

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



Evangeline Court Marketplace Phase II Development

Hector Connoly Road & Interstate 49, Carencro, LA

Overview

Aerial

Site Plan

Photos

Demographics



Connoly Park

cricket wireless, DOLLAR TREE, SMALLCARES, Pizza Hut, CARENCRO NAILS, tokyo

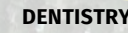
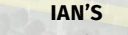
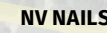
at&t, GNC, Rotolo's Pizzeria, Shoeique, NV NAILS, Fantastic Sams HAIR SALON, IAN'S DENTISTRY, NEW ORLEANS ORIGINAL DAIQUIRIS

Northpoint

la PIZZERIA, tropical SMOOTHIE CAFE, T-Mobile



VETERANS DRIVE



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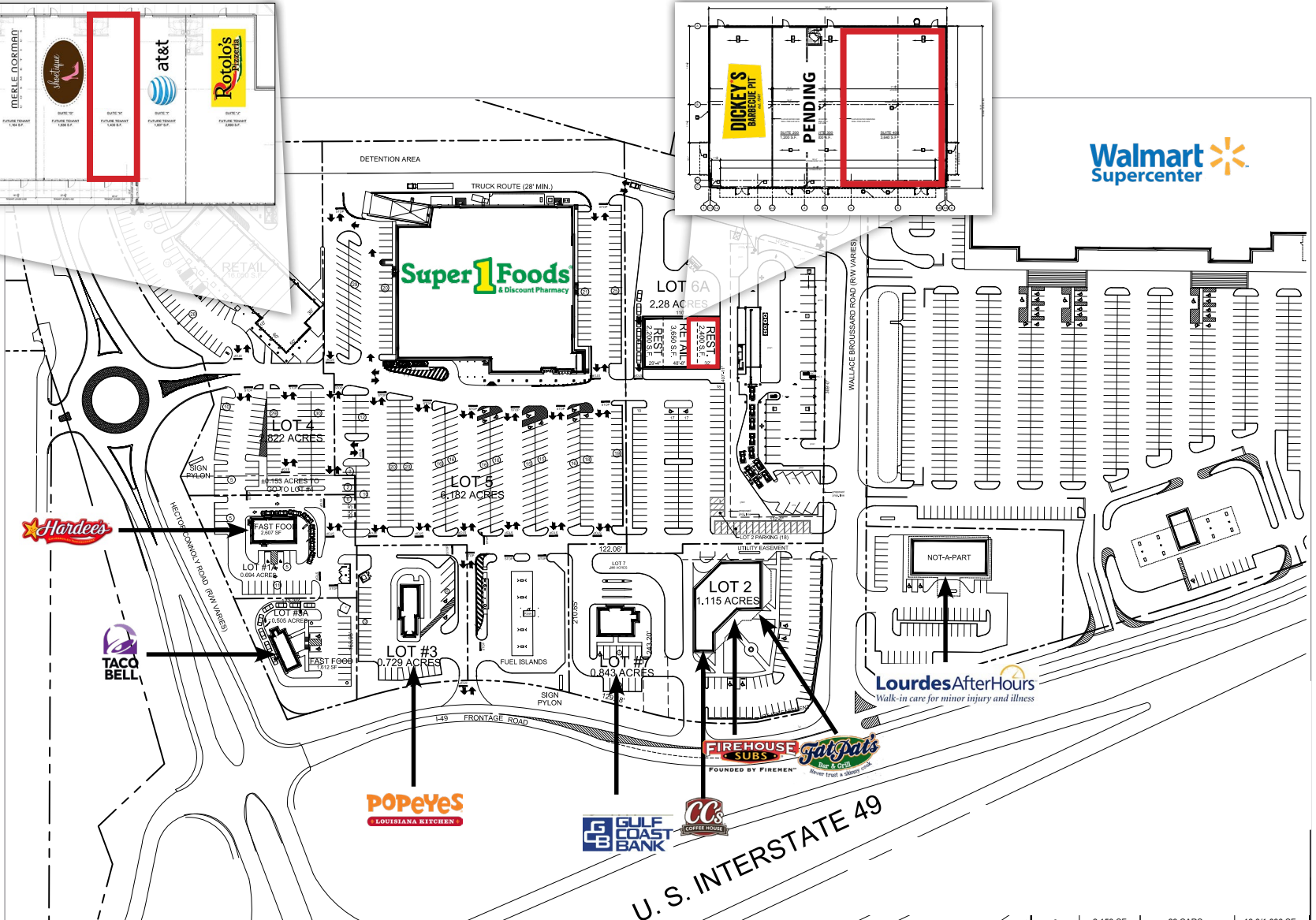
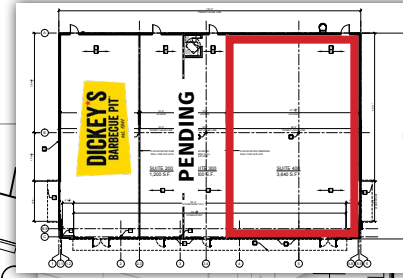
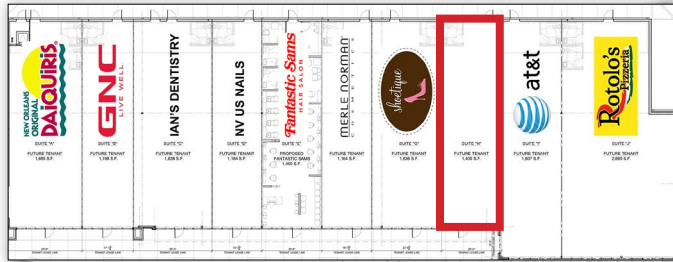
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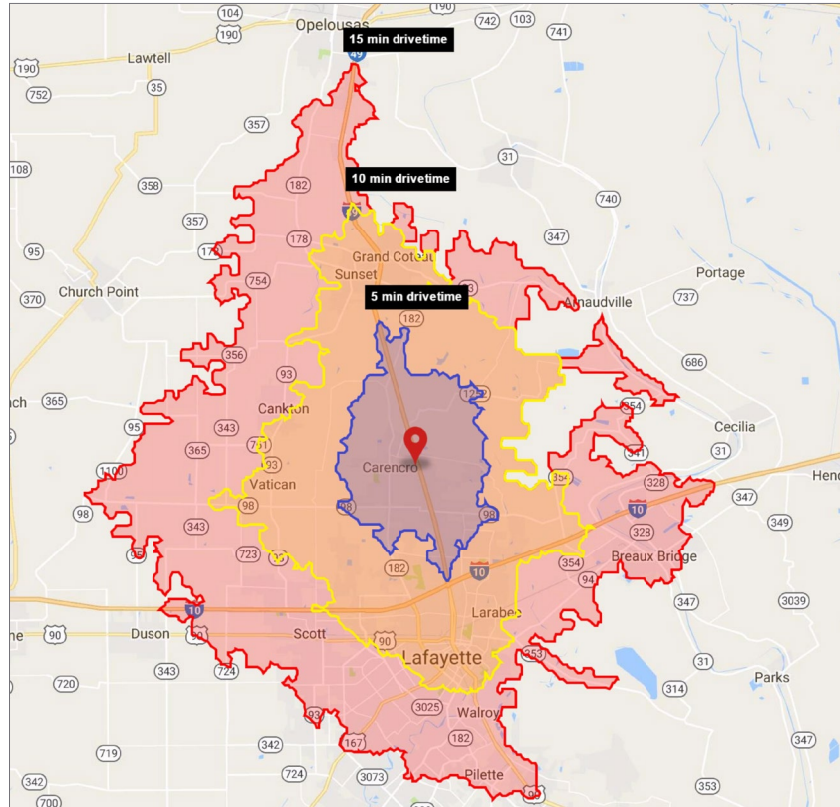
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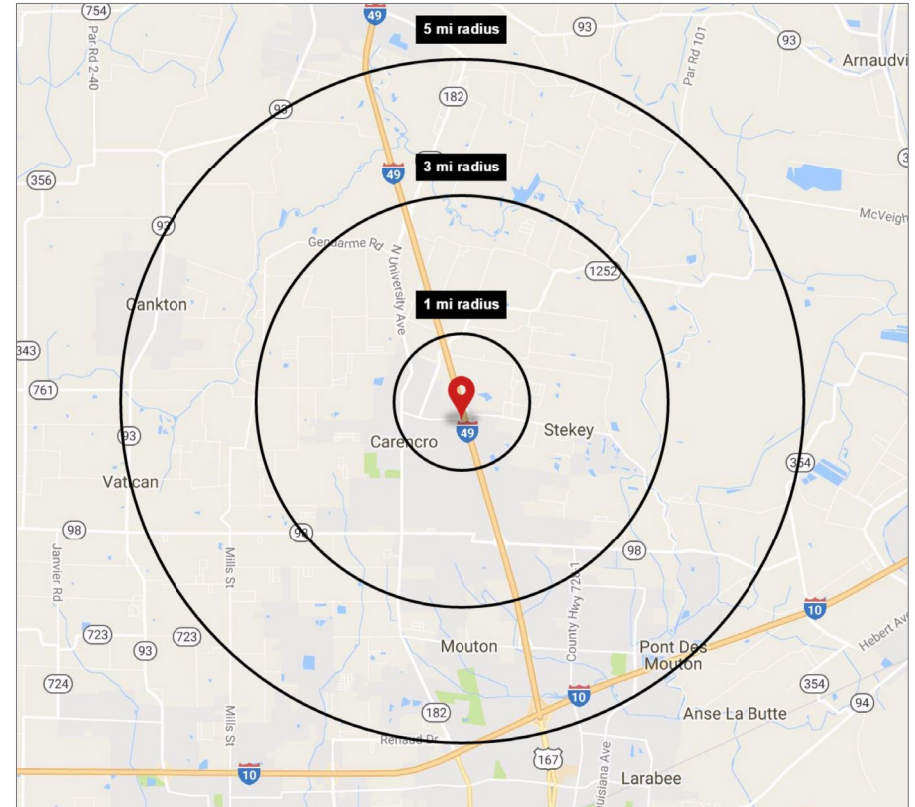
Demographics

Drive Time Map



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

Mile Radius Map



2018 Demographics	1 mi.	3 mi.	5 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	\$53,299	\$63,866	\$61,501