



AMBASSADOR CROSSING

For lease:
4247 Ambassador
Caffery Pkwy
Lafayette, LA

A PROJECT OF The Ainbinder
Company

VENTURE

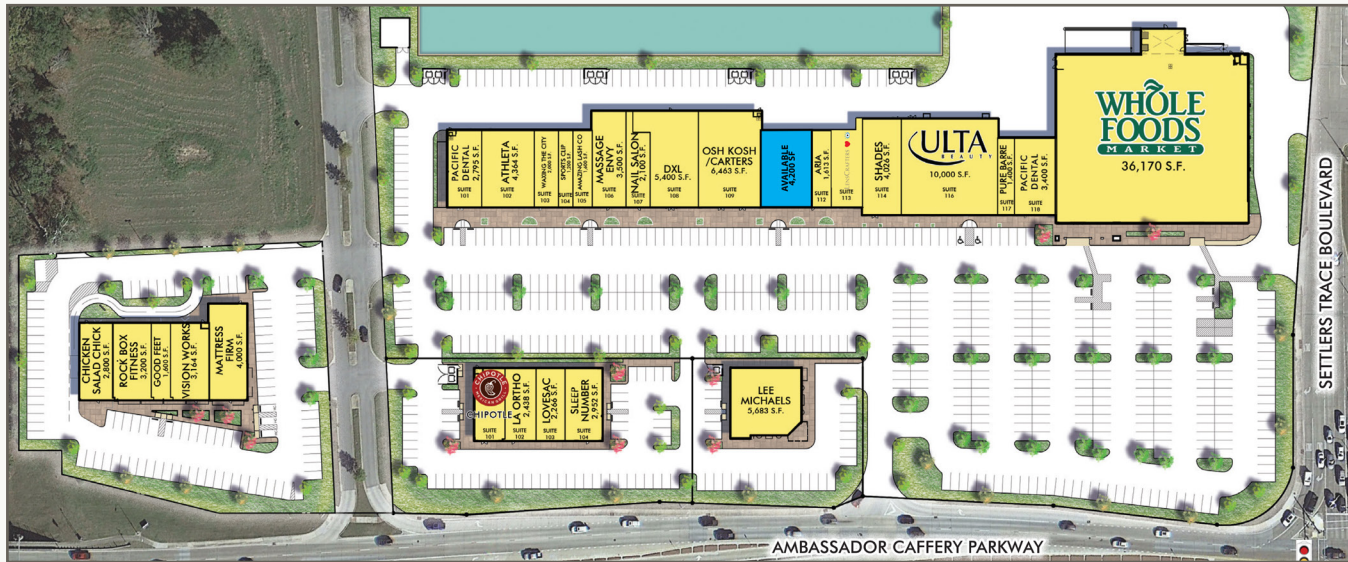
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GERARD THIBODEAUX - LOUISIANA BROKER
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Site Plan

4247 Ambassador Caffery Pkwy
Lafayette, Louisiana 70508

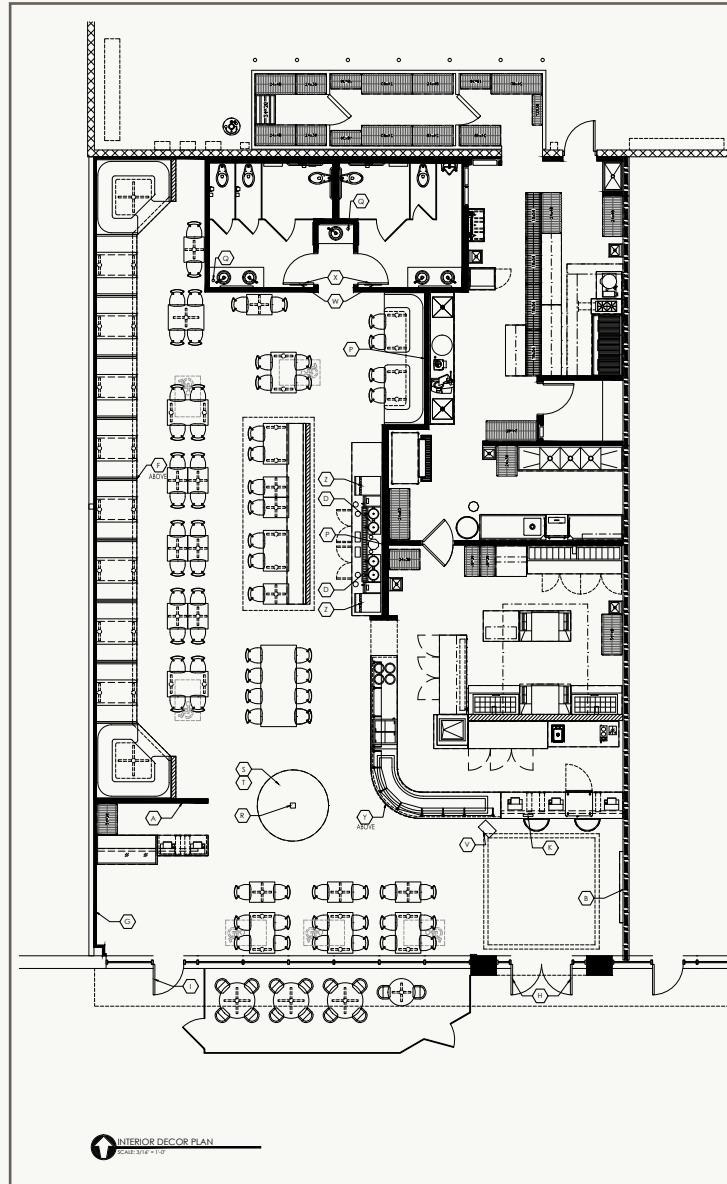


SUITE	TENANT	SQUARE FEET
4247	WHOLE FOODS	36,170
101	PACIFIC DENTAL	2,975
102	ATHLETA	4,364
103	WAXING THE CITY	2,000
104	SPORTS CLIP	1,200
105	AMAZING LASH	1,600
106	MASSAGE ENVY	3,500
107	NAIL SALON	2,100
108	DXL (CASUAL MALE)	5,400
109	CARTER'S/OSHKOSH	6,463
110	AVAILABLE (2ND GEN RESTAURANT)	4,200
112	ARIA	1,613
113	LENSCRAFTERS	2,661
114	SHADES	4,026
116	ULTA	10,000

SUITE	TENANT	SQUARE FEET
117	PURE BARRE	1,400
118	PACIFIC DENTAL	3,400
PHASE 1 RES TR A		
101	CHIPOTLE	2,349
102	LOUISIANA ORTHOPEDIC SPECIALISTS	2,438
103	LOVESAC	2,266
104	SLEEP NUMBER	2,952
PHASE 1 RES TR B		
TRACT B	LEE MICHAEL'S JEWELERS	5,863
PHASE 2 RTA		
A	CHICKEN SALAD CHICK	2,800
B	ROCK BOX FITNESS	3,200
C	THE GOOD FEET STORE	1,600
D	VISION WORKS	3,164
E	MATTRESS FIRM	4,000

Floor Plan - Suite 110

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Metrics

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Location

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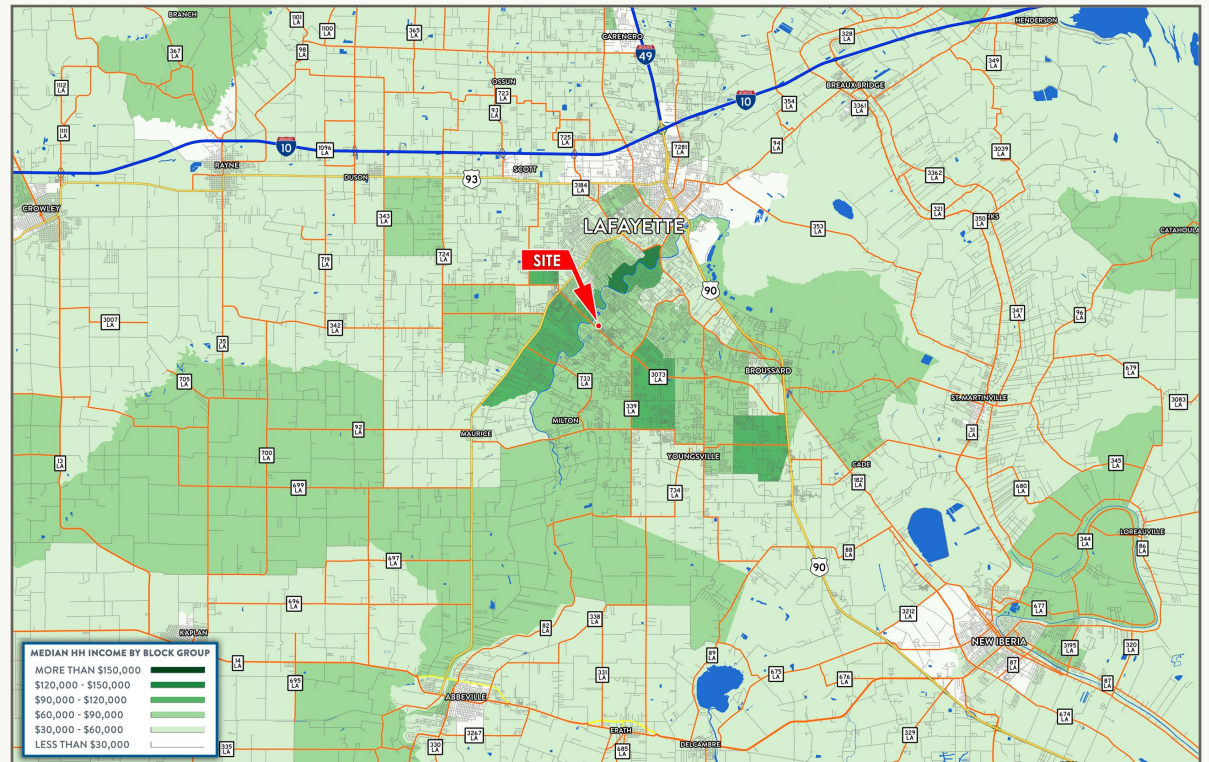
Size

Phase I Land 11.7 AC	Phase II Land 2.32 AC
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Building 108,590 SF	Building 14,800 SF
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Traffic Counts

Ambassador Caffery Pkwy 44,689 VPD	Kaliste Saloom 34,817 VPD
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Area Attractions



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Property Highlights

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Lafayette, Louisiana 70508

1. Easy access & excellent visibility
2. Located in an affluent neighborhood & the retail corridor of Lafayette
3. Surrounded by Target, Kohl's, DSW, Academy, Books A Million and Costco
4. The only Whole Foods in Lafayette



2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,297	67,769	136,927
EST. DAYTIME POPULATION	8,496	36,205	94,354
EST. AVG. HH INCOME	\$144,046	\$134,137	\$114,959

Close Aerial

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Far Aerial

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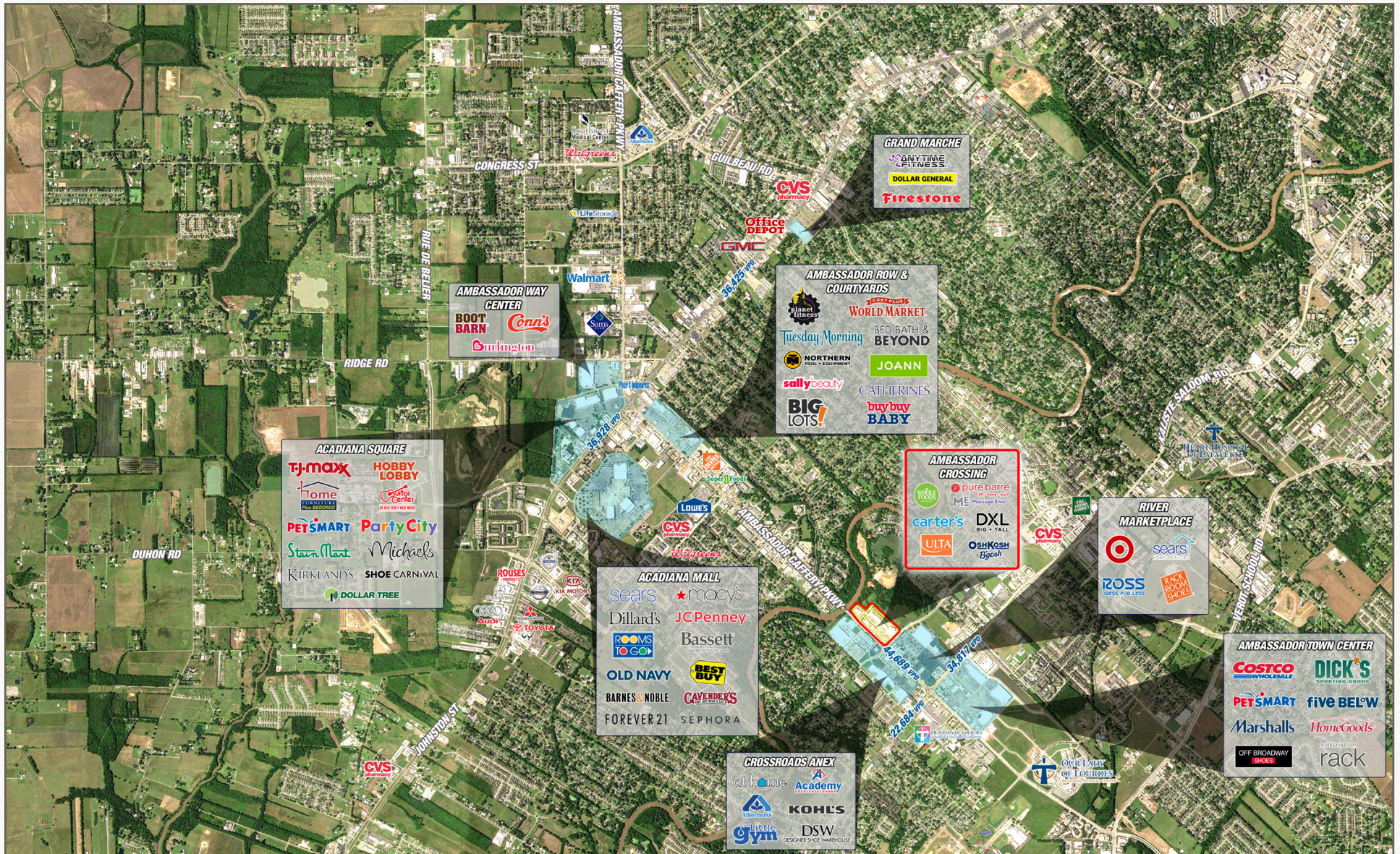
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Super Far Aerial

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Photos

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