

PARC BONIN





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LOT 3 SUMMARY

Level 1 & Level 2
Office - (12,176/250) = 49
49 spaces required, 2 ADA
ADA spaces provided (ADA included)

DEVELOPMENT OVERVIEW

2807 Bonin Road, Youngsville, Louisiana

Welcome to Parc Bonin, a thoughtfully planned commercial development strategically located in the heart of Youngsville, one of the fastest-growing communities in Acadiana. Surrounded by thriving residential neighborhoods, top-rated schools, numerous popular dining establishments, and major community assets, Parc Bonin offers a unique opportunity for medical, professional, and retail tenants seeking visibility, accessibility, and a highly desirable location. The development provides **direct access to Sugar Mill Pond**, one of Youngsville's most sought-after residential communities, located just across Bonin Road.

Development Highlights:

- **Lot 1:** Future home of a brand-new *Ochsner Clinic*, bringing established healthcare presence and daily traffic to the site.
- **Lot 2:** Ideal for **medical providers** and **retail** tenants such as a coffee shop, tea or smoothie shop, health food store, pharmacy, bank, boutique apparel, shipping store, etc. Includes availability for a **drive-thru end cap**.
- **Lot 3:** Designed for **professional services**, such as CPAs, architects, law firms, insurance advisors, real estate brokers, etc. Pad site available with **build-to-suit** opportunities, offered **for sale or lease**.
- **Lot 4:** Flexible opportunity for larger land users. Can be subdivided into **1-4 acre tracts**. Perfect for future development, with land available for sale or build-to-suit.



COMMUNITY FEATURES



Parc Bonin offers more than just commercial space. The development will include attractive amenities such as scenic **ponds**, a **gazebo**, and a **pedestrian bridge** (connecting Lots 2 and 3) - all with **connectivity to Sugar Mill Pond**, designed to enhance foot traffic, create gathering areas, and promote a welcoming atmosphere for visitors and tenants alike.

Additionally, a prominent **monument sign at the entrance** will provide ample space for tenant branding and visibility, ensuring strong exposure along Bonin Road.

Lot 2



Leasing Details

Lease Rate Range – \$28–32/sq ft

Square Footage Range – 1,300–6,700

Location Benefits

Not only is Parc Bonin directly across from **Sugar Mill Pond**, but it is also within close proximity to:

- The Youngsville Sports Complex, a major hub of year-round activity and events
- City Hall/Downtown areas
- Southside High School
- Ascension Episcopal School
- Acadiana Renaissance Charter Academy
- Rouse's Market
- A wide variety of popular dining venues





Lot 3



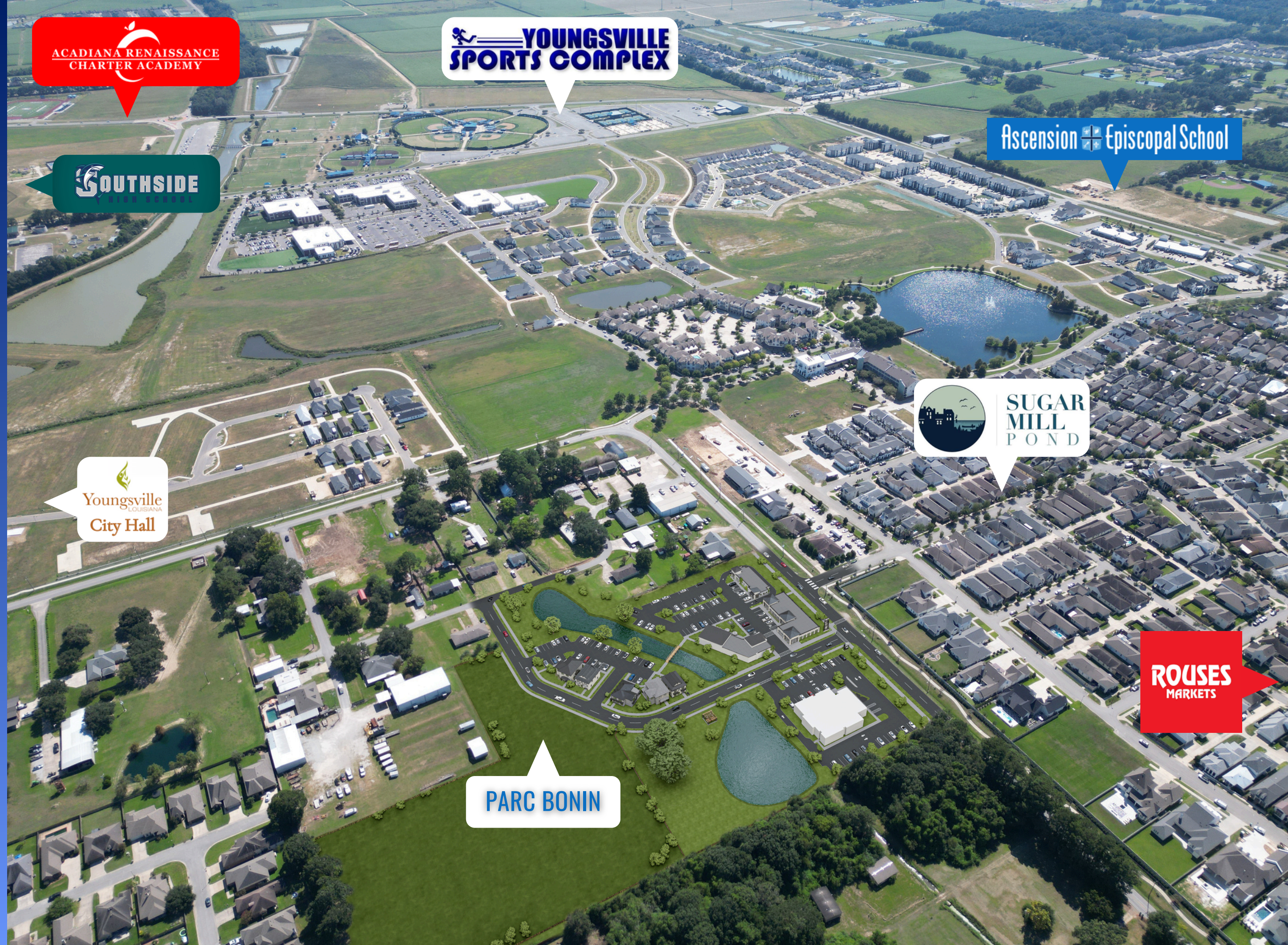
DEMOGRAPHICS & MARKET DATA



Population Growth at a Glance

Youngsville	▲ 117% since 2010 (11,687 → 25,350 by 2025)
Lafayette Parish	▲ ~14% since 2010 (222K → 254K est. 2025)
Households earning \$100K+	51.3% in 2025
Bachelor's degree or higher	38.3% of residents age 25+
Median Household Income	\$102,051 (2025) – <i>highest in Lafayette Parish</i>
Owner-occupied housing	81.5% – <i>stable, family-focused community</i>

VICINITY MAP



Let's Talk!



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