

BUILDING
FOR SALE
OR LEASE

3623 BRADDOCK DRIVE



SHOOK



BUILDING SIZE

1,890 SF

SALE PRICE

\$575,000

LEASE RATE

\$2,600/mo., NNN

HIGHLIGHTS:

Building remodeled in 2016.

SUMMARY

Former bank branch expanded and remodeled in 2016. The building is wood frame construction on slab foundation. The property is easily accessed via Braddock Drive which intersects with Veterans Memorial Parkway, a major east/west road. Ease of access from traffic going both directions on Veterans Memorial, and excellent visibility, make this site an excellent location for businesses looking to serve the community.

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.

DEMOGRAPHIC SUMMARY

3 MILES

Population: 52,820
Households: 21,176
Av. Income: \$64,095

5 MILES

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

7 MILES

Population: 145,424
Households: 55,287
Av. Income: \$61,823

JIM PITOUKKAS | 765-250-8339
jpitoukkas@shook.com