



## 3125 W Pinhook

3125 W Pinhook Rd, Lafayette, Louisiana 70508

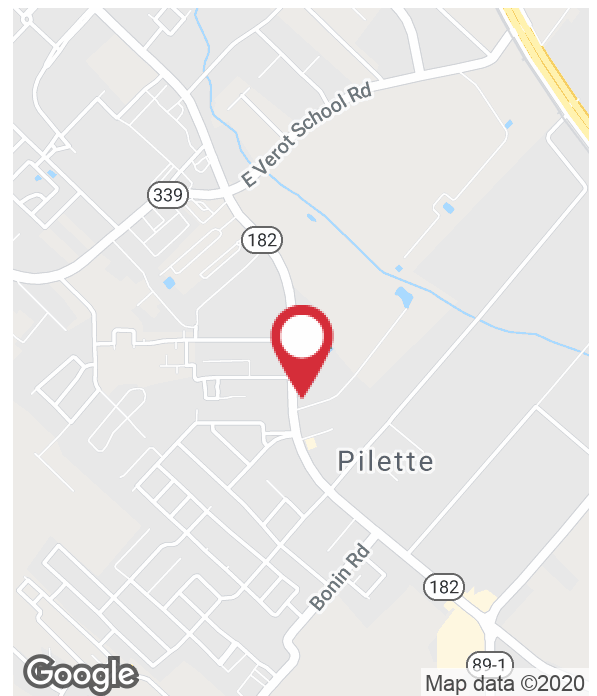
### Property Highlights

- Flex space for lease
- Retail/Office showroom with warehouse
- Ample parking
- Excellent visibility
- Corner lot
- High traffic counts and good accessibility

### Pricing

Sale Price: \$435,000

Lease Rate: \$3,950.00 SF/yr (MG)



For more information

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**CALL OR EMAIL FOR MORE INFORMATION**

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## Additional Photos





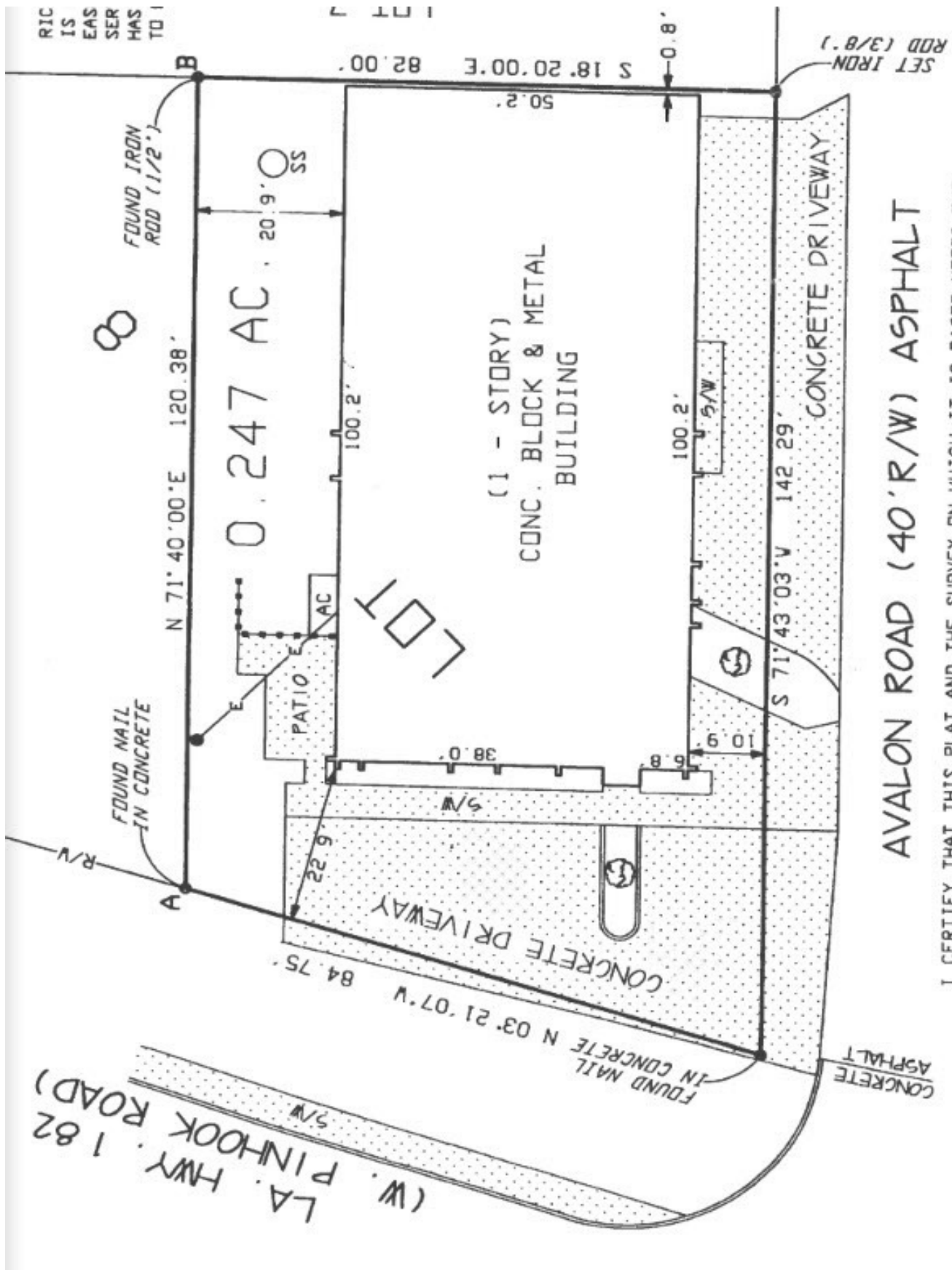
SALE PRICE:	\$435,000
LEASE RATE:	\$3,950.00 per month
AVAILABLE SF:	5,044 SF
OFFICE SIZE:	2,529 SF
WAREHOUSE SIZE:	2,515 SF
LOT SIZE:	0.489 Acres
GRADE LEVEL DOORS:	1
EAVE HEIGHT:	12 FT
ZONING:	IL

## Property Overview

The subject property is a 5,000+ foot building in a great location perfect for retail or office use. The office/retail area floor plan consists of 6 offices, 1 large salon, 2 restrooms, kitchen, laundry room and reception/waiting area. There is also a side private patio that could be used for an additional entrance. The warehouse is approximately 2,515 square feet with a grade level, roll-up door and built in storage racks. Eave heights are approximately 12 feet. The property has a great visibility and sits at the corner of Avalon and Pinhook and also includes the adjacent lot on Avalon that is stabilized for overflow parking or storage. There are a total of 16 striped, surface parking spots currently.

## Location Overview

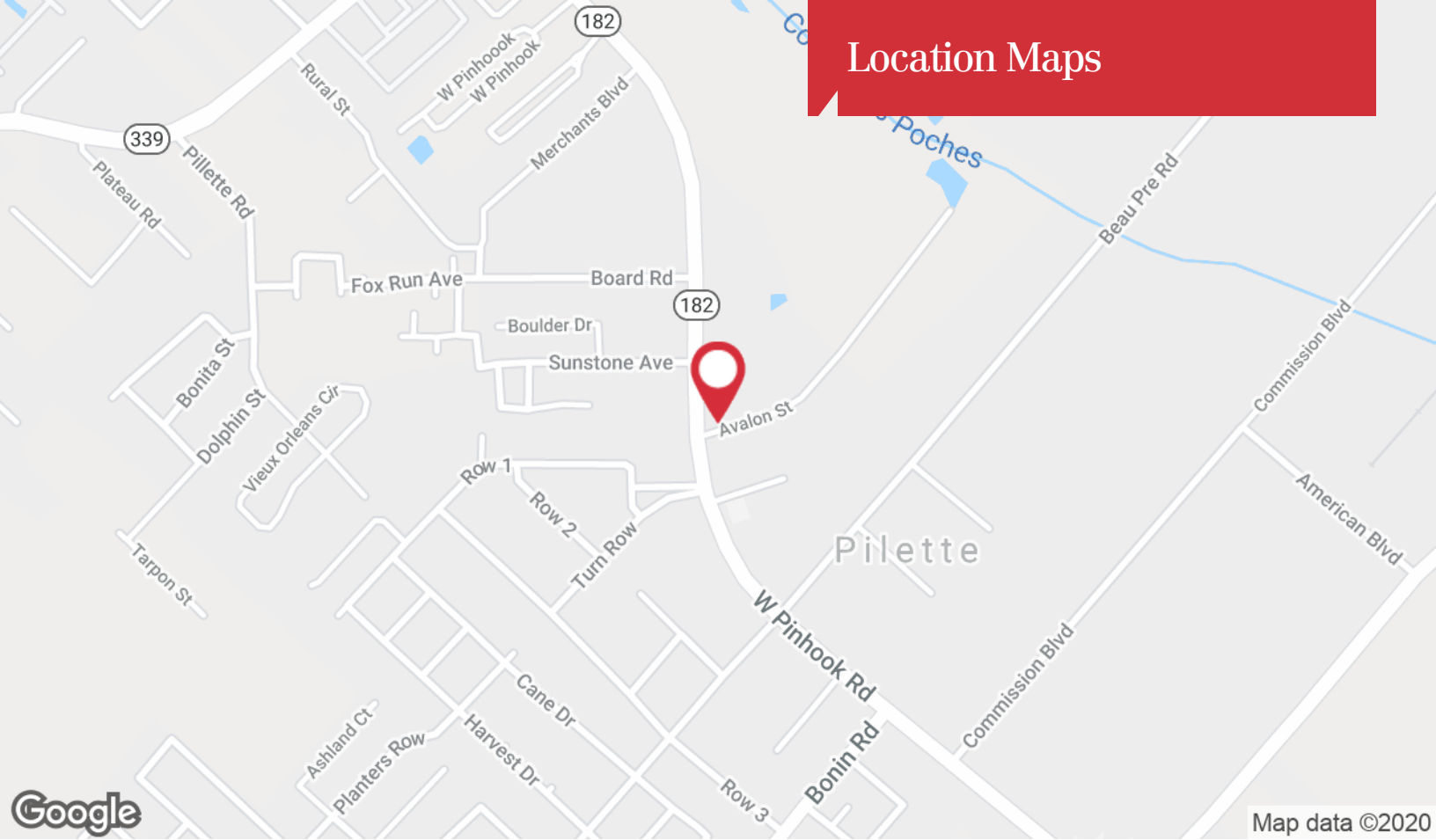
The subject is located on Pinhook Rd in the stretch between Verot School Rd and Southpark. The site is less than 1 mile to Highway 90 as the crow flies. This area of Lafayette is mixed with retail uses along Pinhook with some complementary industrial sprinkled in both on Pinhook and the side streets. This area has steady traffic flow at all parts of the day due to the number of jobs in the area and heavy residential density to the south. Pinhook connects North Lafayette to Broussard crossing the Breaux Bridge highway, Hwy 90, Kaliste Saloom and Albertson Pkwy.



AVALON ROAD (40' R/W) ASPHALT

I CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE

# Location Maps



## Additional Photos

