

## **Ryan Pécot**

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## Seth Citron

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# Evangeline Court Marketplace Phase II Development

Hector Connoly Road & Interstate 49, Carencro, LA

**Overview** 

Aerial

Site Plan

**Photos** 

**Demographics** 

# For Lease

#### **Property Description**

This shopping center is located 2 miles north of Lafayette's major Interstate interchange (I-49 @ I-10). It is postured in an area of steady growth and large expansion, both commercially and residentially. This is a great opportunity for both local and national retailers, as well as hotels and restaurants. Super 1 Foods opened as the grocery anchor in 2012 and Walmart Supercenter recently completed construction and is now open for business.

## **Retail Space Available**

Phase I

• 1.400 sf

Phase II

- 1,200 3,600 sf
- Endcap with potential drive thru/ back patio

#### **Anchor Tenants**

- Super 1 Foods 56,935 SF
- Walmart Supercenter- 185,623 SF

#### Traffic Count (ADT 2016)

- Interstate 49: 51k
- Veterans Drive: 15k





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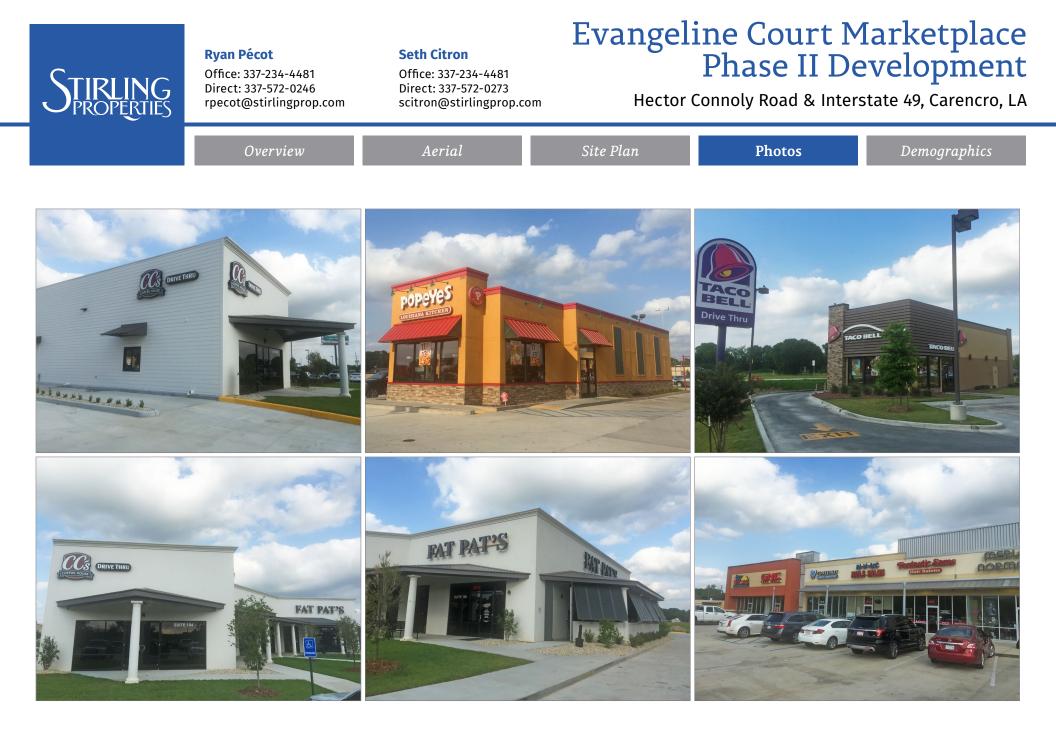
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#### Evangeline Court Marketplace **Ryan Pécot Seth Citron** Phase II Development Office: 337-234-4481 Office: 337-234-4481 Direct: 337-572-0246 Direct: 337-572-0273 Hector Connoly Road & Interstate 49, Carencro, LA scitron@stirlingprop.com rpecot@stirlingprop.com Site Plan **Overview** Aerial **Photos Demographics** Rotolo's S-8-ORIGINAL DAIOUIRIS IAN'S DENTISTRY MERLE NORMAN -B-at&t STIRN SN NS INTER **Fantastic** S G DICKEY z PENDI DUTE 'K' UTURE TENUS 1,164 S.F. UTUNE TEN PROPOSED PANTASTIC SAM DETENTION ARE ₩, 66 666 *€*∂ E Super Foods LOT 2 28 A 00 LOIS Hardee NOT-A-PAR S LOT LOT 2 . . -UTT TACC **Lourdes**AfterHours Ξ÷ SIGN SUBS SUBS U.S. INTERSTATE 49 Popeye

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Parks

347

(314)

353

2018 Demographics	5 min.	10 min.	15 min.
Population	24,079	95,687	198,257
Households	9,572	37,654	81,643
Avg. HH Income	\$61,489	\$56,398	\$67,273

(724)

(307

afayette

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#### **2018 Demographics** 5 mi. 1 mi. 3 mi. Population 3,351 21,522 50,093 Households 1,312 8,538 19,367 Proj. 5-Yr. Growth 0.8% 0.8% 0.7% Avg. HH Income \$61,501 \$53,299 \$63,866

(182)

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(719)

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