

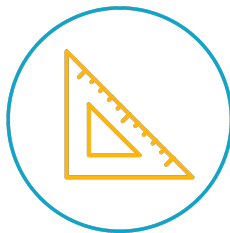
# New Iberia Plaza (A)

Walmart Shadow Center

1002 Jefferson Terrace Blvd.,  
New Iberia, LA 70560



**GLA**  
23,600 SF



**Space Available**  
4,320 SF



**True Trade Area Population**  
52,615



**Traffic Count**  
8,700

## Market Highlights

- Walmart Shadow Center with 3M annual visits
- Anchor tenants: Cato & Hibbett Sports
- Nearby national retailers include Starbucks, Walgreens, Chick-fil-A, Dollar Tree, and Smoothie King

With Walmart anchoring this retail center, the area attracts significant traffic and visibility. Located along E Admiral Doyle Dr, this Walmart draws in a staggering 3M annual visits, with shoppers coming from the surrounding rural areas for their daily needs, making it the perfect location for retail, healthcare, or a restaurant.

### For More Information:

Jake Anthon | Leasing Associate |  
(636) 707-1273 | jake@mrpstl.com



# New Iberia Plaza (A)

Walmart Shadow Center

1002 Jefferson Terrace Blvd.,  
New Iberia, LA 70560



**For More Information:**

Jake Anthon | Leasing Associate |  
(636) 707-1273 | jake@mrpstl.com



# New Iberia Plaza (A)

Walmart Shadow Center

1002 Jefferson Terrace Blvd.,  
New Iberia, LA 70560



## For More Information:

Jake Anthon | Leasing Associate |  
(636) 707-1273 | [jake@mrpstl.com](mailto:jake@mrpstl.com)

**MRP** CAPITAL  
GROUP