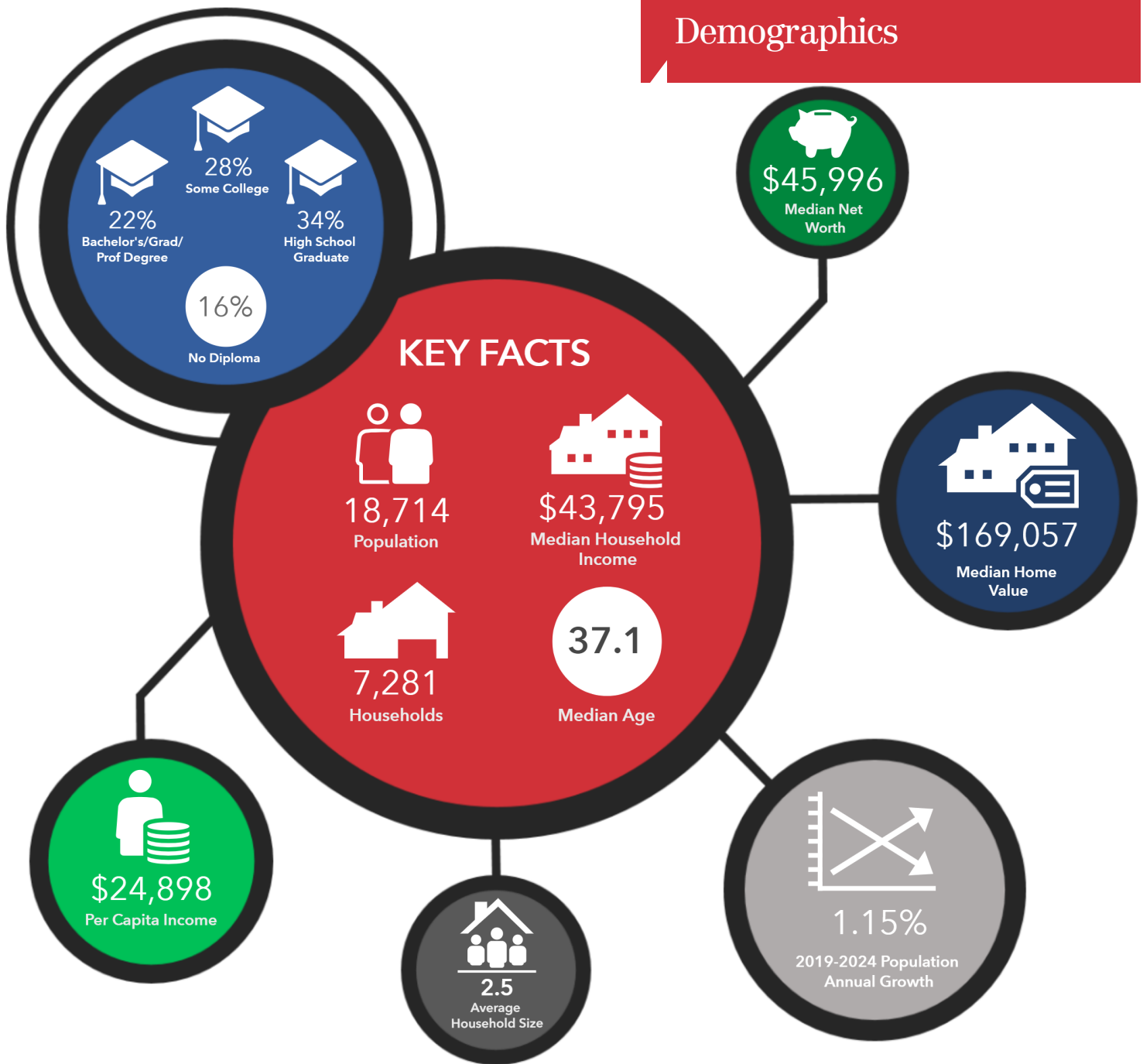


Location Maps



806 E. St. Mary Boulevard
Lafayette, LA 70503
337 233 9541 tel
latterblum.com

Demographics



*Spending facts are average annual dollars per household

Demographics reflecting a 7 minute drive time from the subject location

Additional Photos

