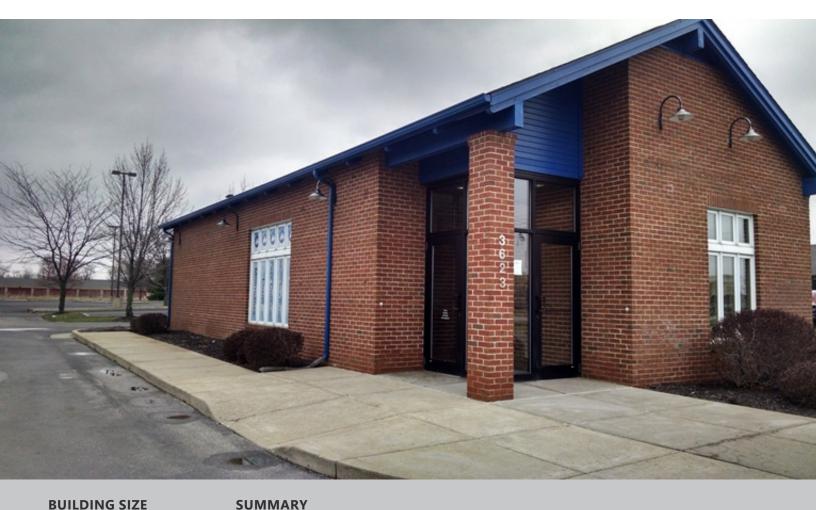
BUILDING FOR SALE 3623 BRADDOCK DRIVE OR LEASE





BUILDING SIZE 1,890 SF

SALE PRICE \$575,000

LEASE RATE \$2,600/mo., NNN

HIGHLIGHTS:

LOCATION

Veterans Memorial Parkway is the major east/west corridor serving the growing south side of Lafayette. Along Veterans Memorial one can find numerous local and national retailers in a trade area anchored by Walmart. These include but are not limited to Arby's, Pizza Hut, Domino's (planned), Burger King, KFC, Verizon Wireless, AT&T, McDonald's, and Subway.

Former bank branch expanded and remodeled in 2016. The building is wood frame

an excellent location for businesses looking to serve the community.

construction on slab foundation. The property is easily accessed via Braddock Drive which

intersects with Veterans Memorial Parkway, a majory east/west road. Ease of access from

traffic going both directions on Veterans Memorial, and excellent visibility, make this site

DEMOGRAPHIC SUMMARY

Building remodeled in 2016.

3 MILES	
Popuation:	52,820
Households:	21,176
Av. Income:	\$64,09

5 MILES Population: 112,830 Households: 43,369 Av. Income: \$56,279
 7 MILES

 Population:
 145,424

 Households:
 55,287

 Av. Income:
 \$61,823

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