

# 4503 Johnston Street, Lafayette, LA



DEREK DEVELOPMENT CORPORATION  
www.derekdevelopmentcorp.com



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phone 337 993 2221

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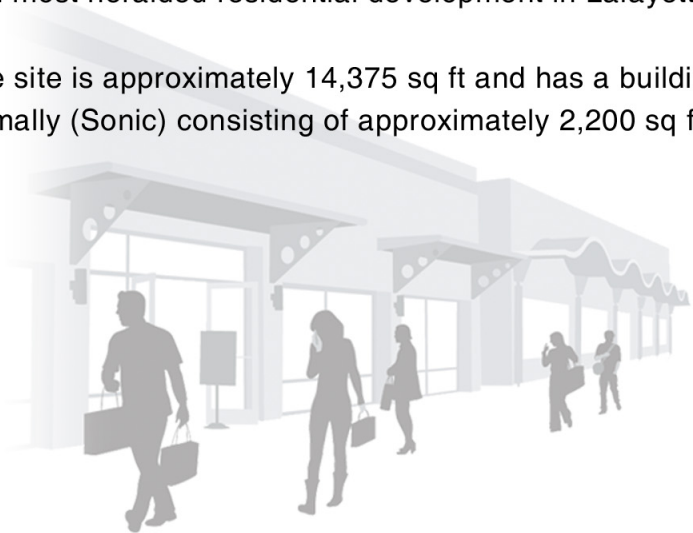
## SITE SUMMARY

The city of Lafayette, Lafayette Parish, is located between Baton Rouge and Lake Charles on the I-10 corridor. Lafayette's economy is strong and healthy. Its population is growing and unemployment is lower than the national and state average. The Lafayette Metropolitan Statistical Area (MSA) is an area in the south central Acadiana region of Louisiana which covers two parishes – Lafayette and St. Martin. The MSA has a population of over 250,000 people. It is also part of the larger Lafayette-Acadiana Combined Statistical Area which consists of over 550,000 people. The economy in the Lafayette area is mostly made up of healthcare and associated services, tourism, oil-related business, car sales, and the restaurant industry.

The subject property is at one of the highest traffic intersections in Lafayette at 4503 Johnston Street and Camellia Blvd. It is considered the midpoint of Johnston Street between downtown Lafayette and Ambassador Caffery at the Acadiana Mall area. It is surrounded by a high density of commercial retail outlets and sits on the pad of Grand Marche' Shopping Center. It is regarded to be the premier pad site with its proximity to the corner of 140'. Camellia Blvd. starts as Guilbeau Rd. from Ambassador Caffery to

Kaliste Saloom Rd. thru River Ranch which is the newest and most heralded residential development in Lafayette.

The site is approximately 14,375 sq ft and has a building formally (Sonic) consisting of approximately 2,200 sq ft.

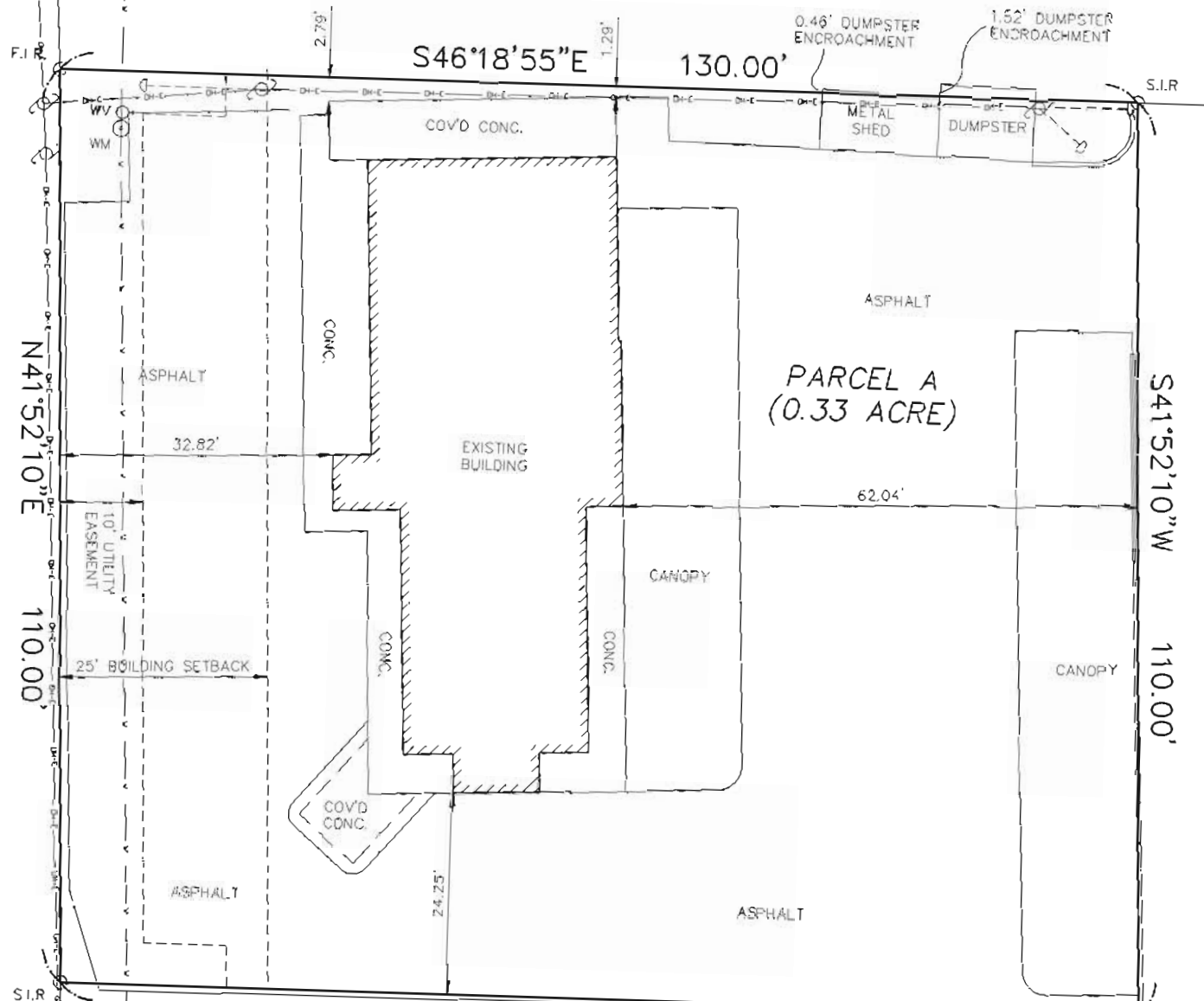


## TRADE AREA DEMOGRAPHICS

YEAR: 2010	1 MILE	3 MILES	5 MILES
Population Estimate	12,379	66,687	132,525
Households Estimate	5,528	27,845	51,909
Average Household Size	2.26	2.25	2.38
Average Household Income Est.	\$61,884	\$74,340	\$66,877
Median Household Income Est.	\$47,555	\$52,424	\$47,334



BREAUX RENTAL PROPERTIES, LLC  
P.O. BOX 62601  
LAFAYETTE, LA 70596-2601



JOHNSTON STREET - U.S. HWY. 167 (100' R/W)

BESSIE S CONSOJLIN  
c/o STERLING PROPERTIES, INC.  
Attn. ROSE PATI  
109 NORTHPARK BLVD., STE. 300  
COVINGTON, LA 70433-5093

FND. NAIL  
0.75' AWAY FROM  
CORNER