



Center Square

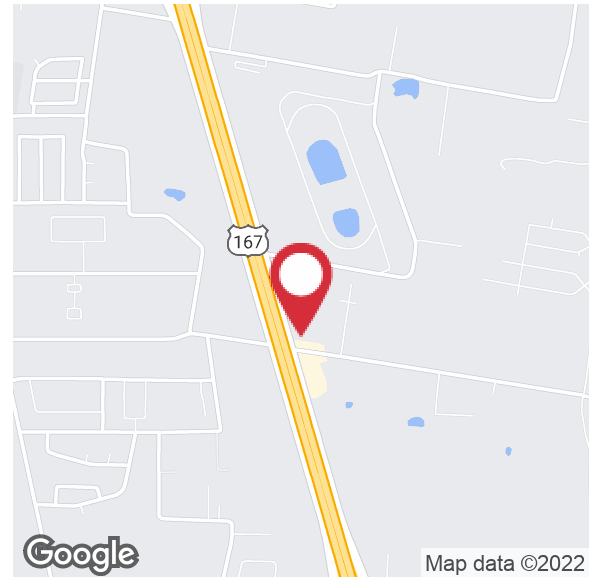
3500 NE Evangeline Trwy, Carencro, Louisiana 70520

Property Highlights

- Shopping Center For Lease
- Excellent Visibility
- High Traffic Counts
- Parking Lot Expansion Coming Soon!
- Growing Area
- Only One Suite Remaining

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



NAME OF DEVELOPMENT:	Center Square Shopping Center
AVAILABLE SF:	1,200
LEASE RATE:	\$21.00 SF/yr (NNN)
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, one of which is under contract, that will help create more retail synergy for 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. The most recent update is an expansion of the parking lot.

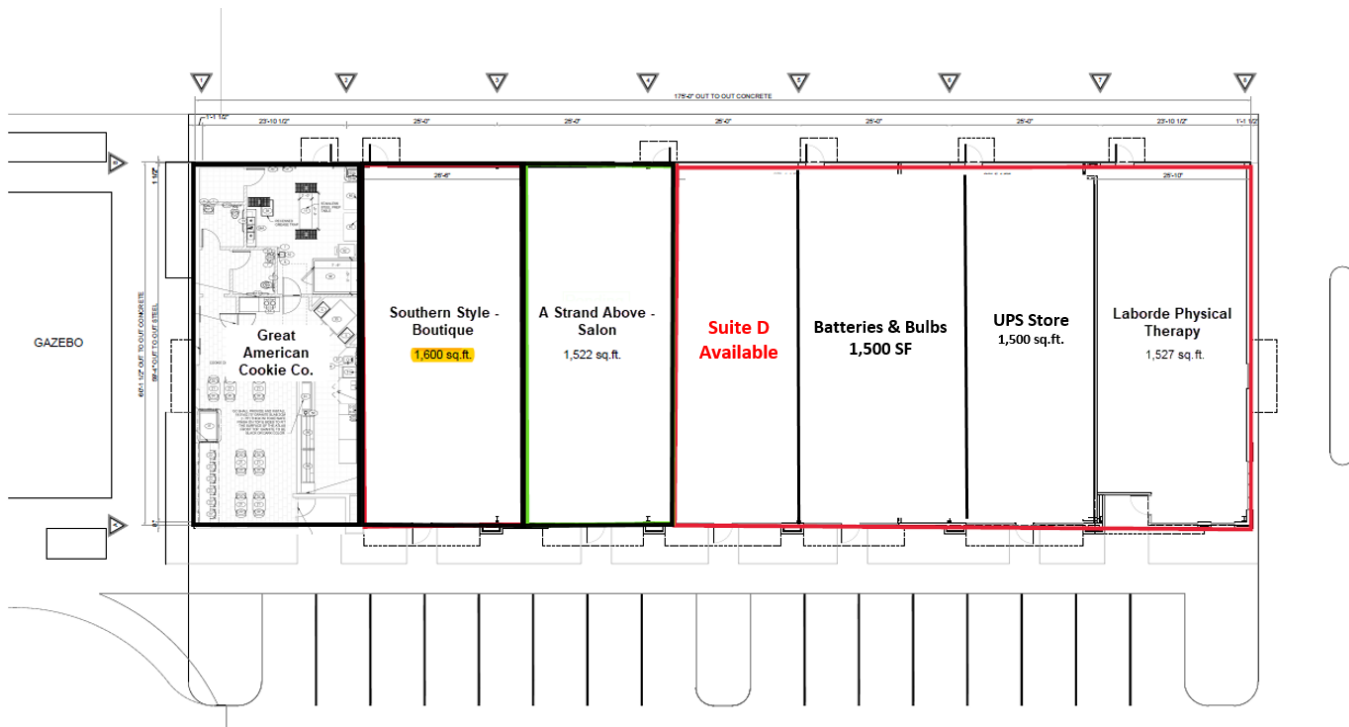
Location Overview

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

Center Square Shopping Center

Site Plan



For Lease

Center Square Shopping Center

Available Spaces



LEASE TYPE **NNN** | TOTAL SPACE **1,200 SF** | LEASE TERM **NEGOTIABLE** | LEASE RATE **\$21.00 SF/YR**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite D	Available	1,200 SF	NNN	\$21.00 SF/yr

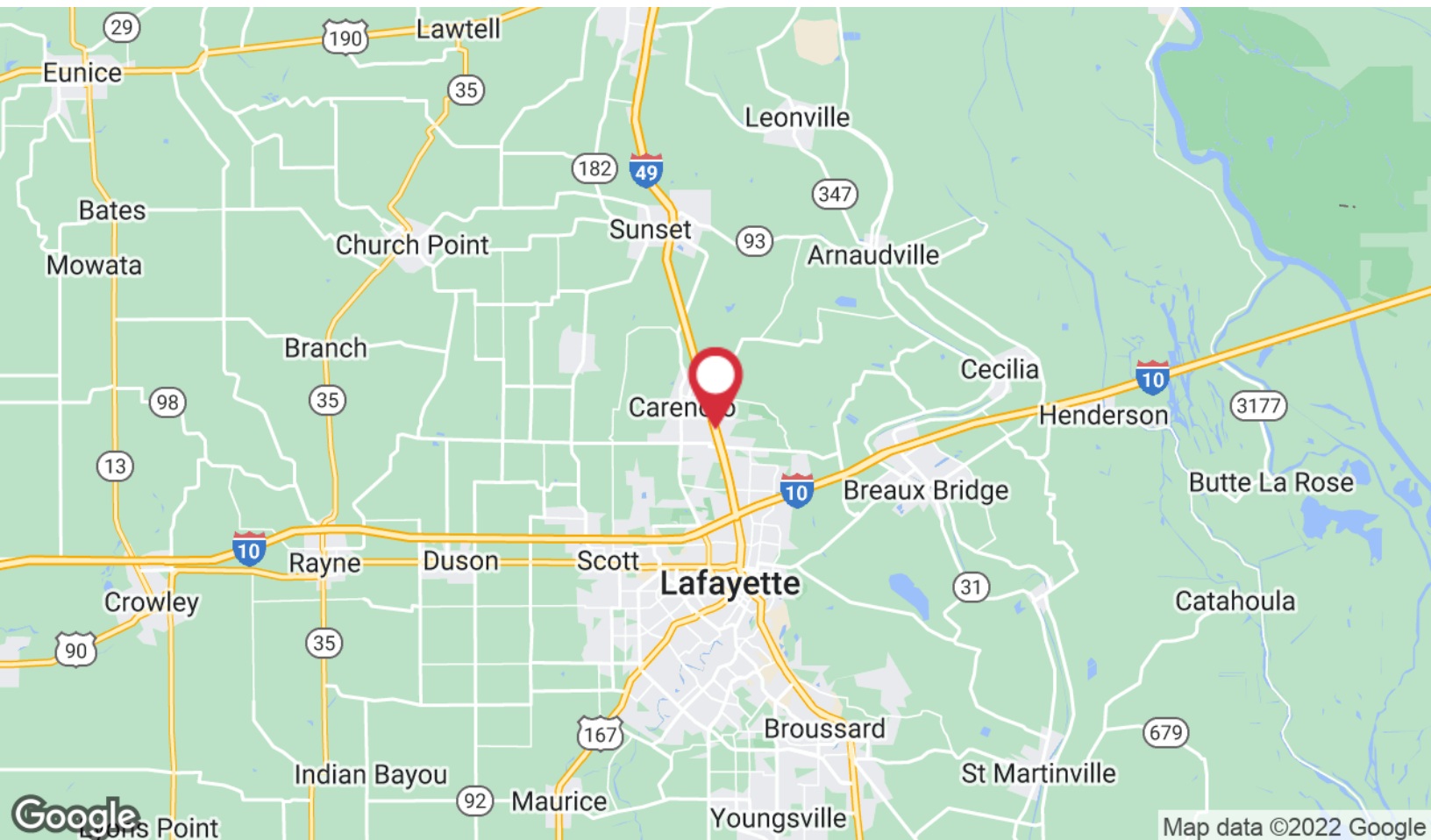
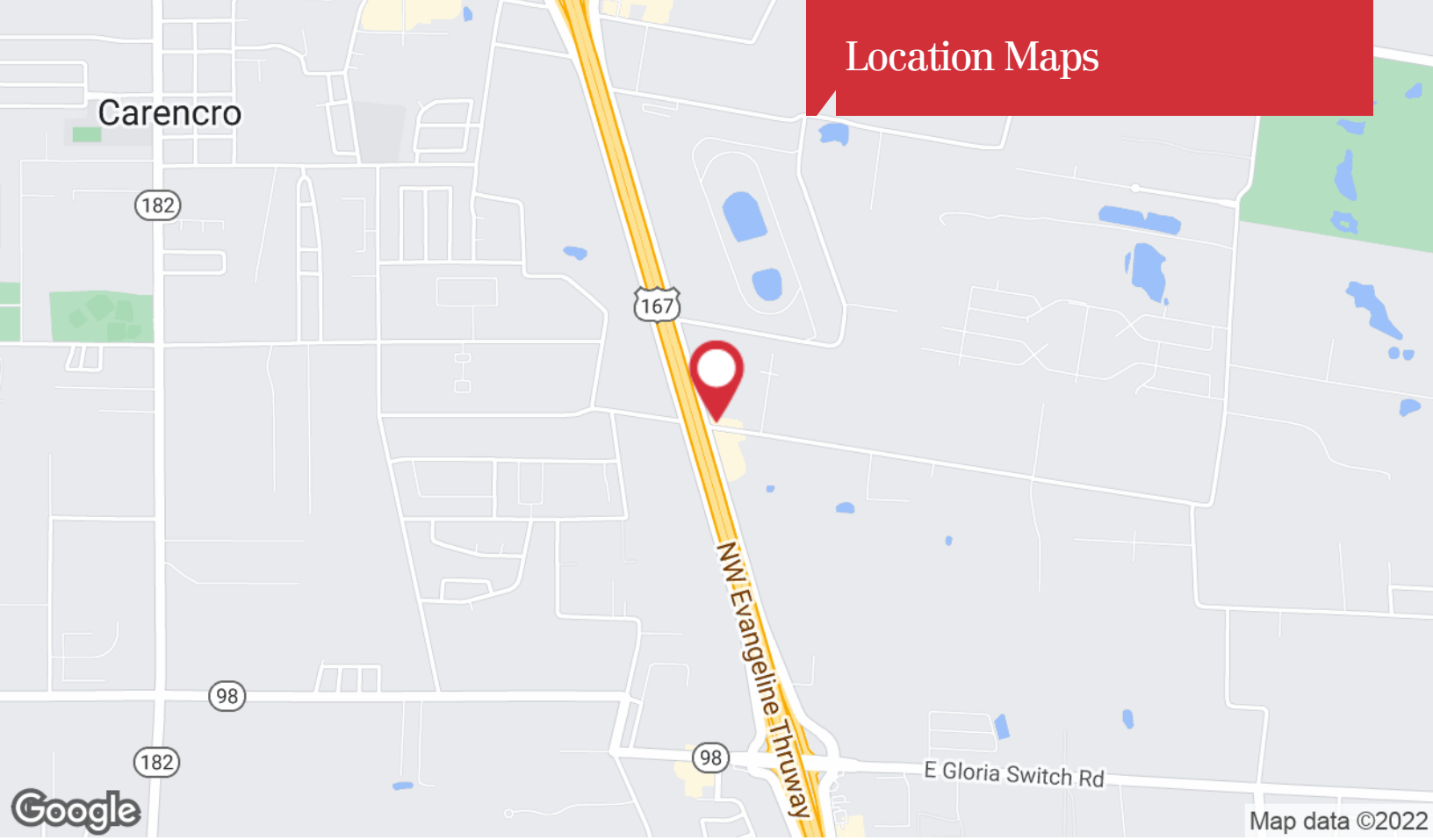
For Lease

Center Square Shopping Center

Retailer Map | I-49

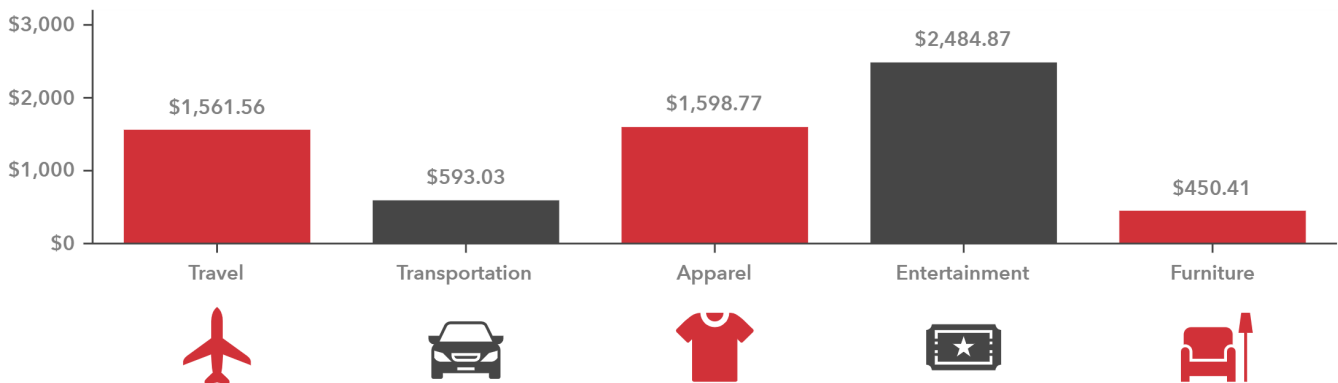
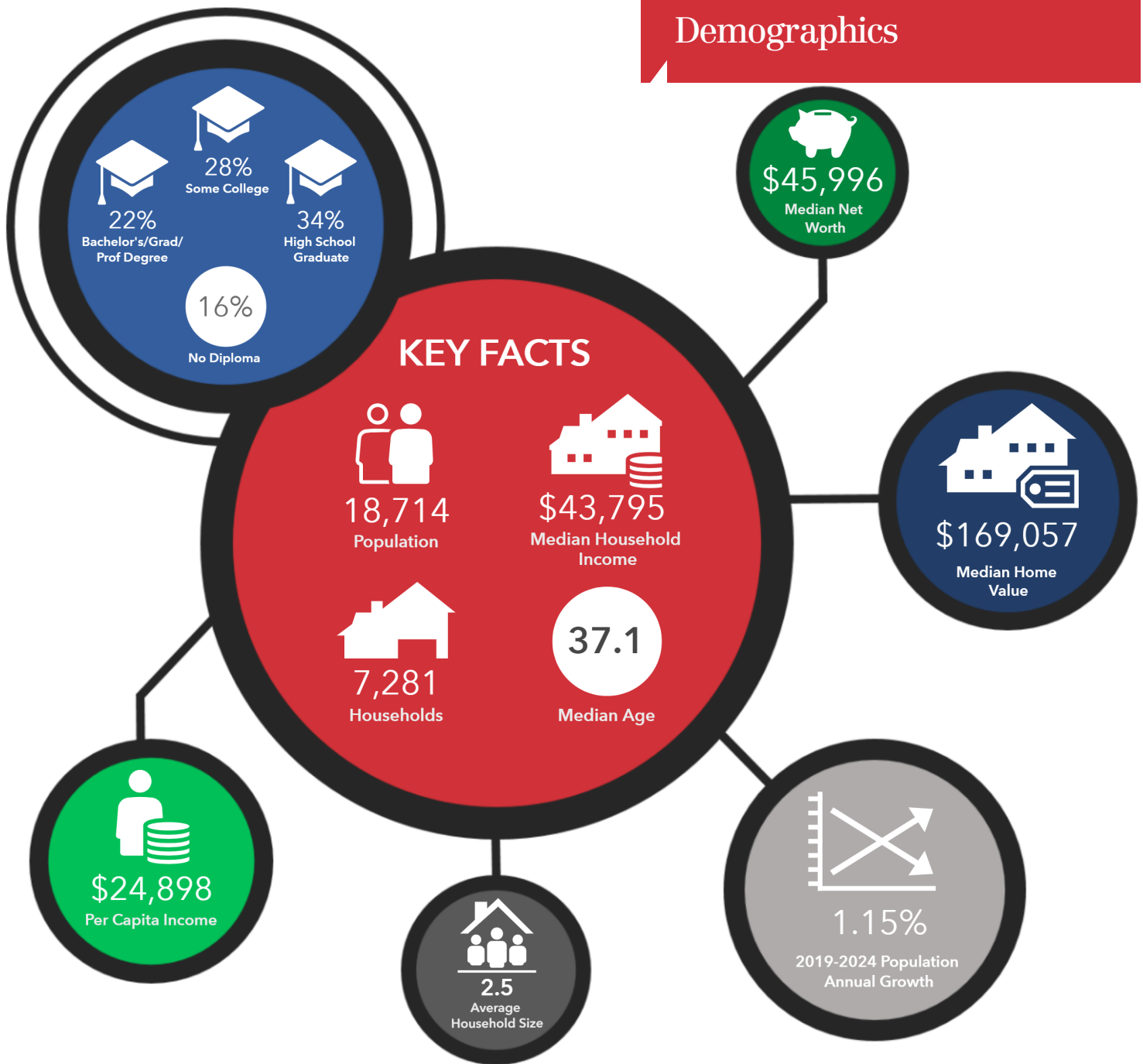


Location Maps



6 Degaulle Square
Lafayette, LA 70508
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

