



4029 N University Ave

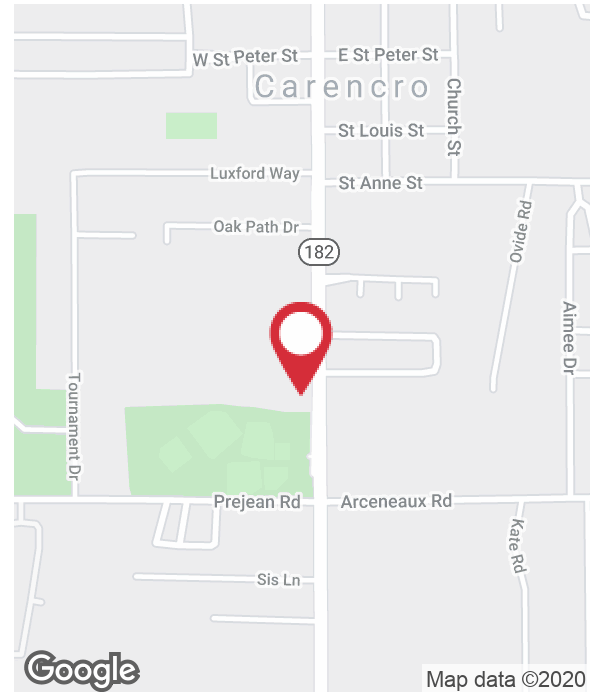
Carencro, Louisiana 70520

Property Highlights

- \$415,000
- Investment Opportunity
- Multiple Tenants
- Value-add Opportunity
- Excellent Visibility
- 13,235 VPD (2015, DOTD) on N University

Sale Price

\$415,000



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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Additional Photos



For Sale

Retail Investment



SALE PRICE:	\$415,000
BUILDING SIZE:	11,131 SF
LOT SIZE:	0.607 ACRES
VPD (DOTD):	13,235
TRAFFIC COUNT ST:	N UNIVERSITY
PARKING:	15 SPACES
FRONTAGE:	125 FT
MARKET:	CARENCRO

Property Overview

This multi tenant retail investment would be a great starter investment property. The current tenant makeup is a regional tobacco store and paint party events. The subject property is located on N University just north of the intersection with Prejean Rd and has excellent access and visibility. Site is incorporated in the Carencro city limits and is on public water and sewer.

Location Overview

At the Crossroads of Community, Culture, Commerce and Fun. Carencro, a suburb of Lafayette is a small, family friendly town of 8,375 people within the city limits. 95% of the local population is employed and white collar jobs outnumber blue collar jobs 2:1. Mostly from semirural subdivisions, residents of this area are conservative, family-oriented consumers. Median home values in Carencro are \$143,407 and Median Household Income is \$39,269. The population growth trend has been and should continue to be upward. New developments in the area include several residential neighborhoods, FedEx distribution facility, Super 1 Foods, Walmart and complimentary shopping centers.

Location Maps

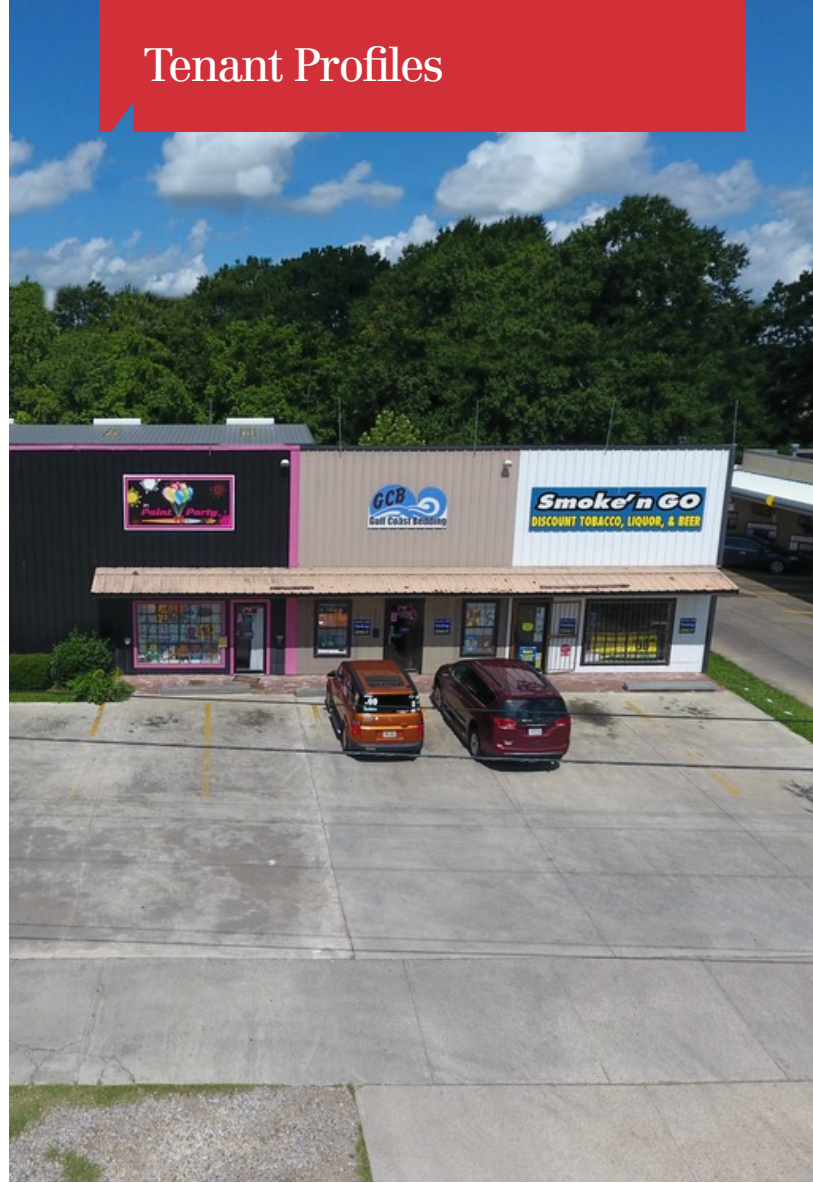


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Paint Party

Paint Party is dedicated to providing the most exciting party in the area for people of all ages. They are the one and only Glow in the dark party in the area. They host Public and Private parties...birthdays, bridal and baby showers, work events, team building, and family events. The owner and operator has been in the painting industry for over 10 years, creating hundreds of original and creative works of art. Paint party recently absorbed the adjacent space due to growth of their business.



SMOKE'N GO

Smoke N Go family stores have been around since 1991, and they now have 19 locations throughout south central Louisiana. Currently it is the 25th largest tobacco chain in the nation. Services and products offered include, cigarettes and tobacco products, cigars, alcohol, check cashing, pay day loans, bill pay, money orders, cell phone service.

SUMMARY

47,353

Population

34.9

Median Age

2.7

Average Household Size

\$43,075

Median Household Income

5,437

Renter Occupied Housing Units

12,119

Owner Occupied Housing Units

BUSINESS



1,310

Total Businesses



16,228

Total Employees

INCOME



\$49,115

Average Disposable Income



\$50,202

Median Net Worth

EDUCATION

18%

No High School Diploma



37%

High School Graduate



26%

Some College



19%

Bachelor's/Grad/Prof Degree

Households By Income

The largest group: <\$15,000 (18.1%)

The smallest group: \$200,000+ (2.9%)

Indicator	Value	Difference		
<\$15,000	18.1%	-0.1%		
\$15,000 - \$24,999	13.4%	-1.2%		
\$25,000 - \$34,999	11.3%	-0.2%		
\$35,000 - \$49,999	12.0%	-3.2%		
\$50,000 - \$74,999	17.2%	-1.2%		
\$75,000 - \$99,999	11.9%	+2.6%		
\$100,000 - \$149,999	9.8%	+1.5%		
\$150,000 - \$199,999	3.5%	+0.9%		
\$200,000+	2.9%	+0.9%		

Bars show deviation from Acadia Parish

10 Minute Drive Time from Subject Property