

## For Lease

### Property Description

Former Charity Case lounge – well positioned and is surrounded by some of the highest quality construction of retail, office and housing in Lafayette – including River Ranch, which homes over 2,550 residents and 2,000 daily consumers. This site also offers excellent daytime and nighttime traffic, as well as convenient access to Camellia Blvd and Kaliste Saloom Road. Great opportunity for a bar/restaurant to come into a well establish and growing area in the core of Lafayette.

### Traffic Count

- Kaliste Saloom Rd: 40k
- Camellia Blvd: 25k
- Ambassador Caffery Prkwy: 47k

### Available

- 3,212 SF

### Price

- \$18 PSF





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# River Ranch Restaurant Bar

1315 Camellia Blvd, Lafayette, LA

Overview

**Aerial**

Site Plan

Photos

Demographics





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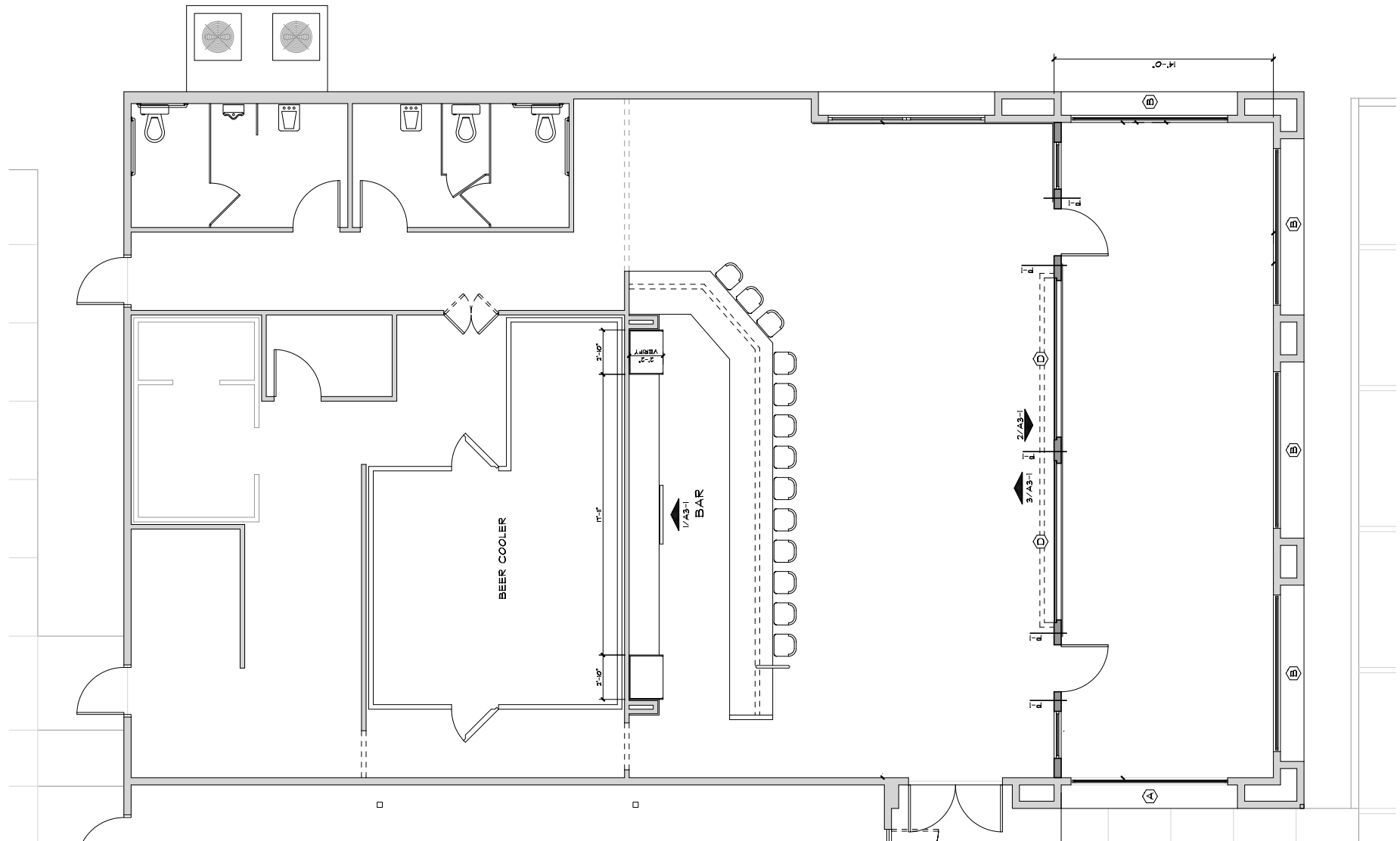
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Overview

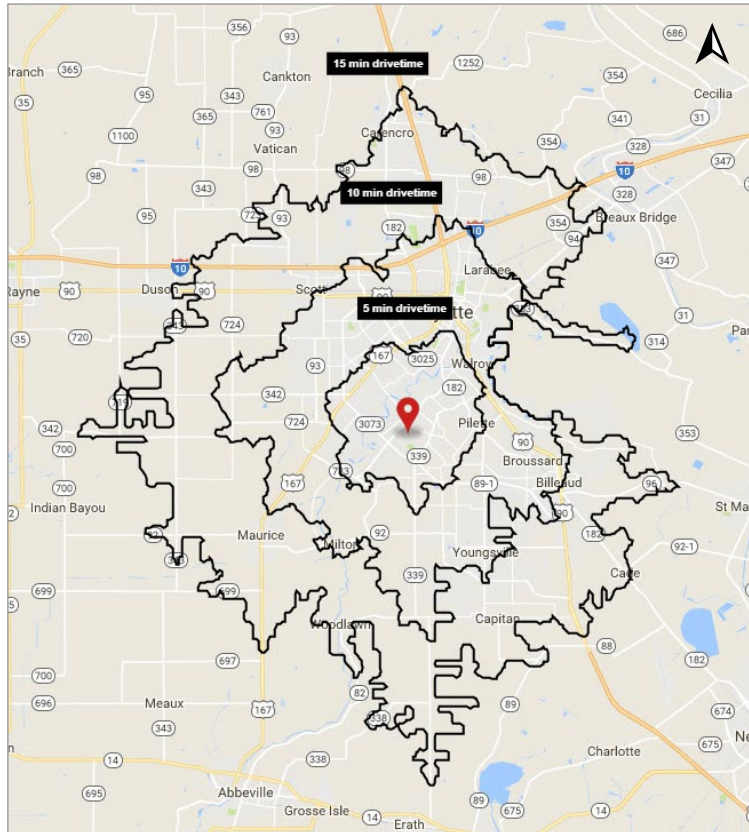
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**Drive Time Map**



2018 Drive Time	5 min.	10 min.	15 min.
Population	54,037	171,419	231,616
Households	24,625	72,118	95,762
Avg. HH Income	\$92,145	\$78,163	\$75,800

2018 Mile Radius	1 mi.	3 mi.	5 mi.
Population	9,926	71,316	144,726
Households	4,685	31,854	61,708
Avg. HH Income	\$112,902	\$90,371	\$81,147