

Two Office/Retail Suites In West Village

FOR LEASE

1017 Apollo Road Scott, LA 70583

Teddy Beaullieu | 337.356.1208 | tbeaullieu@beaubox.com



PROPERTY SUMMARY



Property Description

This offering consists of two office suites in the State Farm building with incredible frontage on brand new Apollo Road extension. City of Scott estimating over 30,000 cars per day once the project is completed. West Village is conveniently located in Scott, LA, less than 1 mile from Interstate 10 with excellent commercial frontage along the 1st phase of the Apollo Road extension project. Construction has commenced on the final phase of the Apollo Road extension project with estimated completion in Spring 2023. The entire project includes a 2 mile stretch of four (4) lane boulevard that will offer incredible access for residents, commuters and travelers moving between the city of Lafayette, the city of Scott and Interstate 10. Phase 1 is complete with the balance of the project already funded and moving quickly.

Property Highlights

- Two office/retail suites available for lease in newly constructed State Farm building.
- Subject property is located in the West Village Traditional Neighborhood development, and fronts the Apollo Road expansion.
- Suites are contiguous & can be leased together or separately.

Teddy Beaulieu
337.356.1208
tbeaulieu@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | January 14, 2023

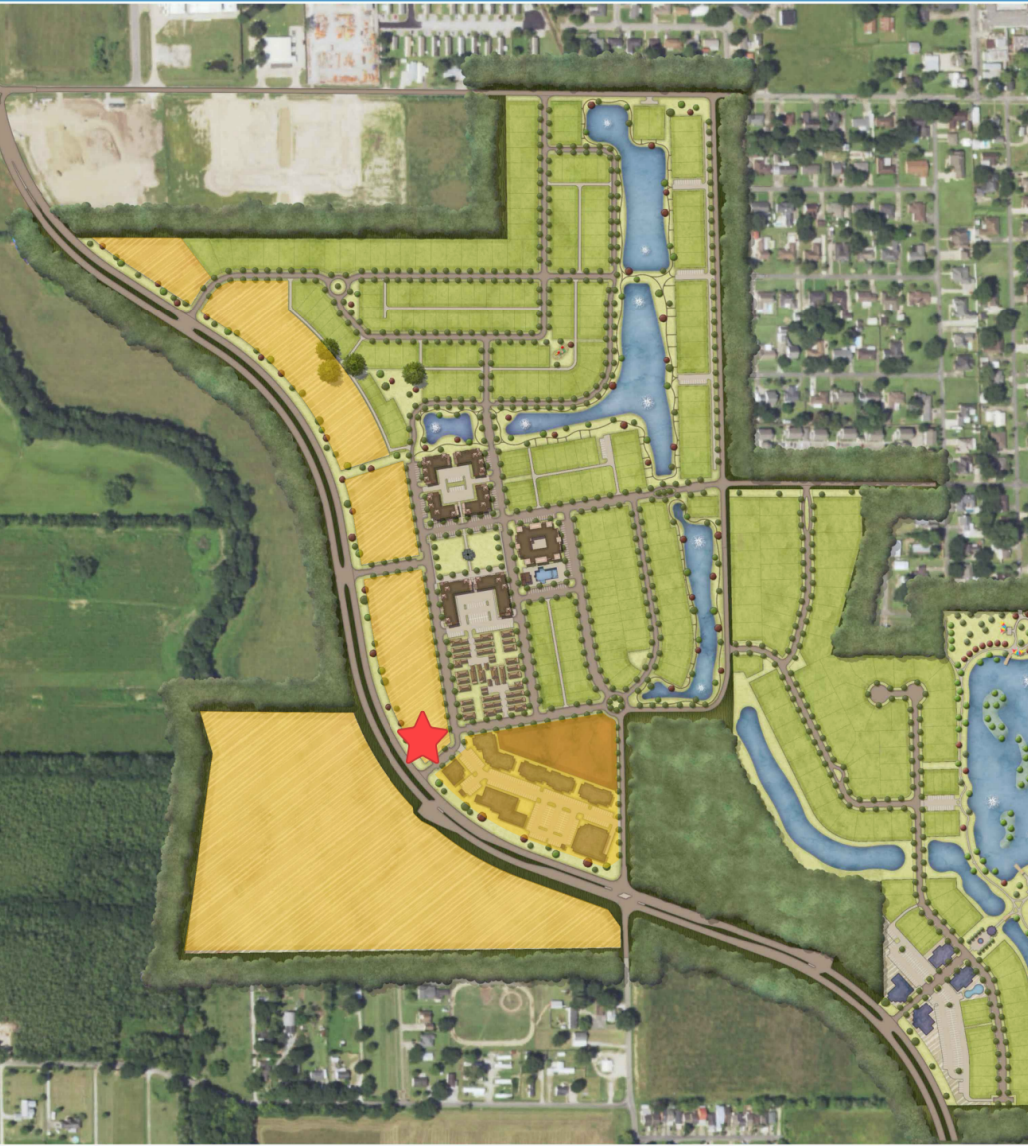
Offering Summary

Available Space:	Suite 200: 884 SF Suite 300: 747 SF
Lease Rate:	\$25.00 SF/Year
NNN Cost:	\$4.00 SF/Yr
Gross Rent:	\$29.00 SF/Yr

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,208	11,196	31,942
Total Population	3,035	28,903	79,772
Average HH Income	\$68,018	\$60,175	\$61,228



WEST VILLAGE HIGHLIGHTS



Property Highlights

- West Village is a Traditional Neighborhood Development (TND) from the developers of River Ranch. This development offers several housing and commercial options to fit a wide range of lifestyles. Having broken ground in the Spring of 2019, this 150 acre master-planned, mixed-use development will feature nearly 400 homes and multi-family apartments that are walkable to dining, shopping, healthcare, banking, parks, fitness, outdoor events and much more.

Teddy Beaulieu
337.356.1208
tbeaulieu@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | January 14, 2023



FLOOR PLAN



Teddy Beaulieu
337.356.1208
tbeaulieu@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | January 14, 2023



WEST VILLAGE OVERVIEW



Teddy Beaulieu
337.356.1208
tbeaulieu@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | January 14, 2023



WEST VILLAGE ADDITIONAL PHOTOS



Teddy Beaulieu
337.356.1208
tbeaulieu@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | January 14, 2023

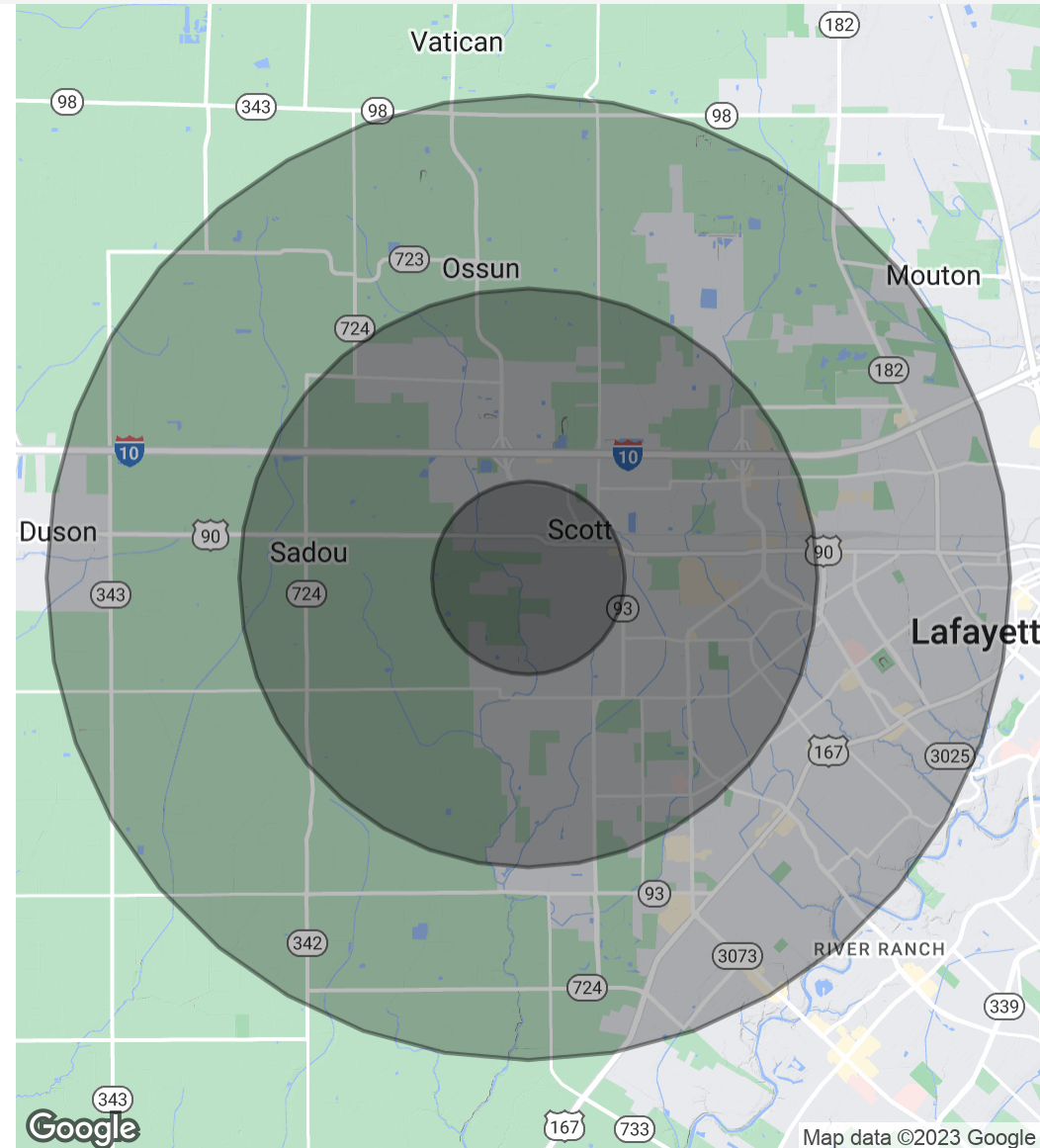


DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	3,035	28,903	79,772
Average Age	32.6	31.2	32.2
Average Age (Male)	33.7	31.1	31.0
Average Age (Female)	30.0	30.7	33.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,208	11,196	31,942
# Of Persons Per HH	2.5	2.6	2.5
Average HH Income	\$68,018	\$60,175	\$61,228
Average House Value	\$147,200	\$146,799	\$157,214

** Demographic data derived from 2020 ACS - US Census*



Teddy Beaulieu
337.356.1208
tbeaulieu@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | January 14, 2023



MEET THE TEAM



Teddy Beaulieu

Agent

D: 337.356.1208

tbeaulieu@beaubox.com

BEAU BOX COMMERCIAL REAL ESTATE

200 W. Congress St., Ste. 1020

Lafayette, LA 70501

337.356.1208

Teddy Beaulieu

337.356.1208

tbeaulieu@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | January 14, 2023

