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# Shoppers Value Marketplace Center

2246 Ambassador Caffery Parkway, Lafayette, LA

## For Lease

### Property Summary

The newly renovated Marketplace Shopping Center is a community center located on the northwest corner of Ambassador Caffery Parkway and Dulles Drive. The center is anchored by Shoppers Value Foods, which has a stronghold on the grocery market that exists from the intersection towards the Scott area, being that it is the closest area. With the newly opened Eraste Landry extension, accessibility to the Scott area makes this center more attractive than ever.

### Available

- 1,500 - 7,000 sf

### Pricing

- \$8 - \$15 psf

### Tenants

- Shoppers Value Foods
- Family Dollar
- Dollar Tree
- MetroPCS

### Traffic Counts (ADT 2017)

- Ambassador Caffery Parkway east of site: 40k
- Dulles Drive south of site: 15k

### 2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	10,228	56,580	128,579
Avg. HH Income	\$62,646	\$66,246	\$69,175





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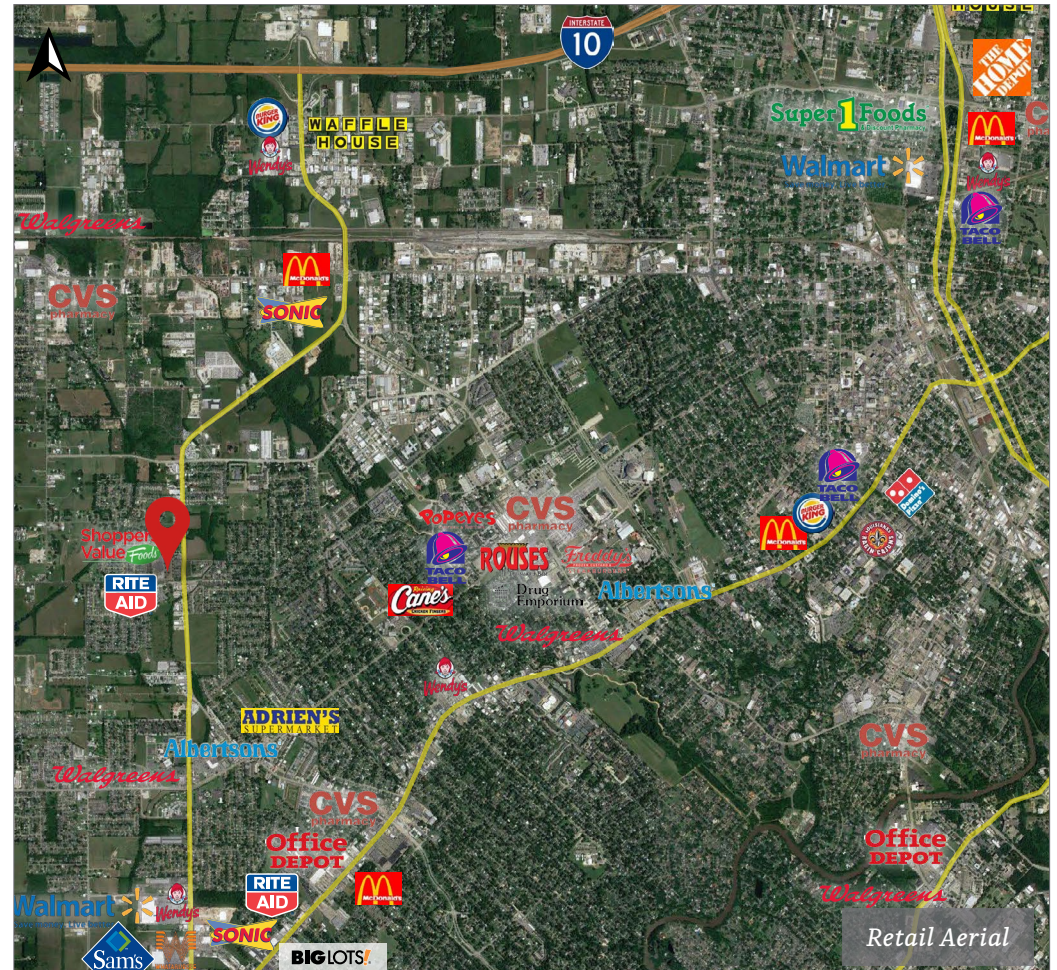
2246 Ambassador Caffery Parkway, Lafayette, LA



Interior Photo



Site Plan



Retail Aerial