

FOR SALE

**3800 AMBASSADOR CAFFERY PKWY
LAFAYETTE, LA**

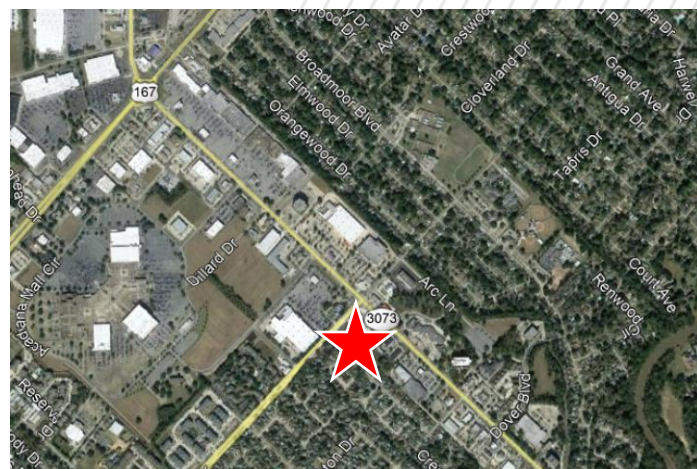


PROPERTY HIGHLIGHTS

Former C-Store located at the hard corner of Ambassador Caffery Pkwy and Robley Dr with traffic light. The site is located 2 parcels from Chick-fil-a, adjacent corner to Lowes, and opposite corner to Home Depot and Super 1 Foods.

BUILDING SF	3,000
LAND SF	22,415
YEAR BUILT	TBD
PARKING	13 Spaces
TRAFFIC COUNTS	44,689 VPD

SIGNAGE TYPE	pylon sign
1-MILE (POP.)	7,857
3-MILE (POP.)	66,046
MED. INCOME	\$61,494
SPACE USE	TBD



JEFF SCHEIDEGGER

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Bradley McCoy

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Managing Broker
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LEGAL INFORMATION

TAX PARCEL ID	6030445
2019 RE TAXES	\$5,188.94
ZONING	Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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