



Retail Space for Lease

AMBASSADOR PLAZA

LOCATION

4130, 4150 & 4154 West Congress
Lafayette, LA

LEASE RATES

\$16.00 per square foot

NNN EXPENSES

\$4.21 psf

AVAILABILITY

3,450 sq. ft.

TRAFFIC GENERATORS



TRAFFIC COUNTS

31,000 vpd

ZONING

B-G (General Business District)

PARKING

203 spaces (6.9/1000 of GLA)

YEAR BUILT

2000

DEMOGRAPHICS

| | 1-mile | 3-mile | 5-mile |
|----------------|----------|----------|----------|
| Avg. HH Income | \$50,071 | \$61,235 | \$55,993 |
| Population | 11,414 | 54,613 | 113,941 |



Ambassador Plaza

CONTACT

Jeff Coleman
Quannah McCord
Dunhill Partners, Inc.
3100 Monticello Avenue, Suite 300
Dallas, Texas 75205
800.793.4134 toll free
214.373.7500 main
214.373.7535 fax



DUNHILL PARTNERS