



Ranch Outlet

3324 NE Evangeline Thwy, Lafayette, Louisiana 70507

Property Highlights

- Former Retail and Feed Store
- Large Retail Showroom Area with Warehouse Space
- High Interstate Visibility and Exposure
- Ample Parking
- Accessible to I-49

Lease Rate

\$25,000 per month (NNN)



For more information

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BUILDING SIZE:	37,402 SF
LEASE RATE:	\$25,000 per month (NNN)
LOT SIZE:	+/- 5.5 Acres
RETAIL AREA:	20,375 SF
WAREHOUSE:	17,027 SF
GRADE LEVEL DOORS:	7
PARKING SPACES:	56
TRAFFIC COUNT:	68,719 vpd
MARKET:	Carencro

Property Overview

Latter & Blum is pleased to bring to market a very high profile property located in Carencro, LA. The subject property is the former Ranch Outlet retail and feed store. The building is over 37,000 sqft total made up of over 20,000 sqft of retail showroom area and 17,000+ sqft of warehouse and storage. The retail space is mostly wide open with offices, store rooms, an employee lounge and bathrooms. The warehouse area is broken into two different shops, clear span, with 16' eave heights. There is an overhang on the south side of the property with multiple overhead, grade-level doors for loading and unloading. The building sits on +/- 5.5 acres.

Location Overview

The Ranch Outlet is located on the interstate in Carencro, LA just to the north of Lafayette. The subject site is located on the frontage road at the northeast corner of the Gloria Switch Rd and I-49 interchange. 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.



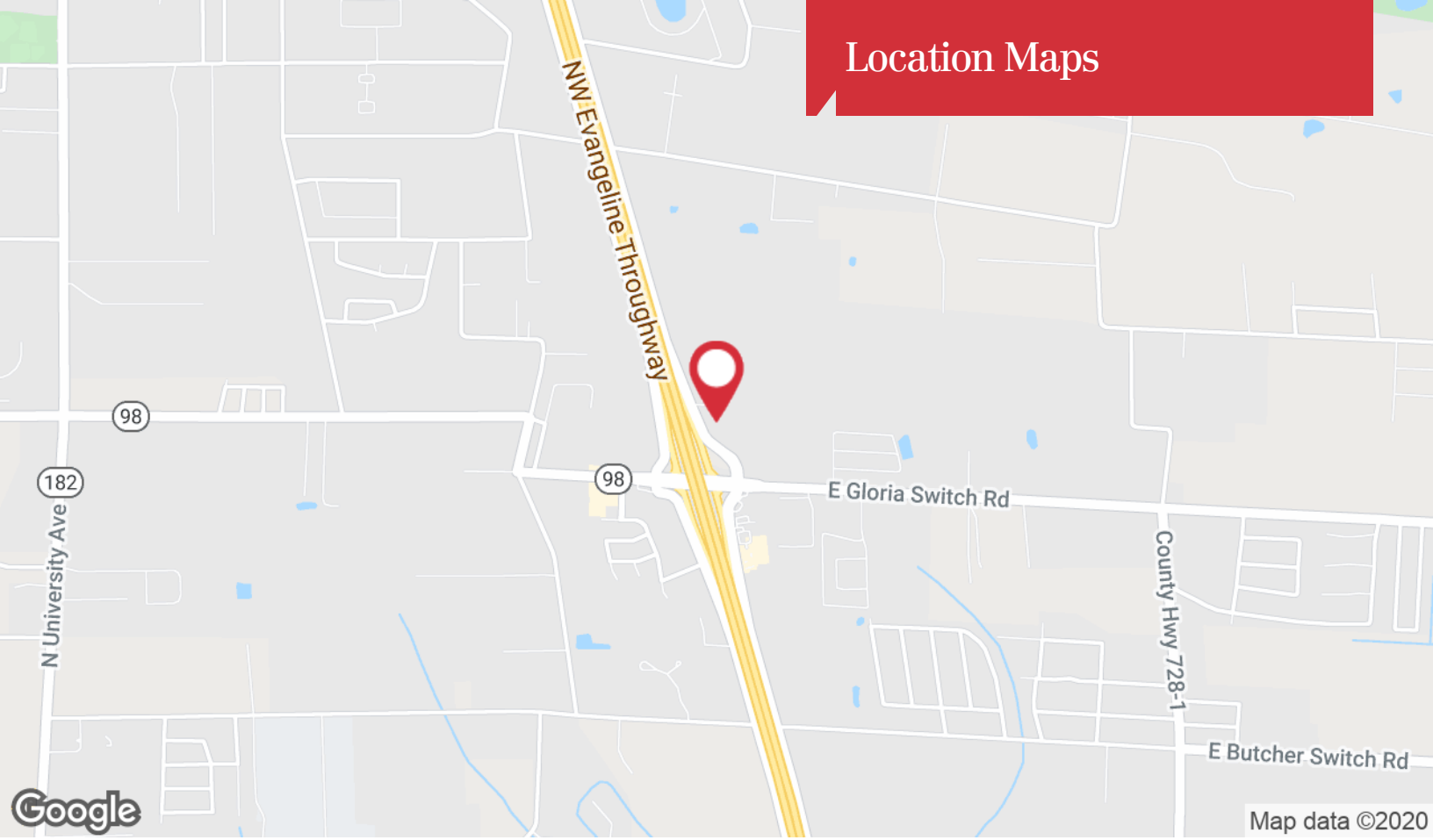
Aerial View



Google

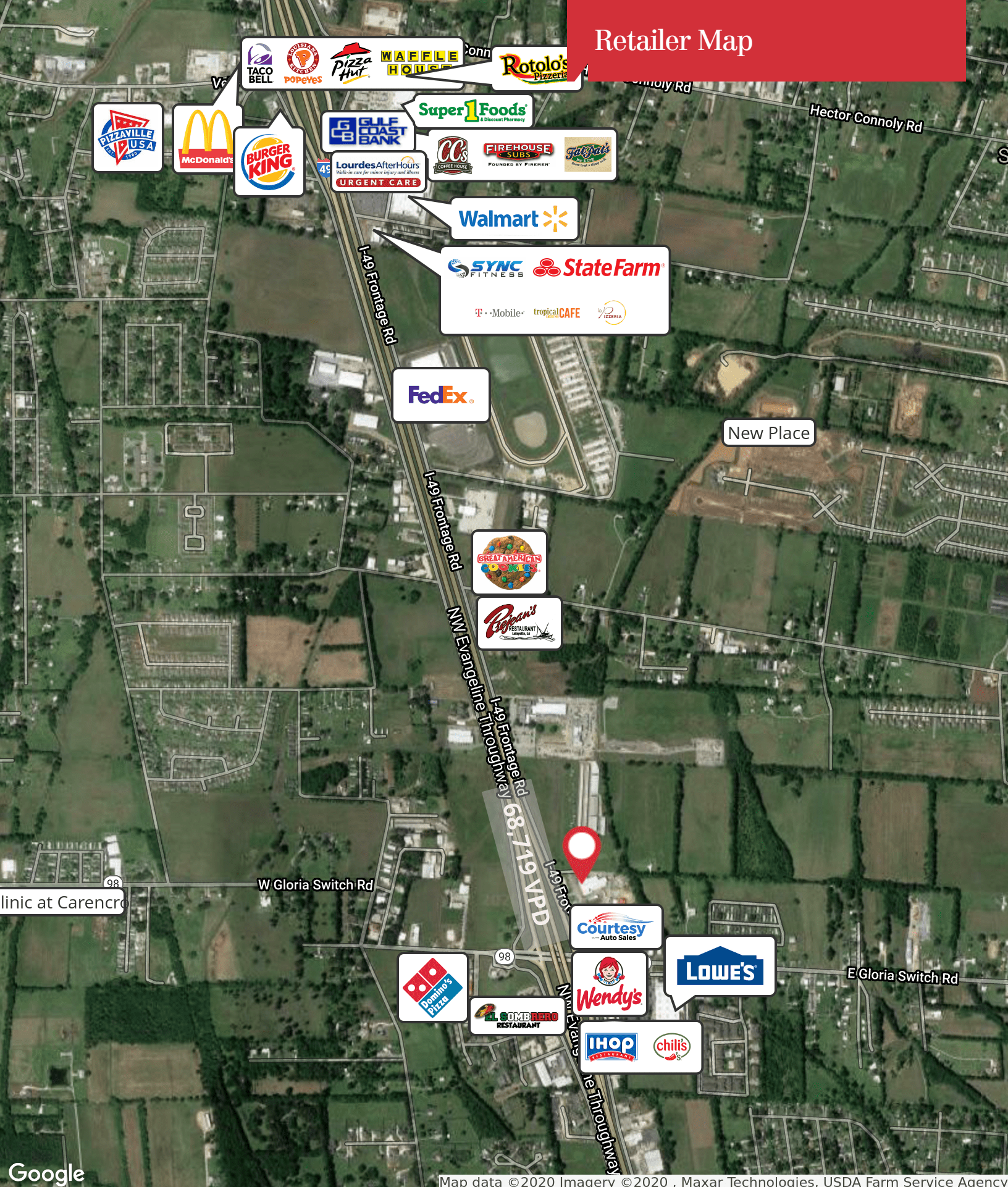
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Location Maps



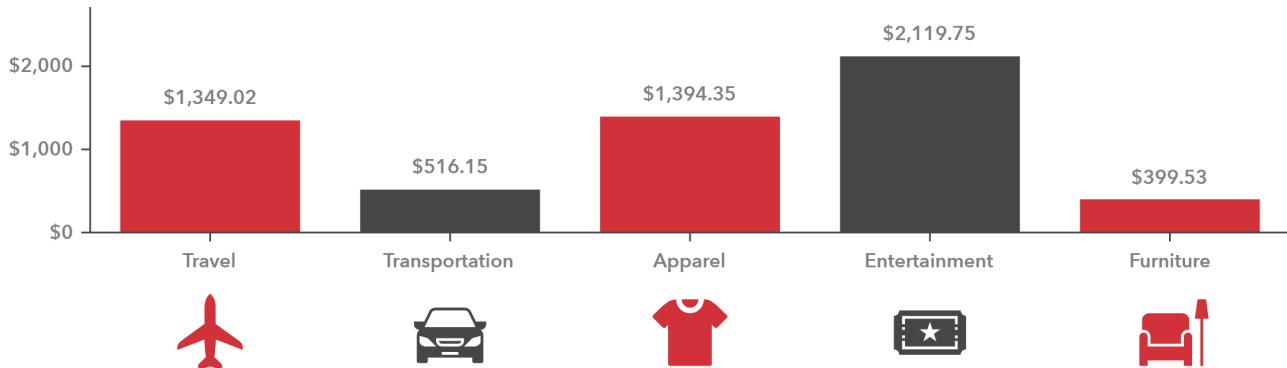
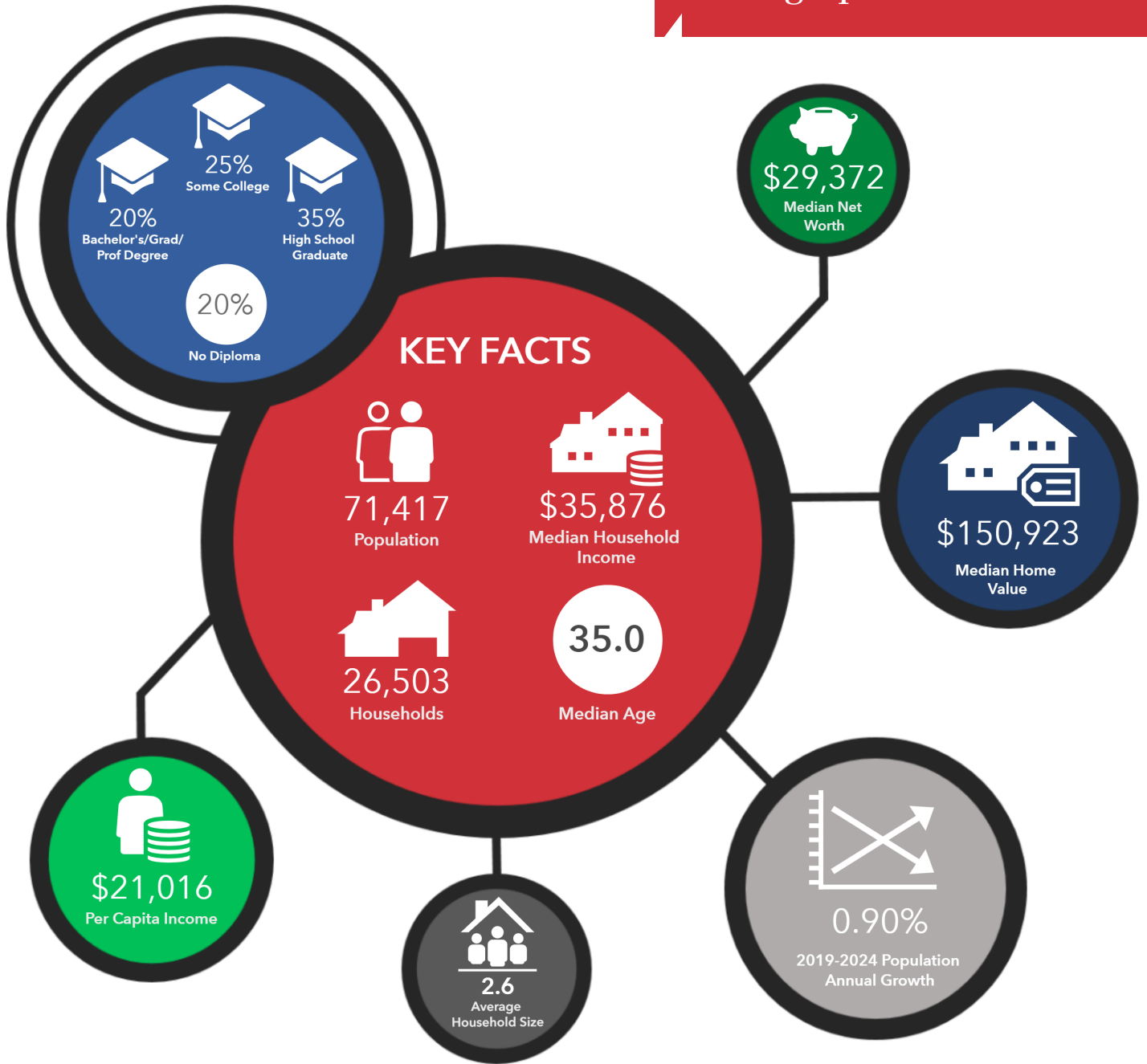
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Retailer Map



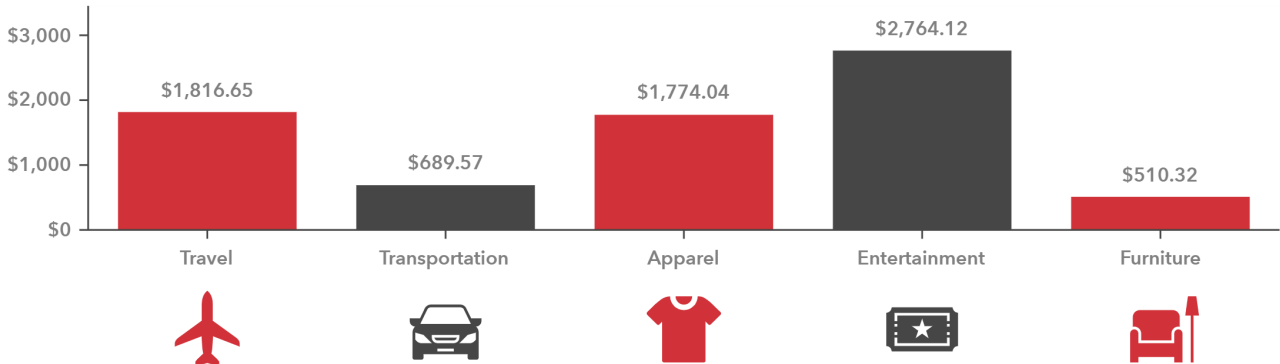
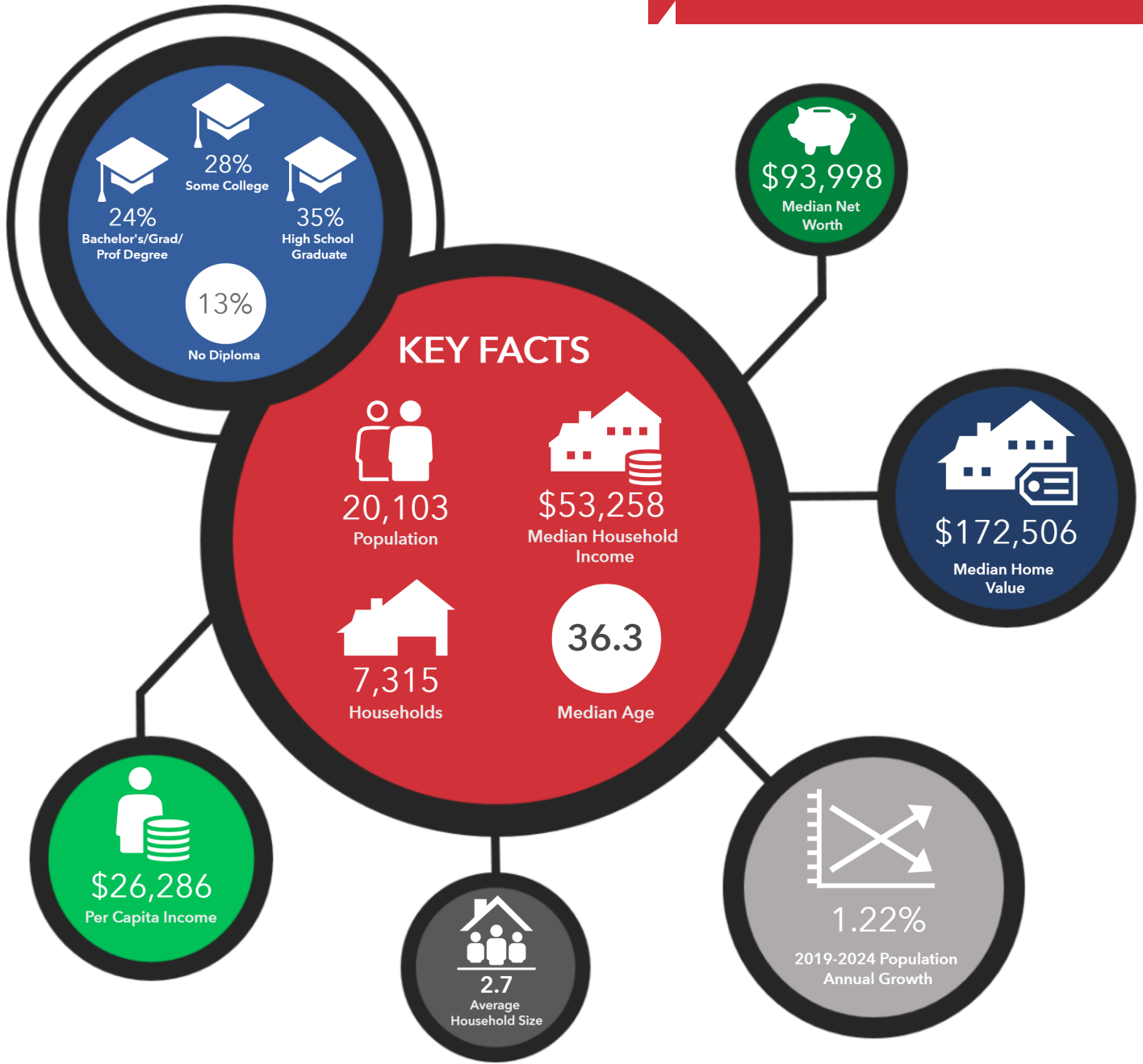
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*Spending facts are average annual dollars per household

10 minute drive time to the site



*Spending facts are average annual dollars per household

Carencro Zip Code (70520)