

EXECUTIVE SUMMARY

RETAIL PROPERTY FOR LEASE // PARKWAY PLAZA SHOPPING CENTER // 2001 NW EVANGELINE THROUGHWAY // LAFAYETTE, LA 70501



OFFERING SUMMARY

Available SF:	±1,250 – 12,825 SF
Base Lease Rate:	\$10.00 - \$14.00 SF/yr
Lot Size:	±12.81 Acres
Building Size:	±125,394 Square Feet

PROPERTY OVERVIEW

Parkway Plaza is a shopping center located in Lafayette, Louisiana off of Evangeline Thoroughway. Tenants include Sears Outlet, It's Fashion, Citi Trends, Dollar Tree, Sally Beauty, Western Union, and more. Parkway Plaza is a recently renovated, stabilized shopping center.

The Property has prime frontage and two large pylon signs and a billboard on the highly-trafficked Highway 167 near Interstate 10.

The center is easily accessible via Highway 167 and is surrounded by 10 different hotels, several national retailers that include Walmart Supercenter, Home Depot, DD's Discount, Super1Foods, CVS Pharmacy and more.



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AVAILABLE SPACES



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LEASE TYPE | NNN TOTAL SPACE | 1,250 – 12,825 SF LEASE TERM | Negotiable LEASE RATE | \$10.00 - \$14.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2008	Available	12,825 SF	NNN	\$11.00 SF/yr
2011	Available	1,600 SF	NNN	\$14.00 SF/yr
2025	Available	1,250 SF	NNN	\$14.00 SF/yr
20016	Available	2,500 SF	NNN	\$10.00 SF/yr
PAD Site	Available	4,000 SF	Negotiable	Negotiable



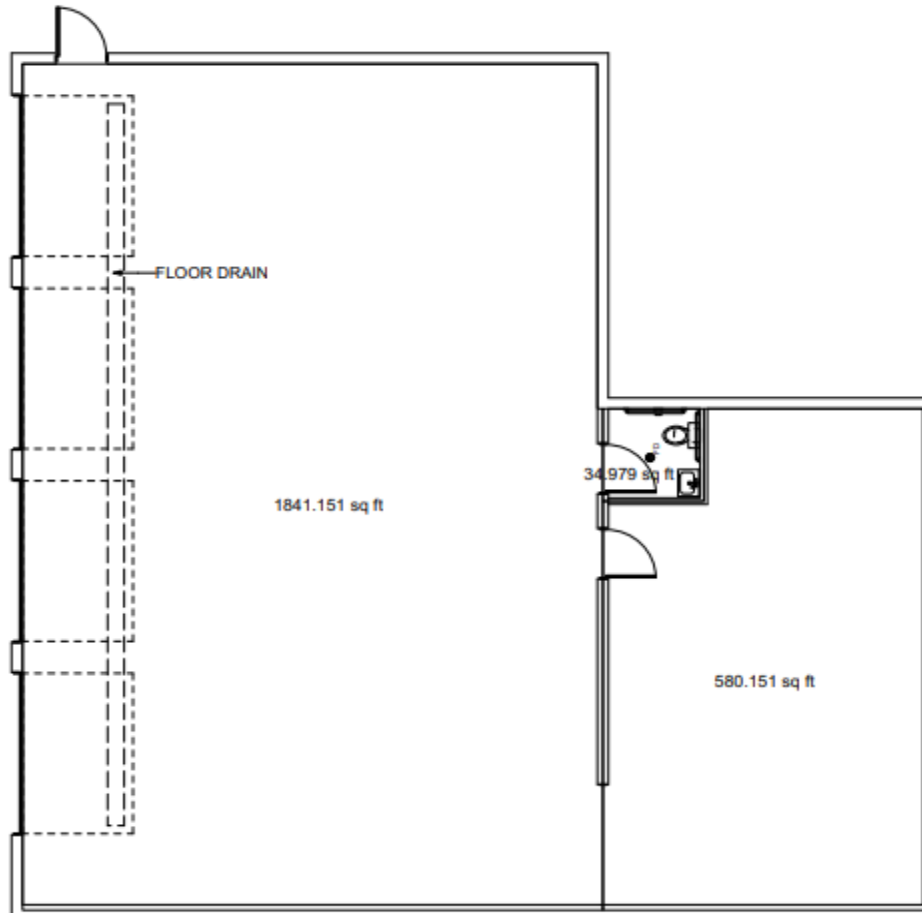
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SPACE PLANS



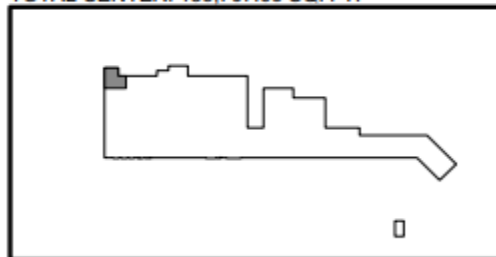
TCP REALTY SERVICES, LLC
Commercial Real Estate Investments and Services

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PARKWAY PLAZA

2001 EVANGELINE THRUWAY, LAFAYETTE, LA
TOTAL CENTER: 136,707.06 SQ. FT.



KEY PLAN

SUITE - 2

SCALE: 1" = 10'
DATE: 1/11/2018

FRONT AREA	1,841.151 SQ.FT.
BACK AREA	615.13 SQ.FT.

TOTAL AREA	2,456.281 SQ.FT.
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Vermilion Architects, LLC

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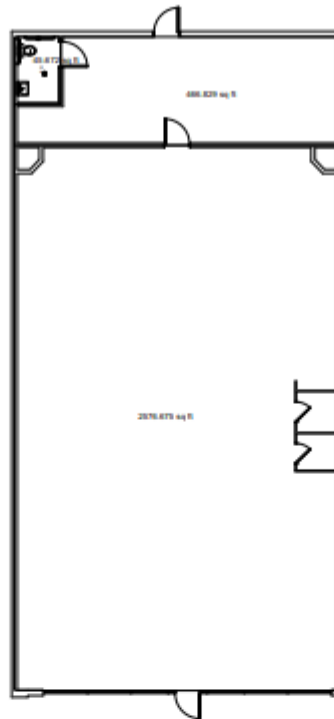


SPACE PLANS



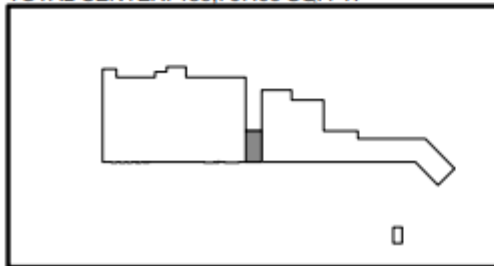
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PARKWAY PLAZA

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KEY PLAN

SUITE - 10

SCALE: 1" = 20'
DATE: 1/11/2018

FRONT AREA	2,576.675 SQ.FT.
BACK AREA	512.501 SQ.FT.

TOTAL AREA	3,089.176 SQ.FT.
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SPACE PLANS



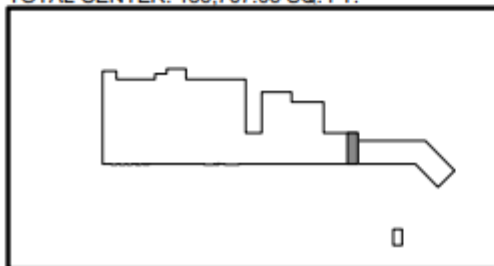
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PARKWAY PLAZA

2001 EVANGELINE THRUWAY, LAFAYETTE, LA
TOTAL CENTER: 136,707.06 SQ. FT.



KEY PLAN

SUITE - 15

SCALE: 1" = 20'
DATE: 1/11/2018

FRONT AREA	1,563.93 SQ.FT.
BACK AREA	372.052 SQ.FT.
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TOTAL AREA	1,935.982 SQ.FT.

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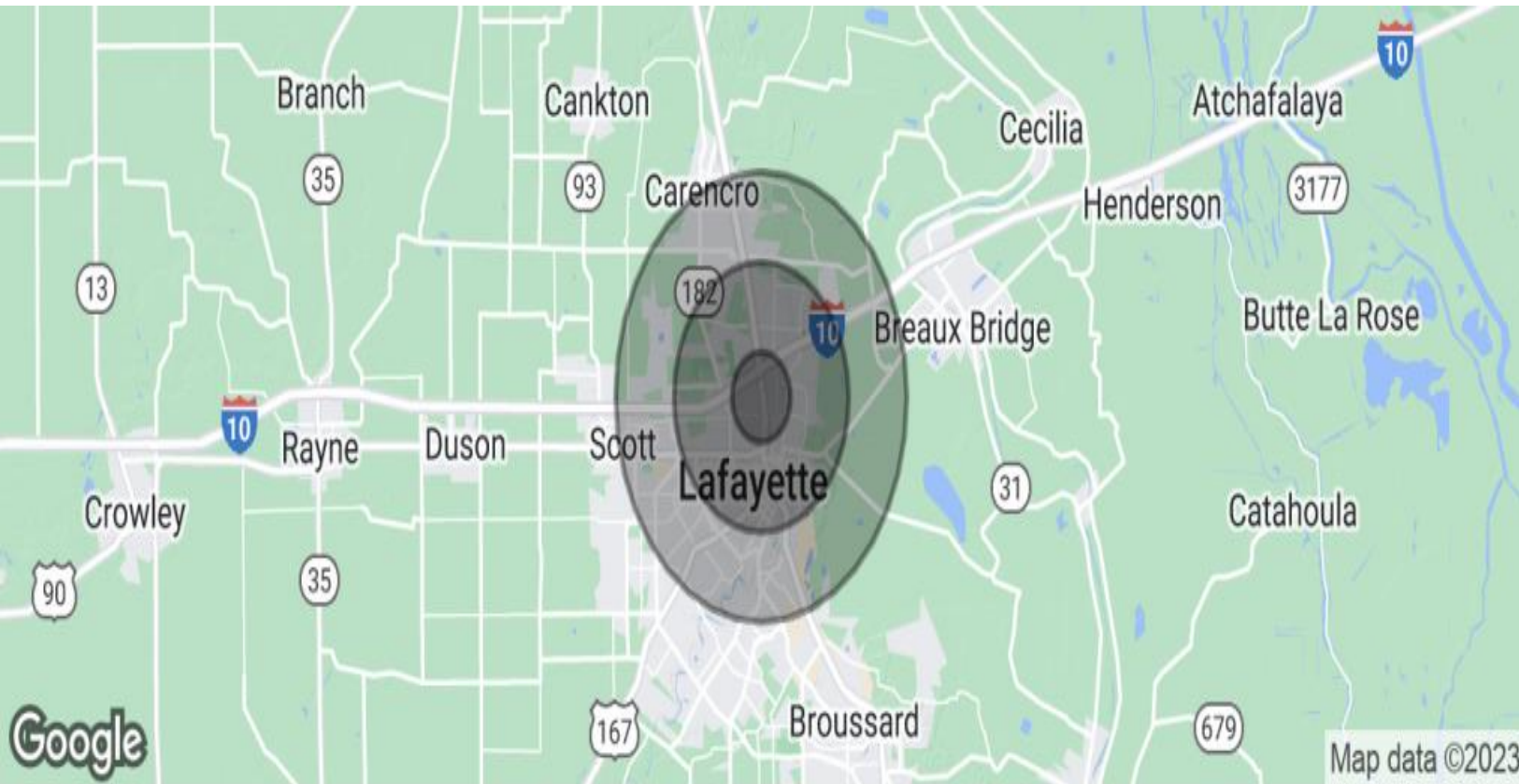
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DEMOGRAPHICS MAP & REPORT



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,899	48,749	117,785
Median age	32.7	35.6	34.4
Median age (Female)	29.8	33.2	32.6
Median age (Male)	36.3	37.9	36.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,346	19,483	47,748
# of persons per HH	2.5	2.5	2.5
Average HH income	\$45,544	\$52,567	\$60,121
Average house value	\$135,212	\$146,805	\$161,966

* Demographic data derived from 2020 ACS - US Census



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PROPERTY PHOTOS



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