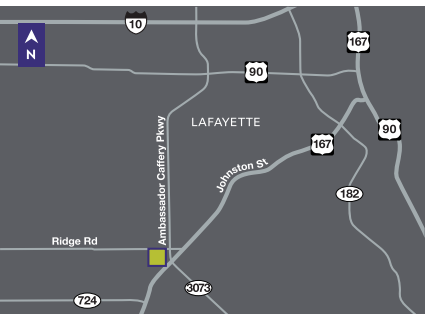


► AMBASSADOR WAY CENTER

SWC of Ambassador Caffery Pkwy @ Ridge Rd in Lafayette, Louisiana 70506



REGIONAL SHOPPING CENTER IN THE HEART OF LAFAYETTE



VEHICLES PER DAY	
Johnston St south of Ambassador Caffery Pkwy	35,989
Johnston St north of Ambassador Caffery Pkwy	35,270
Ambassador Caffery Pkwy n of Ridge Rd	34,457
Ridge Rd west of Ambassador Caffery Pkwy	16,231

MEDIAN INCOME	
3 Miles	\$83,504
5 Miles	\$79,533
7 Miles	\$75,709

POPULATION	
3 Miles	66,260
5 Miles	130,998
7 Miles	189,901



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IN CLOSE PROXIMITY TO THE MALL OF ACADIANA



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49,217 SF • 32,000 SF • 1.01-ACRE PAD SITE



Tenant List

Tenant	Address	SF/Acres
A Floor & Decor	3310 Ambassador Caffery Pkwy	
B AVAILABLE	3316 Ambassador Caffery Pkwy	49,217
C Boot Barn	3320 Ambassador Caffery Pkwy	
D AVAILABLE	3324 Ambassador Caffery Pky	32,000
1 AVAILABLE	Ambassador Caffery Pkwy	1.01 Acres

Available Lease Pending Executed



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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/ambassador-way-lafayette

Lat/Lon: 30.1803/-92.0757

Ambassador Way Lafayette, LA 70503	3 mi radius	5 mi radius	7 mi radius
Population			
2025 Estimated Population	66,260	130,998	189,901
2030 Projected Population	68,042	134,924	197,992
2020 Census Population	63,612	125,269	180,721
2010 Census Population	62,257	122,472	171,324
Projected Annual Growth 2025 to 2030	0.5%	0.6%	0.9%
Historical Annual Growth 2010 to 2025	0.4%	0.5%	0.7%
2025 Median Age	38.7	37.8	37.2
Households			
2025 Estimated Households	29,668	56,922	80,164
2030 Projected Households	30,834	59,234	84,409
2020 Census Households	27,728	53,216	74,250
2010 Census Households	26,291	49,893	68,185
Projected Annual Growth 2025 to 2030	0.8%	0.8%	1.1%
Historical Annual Growth 2010 to 2025	0.9%	0.9%	1.2%
Race and Ethnicity			
2025 Estimated White	71.2%	69.9%	65.1%
2025 Estimated Black or African American	17.2%	19.8%	25.7%
2025 Estimated Asian or Pacific Islander	3.8%	3.0%	2.4%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2025 Estimated Other Races	7.6%	7.0%	6.5%
2025 Estimated Hispanic	7.8%	7.1%	6.5%
Income			
2025 Estimated Average Household Income	\$114,558	\$108,399	\$101,710
2025 Estimated Median Household Income	\$83,504	\$79,533	\$75,709
2025 Estimated Per Capita Income	\$51,334	\$47,145	\$42,981
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.1%	3.0%	3.3%
2025 Estimated Some High School (Grade Level 9 to 11)	4.2%	5.3%	6.3%
2025 Estimated High School Graduate	23.6%	26.1%	28.6%
2025 Estimated Some College	18.3%	18.1%	17.8%
2025 Estimated Associates Degree Only	6.2%	6.7%	7.1%
2025 Estimated Bachelors Degree Only	29.8%	26.6%	24.7%
2025 Estimated Graduate Degree	14.7%	14.3%	12.1%
Business			
2025 Estimated Total Businesses	4,011	9,684	12,011
2025 Estimated Total Employees	31,453	92,856	114,801
2025 Estimated Employee Population per Business	7.8	9.6	9.6
2025 Estimated Residential Population per Business	16.5	13.5	15.8



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.



Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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