

# The Reserve

5530 Ambassador Caffery Pkwy, Youngsville, LA 70592



Listing ID: 30367610  
 Status: Active  
 Property Type: Retail-Commercial For Lease  
 (also listed as Office)  
 Retail-Commercial Type: Retail-Pad  
 Contiguous Space: 1,500 - 10,000 SF  
 Total Available: 1,500 SF  
 Lease Rate: \$25 PSF (Annual)  
 Base Monthly Rent: \$3,125  
 Lease Type: NNN



## Overview/Comments

The Reserve is an upscale mixed use development in the heart of the southward expansion of Lafayette. It is centrally located between the merger of the Lafayette/Broussard/Youngsville communities and offers a great opportunity for both local residents and cross over daily commuters. Both lease and purchase options offer a small shop tenant a great location for a restaurant/retail or office business. While a purchase could offer an owner operator a great long term investment anchored by a best in class apartment community. The Ambassador/Chemin Metairie corridor sees over 46k vehicles per day and is a thruway for many parents/students of St. Thomas More HS, Ascension Episcopal HS, Ernest Gallet and Comeaux HS (All within 2 miles of this subject site).

## More Information Online

<https://stirlingprop.catylist.com//listing/30367610>

## QR Code

Scan this image with your mobile device:



## General Information

Tax ID/APN: 6162701  
 Retail-Commercial Type: Retail-Pad, Other

## Available Space

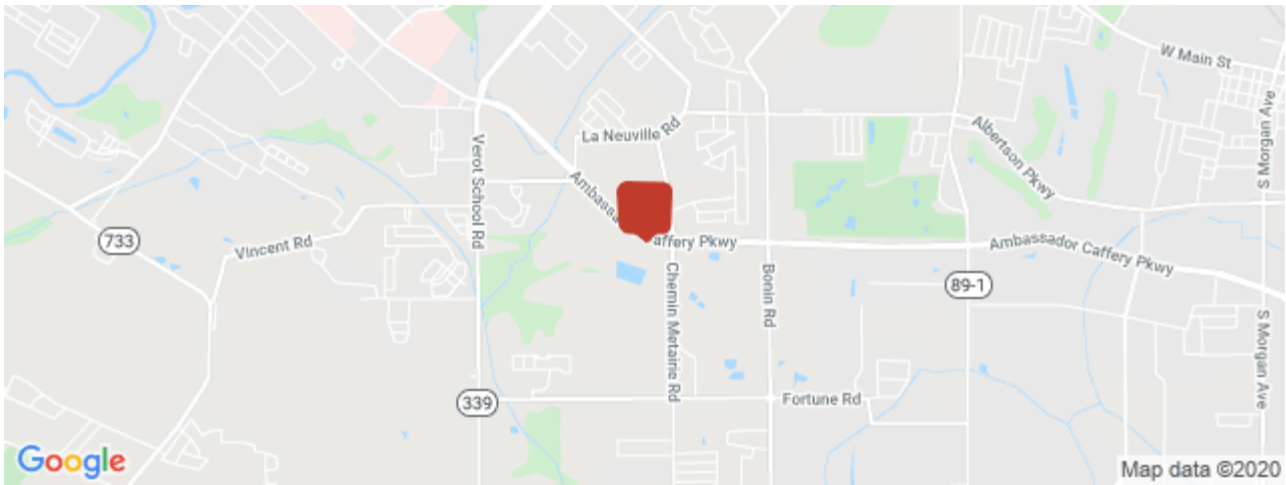
Suite/Unit Number:	Available	Date Available:	01/14/2019
Space Available:	1,500 SF	Lease Rate:	\$25 PSF (Annual)
Minimum Divisible:	1,500 SF	Lease Type:	NNN
Maximum Contiguous:	10,000 SF	Parking Spaces:	0
Space Type:	New		

## Building Related

Passenger Elevators: 0  
 Freight Elevators: 0

## Location

Address:	5530 Ambassador Caffery Pkwy, Youngsville, LA 70592	MSA:	Lafayette
County:	Lafayette	Submarket:	0



## Property Images



Land

The Reserve

## Property Contacts



**Seth Citron**

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