

For Lease

Retail or Office

\$18.00 SF/yr



CC's Coffee Building

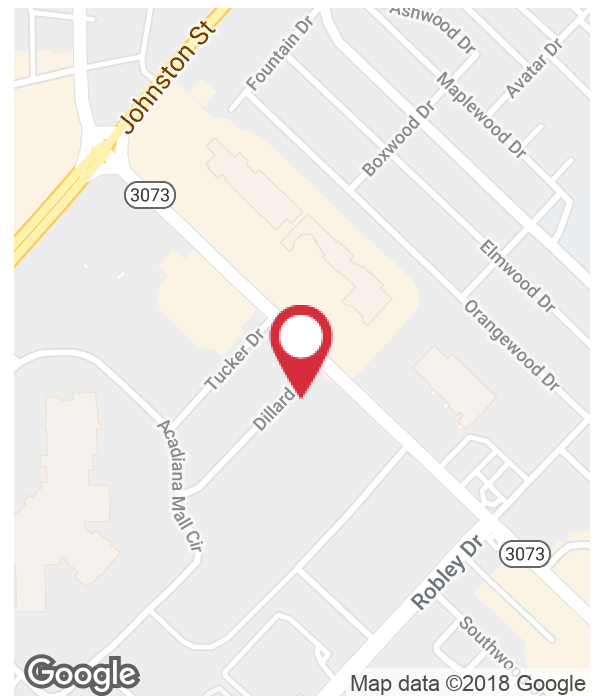
113 Dillard Dr, Lafayette, Louisiana 70503

Property Highlights

- 1,100 sqft For Lease
- Retail or Office
- Co-tenancy with CC's Coffee House
- Excellent location off Ambassador in front of the Acadiana Mall
- More than 42,000 vehicles per day in this area
- Demographics on page

Lease Rate

\$18.00 SF/yr (NNN)



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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November 16, 2018



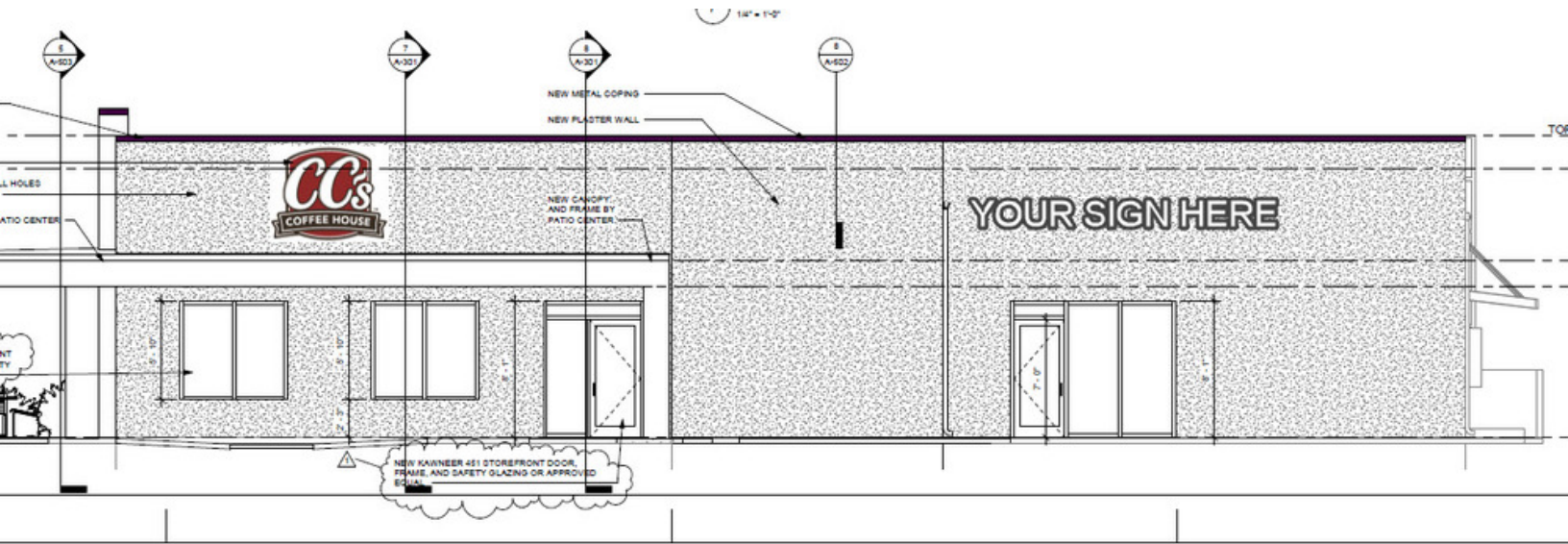
AVAILABLE SF:	1,100 SF
LEASE RATE:	\$18.00 SF/yr (NNN)
LOT SIZE:	0.653 Acres
BUILDING SIZE:	1,100 SF
YEAR BUILT:	2018
MARKET:	Lafayette
SUB MARKET:	Acadiana Mall
CROSS STREETS:	Ambassador Caffery
TRAFFIC COUNT:	42,000+ on Ambassador Caffery

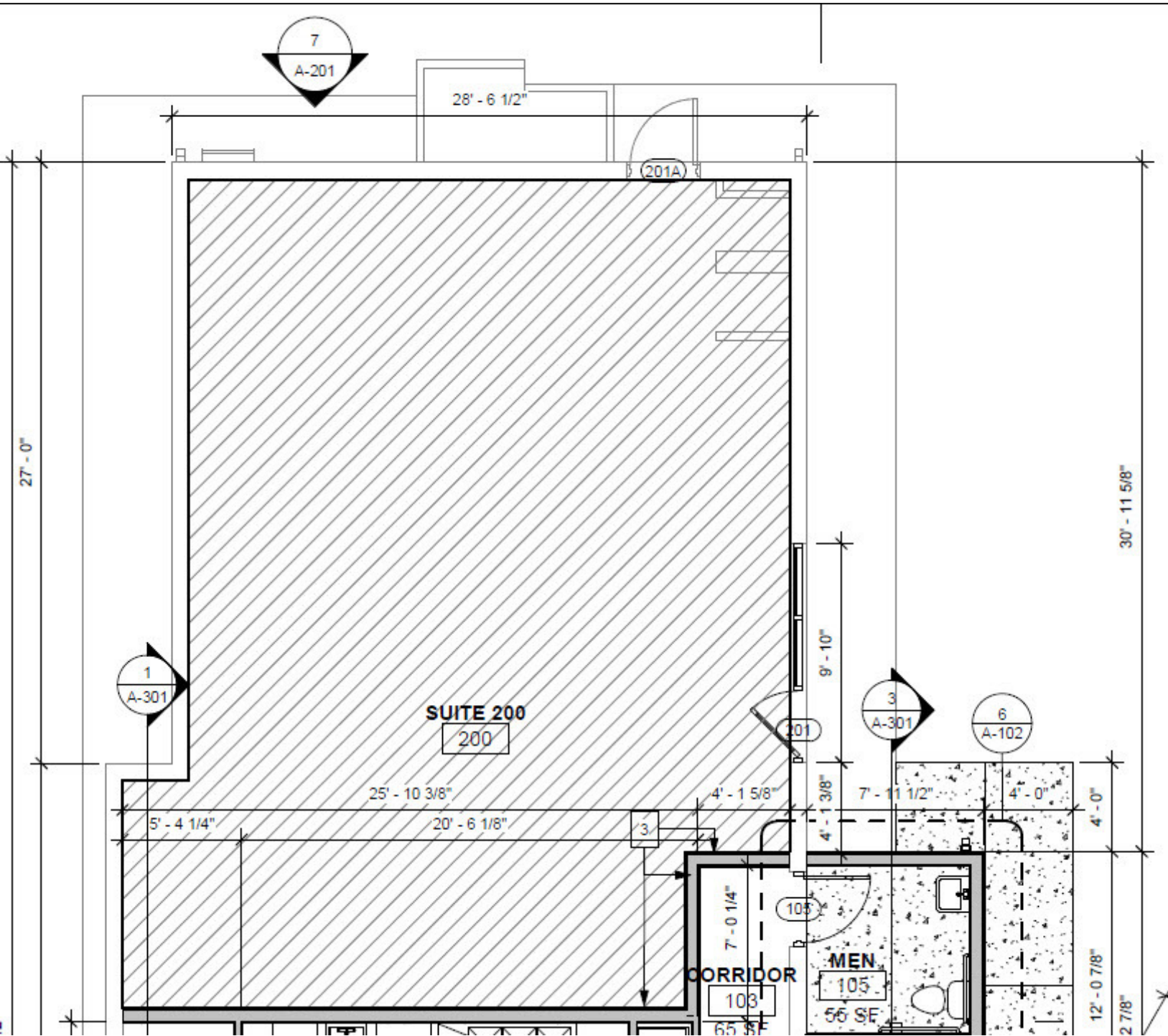
Property Overview

The subject space is approximately 1,100 sf of retail or office space at the rear of a brand new CC's coffee house. The space is rectangular and will be delivered to the tenant with a new storefront, if desired, and in white box condition. Be the first tenant to occupy this first generation space! The tenant will have the opportunity to give their input on the layout of the space as well as the storefront.

Location Overview

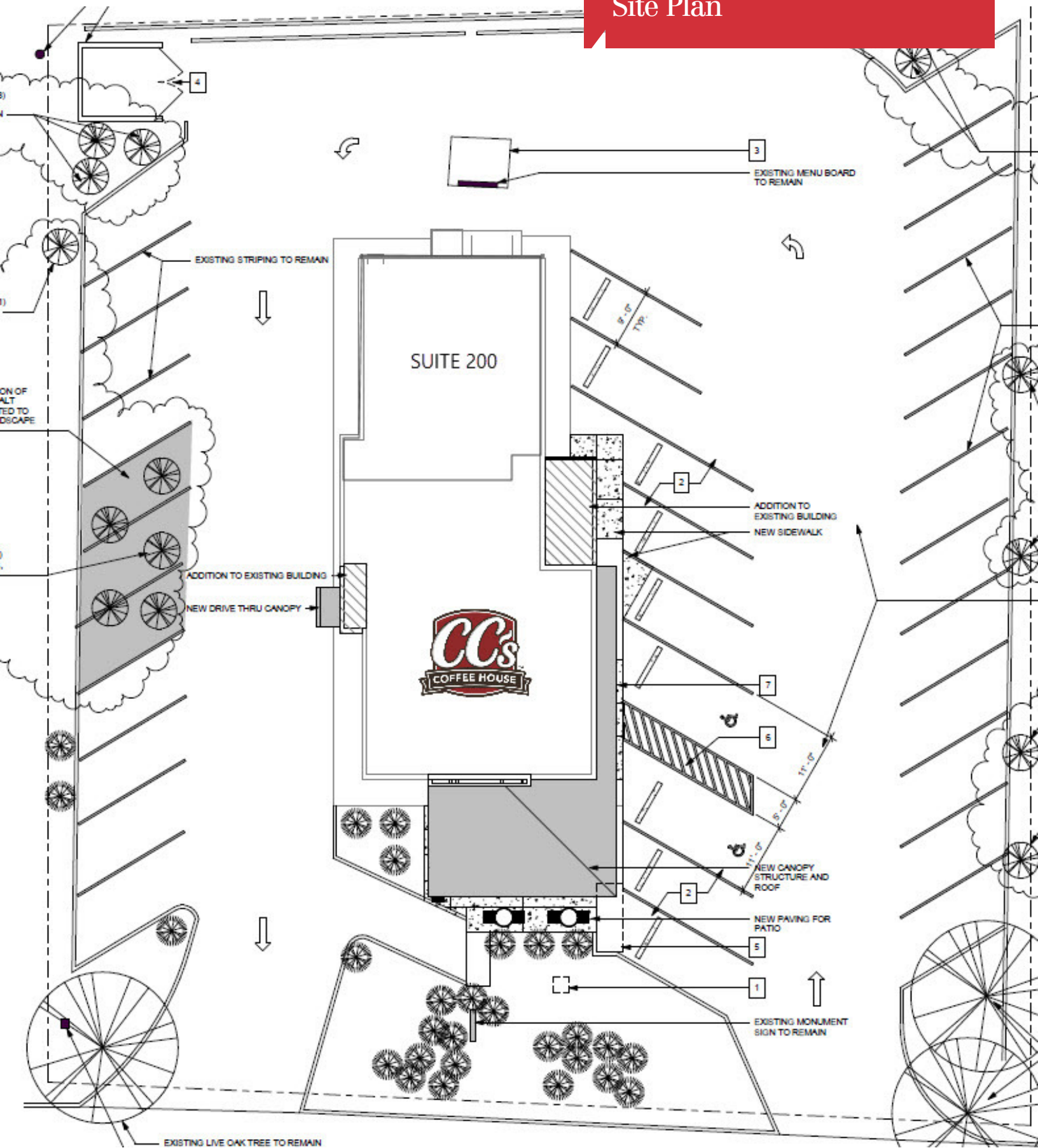
The subject property is located in Lafayette, Louisiana near the intersection of Ambassador Caffery and Johnston St on the outskirts of the Acadiana Mall. This particular intersection and general area is the most heavily trafficked in all of Acadiana. The mall is just under 1 million square feet and hosts roughly 15 million shoppers annually. This area and stretch of Ambassador Caffery from Johnston St to Kaliste Saloom Rd is the heart of Commercial activity in Lafayette. Demographic information for the subject site can be found on pages and .





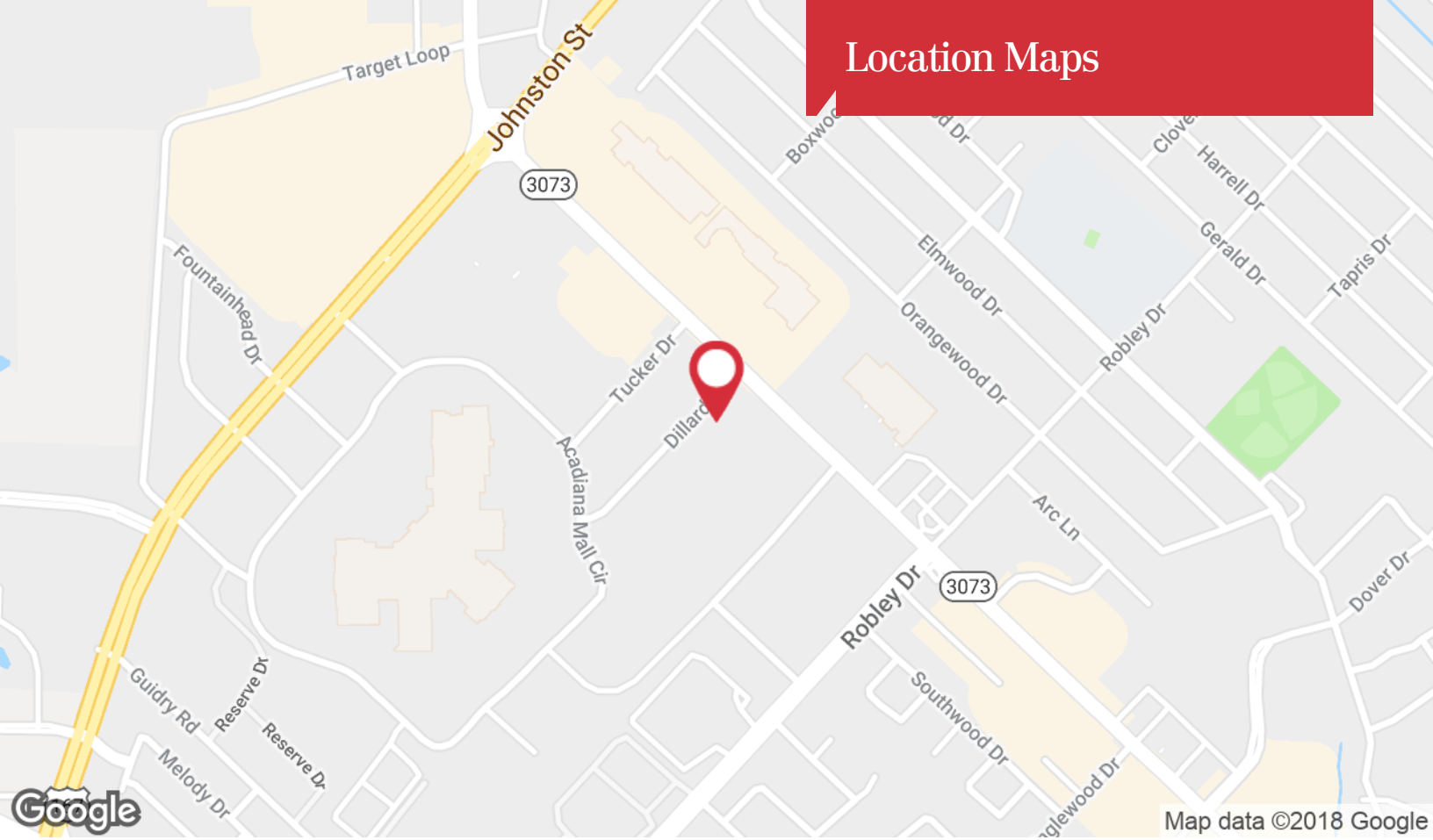
Floor Plan - Suite 200, +/-1,000 sqft

Site Plan



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Location Maps



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