



NEW CONSTRUCTION RETAIL SPACE FOR LEASE

2011 Kaliste Saloom Rd, Suite B, Lafayette, LA 70508



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TOTAL MONTHLY RENT

\$5,741.04/month

Overview

AVAILABLE RETAIL SPACE

1,621 SF

LEASE RATE

\$36.50 PSF NNN

ESTIMATED TRIPLE NETs

(Budgeted) \$6.00 PSF

TOTAL MONTHLY RENT

\$5,741.04/month (includes NNNs)

DELIVERY

Cold Dark Shell

TENANT IMPROVEMENT ALLOWANCE

TBD (Based on Lease Term and Tenant Credit)

TRAFFIC COUNT

53,954+ VPD





Property Highlights

- Opportunity to lease a retail suite located on Kaliste Saloom Road near Camellia Blvd
- The site is comprised of one single-story retail/restaurant building, and offers ample, first- come, first- served, shared parking for visitors and guests
- Co- tenants are Tremble and The Covey. Building sits adjoining The Chimes restaurant
- Prime central location surrounded by many popular restaurants, retailers, medical and professional neighbors including:
 - **Parc Lafayette-** Agave, Caroline's Cookies, Natural Grocers, and more
 - **River Ranch Main Street-** Fresh Market, CC's, Caroline & Co., many restaurants, and more
 - **Camellia Blvd-** Chimes, Rouses, Trader Joe's, new development office park, and more





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