

THE SHOPPES

AT AMBASSADOR



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AVAILABLE

1879 SQFT.



INVESTMENT SUMMARY

Located at 4701 Ambassador Caffery Pkwy, this brand-new shopping center in Lafayette boasts a prime position in the city's most bustling retail district. Building construction is complete and space is ready for tenant improvements. The property is surrounded by notable establishments like Top Golf, Dave & Busters, Costco, and many others. The strategic location doesn't stop there, as it's also adjacent to major institutions like Our Lady of Lourdes Regional Medical Center and St. Thomas More High School.

Potential lessees can anticipate a competitive leasing rate at \$35 PSF annually for the last remaining available space at 1,879 sqft., offered in a grey shell format with tenant improvement options. This investment presents a golden opportunity in a rapidly growing area with diverse commercial neighbors.





PROPERTY DETAILS

Base Monthly Rent

\$5,480

Building Status

Ready for Tenant Buildout

Turn Over Date

Immediately

Property Subtype

Mixed Use



TENANT ROSTER



A contemporary coffee haven, Coffee Jet offers patrons a unique blend of artisanal brews, handcrafted beverages, and a curated selection of pastries. With a commitment to quality and sustainability, Coffee Jet sources only the finest beans, ensuring every sip is a memorable experience.



Founded in 1956 in Point Pleasant, New Jersey, Jersey Mike's Subs is a renowned sandwich chain revered for its fresh-sliced and fresh-grilled subs. With a deep-rooted tradition of quality and authenticity, Jersey Mike's offers a diverse menu of premium cold and hot subs, wraps, and kids' meals.

MimiLuxe

NAIL SPA

MimiLuxe Nail Spa in Lafayette offers a luxurious retreat for nail care and relaxation. With a focus on high-quality services and a serene ambiance, guests can indulge in a range of treatments including manicures, pedicures, nail enhancements, and spa packages..



Stretch Zone is the pioneer in the stretching industry and the only company that combines a proprietary stretch method with patented strapping equipment to improve muscle function throughout the body.



Ruby Slipper Café brings the unique flavors and hospitality of New Orleans to everyday breakfast and brunch. Founded in post-Katrina New Orleans, we serve all-day brunch and eye-opening cocktails seven days a week!



LOCATION HIGHLIGHTS

- **Prime Retail District:** Positioned in Lafayette's most sought-after retail area
- **Major Attractions Nearby:**
 - Adjacent to upcoming attractions like Top Golf and Dave & Busters.
 - Surrounded by recognized brands such as Costco, Dicks Sporting Goods, Target, Whole Foods, BJ's Restaurant & Brewhouse, Chick-fil-a, and more.
- **Educational & Healthcare Proximity:**
 - Our Lady of Lourdes Regional Medical Center.
 - Directly across from Women & Children's Hospital.
 - Neighboring St. Thomas Moore High School, Lafayette's largest private school.
- **Residential Growth:** Situated adjacent to a future site planned for a +/- 300 unit luxury apartment complex, increasing potential customer base.
- **High Traffic Count:** The property enjoys excellent visibility with a traffic/vehicle count of 45,000.

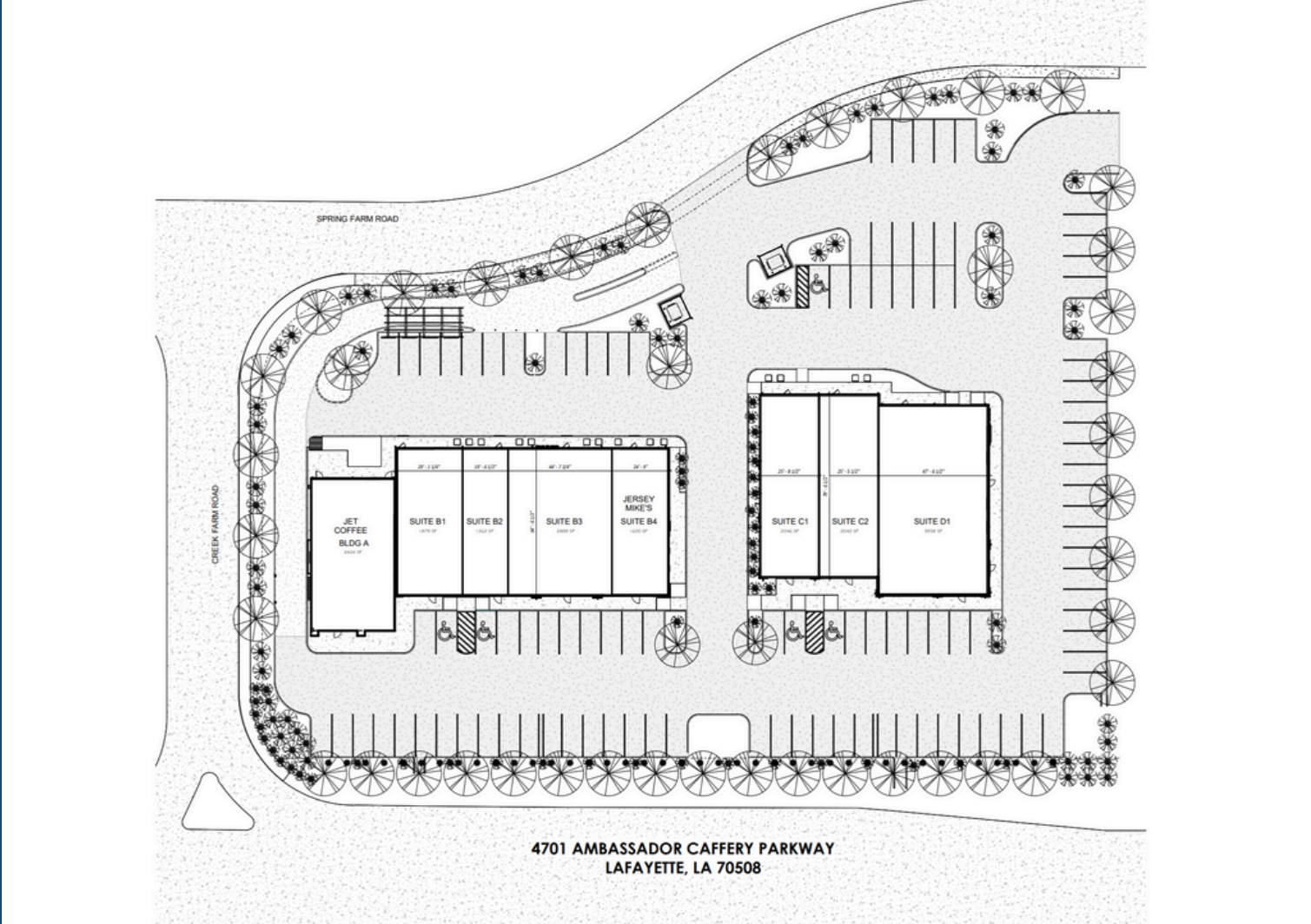
VICINITY MAP



DEMOGRAPHICS & MARKET DATA

Demographics	City	Parish/County	MSA
2025 Population	121,475	253,822	478,384
Median Age	37.3	37.1	37.6
Total Households	53,953	102,227	166,896
Ave. Household Income	\$87,015	\$91,431	\$81,494
Households > \$100K Income	28%	30.0%	25.8%

Location Insight	Data
Traffic/Vehicle Count	45,000
Property Visibility	Excellent
Retail Clientele	General, Family, Business, etc.



Let's Talk!



PHIL DEVEY

Owner/Broker
Frontline Real Estate Group



Address

3909 Ambassador Caffery Pkwy ste G2
Lafayette, LA 70503

Phone

Office: 337-769-3535 Ext. 6 / Cell: 337-258-3382

Email

phil@frontlinelouisiana.com