



±2.2 ACRE DEVELOPMENT SITE ALONG JOHNSTON ST RETAIL CORRIDOR

4600 BLK JOHNSTON ST LAFAYETTE, LA 70503



OFFERED: FOR SALE

SALE PRICE: \$740,000 (\$7.72/SF)

0 SF

- High-visibility opportunity for retail, office, or multifamily development
- Situated off Johnston St with rear access from Jeffrey Dr
- Adjacent ±3.16-acre parcel is also available

CONTACT:

MARK JOHNS
501.513.7394

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. 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. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for sale, 4600 Johnston St is a ±2.2-acre land parcel presenting a high-visibility opportunity for retail, office, or multifamily development.
- The site is situated off Johnston St and also has rear access from Jeffrey Dr, providing flexibility for site planning and ingress/egress.
- Located in one of Lafayette's most active commercial corridors, the property sees approximately ±25,845 vehicles per day. Nearby retail anchors include Acadiana Mall, Chick-fil-A, Jersey Mike's, and Doug Ashy Building Materials.
- The adjacent ±3.16-acre parcel is also available, offering potential for larger-scale development.
- Zoned CH (Commercial Heavy).

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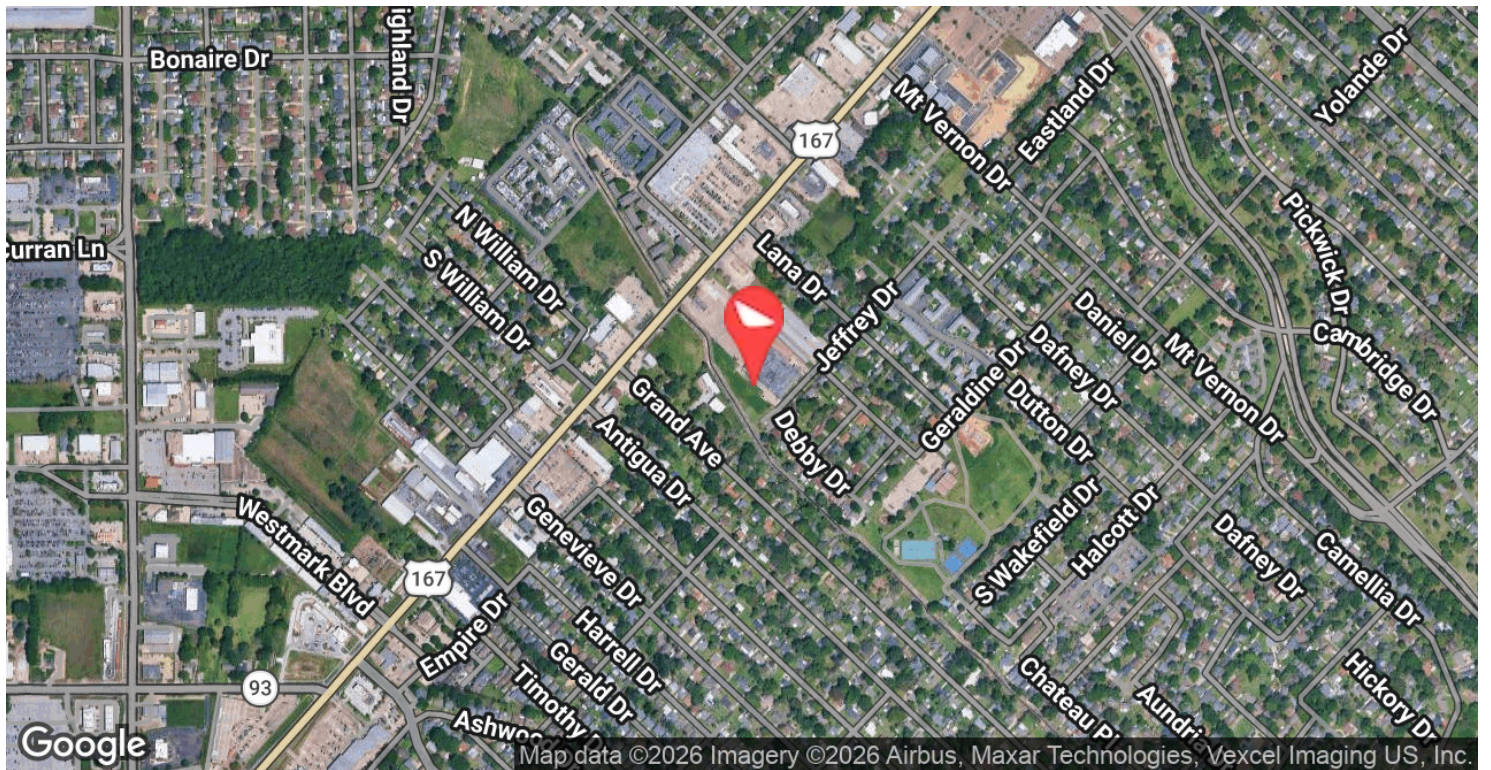
AERIAL PHOTOS



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LOCATION MAP



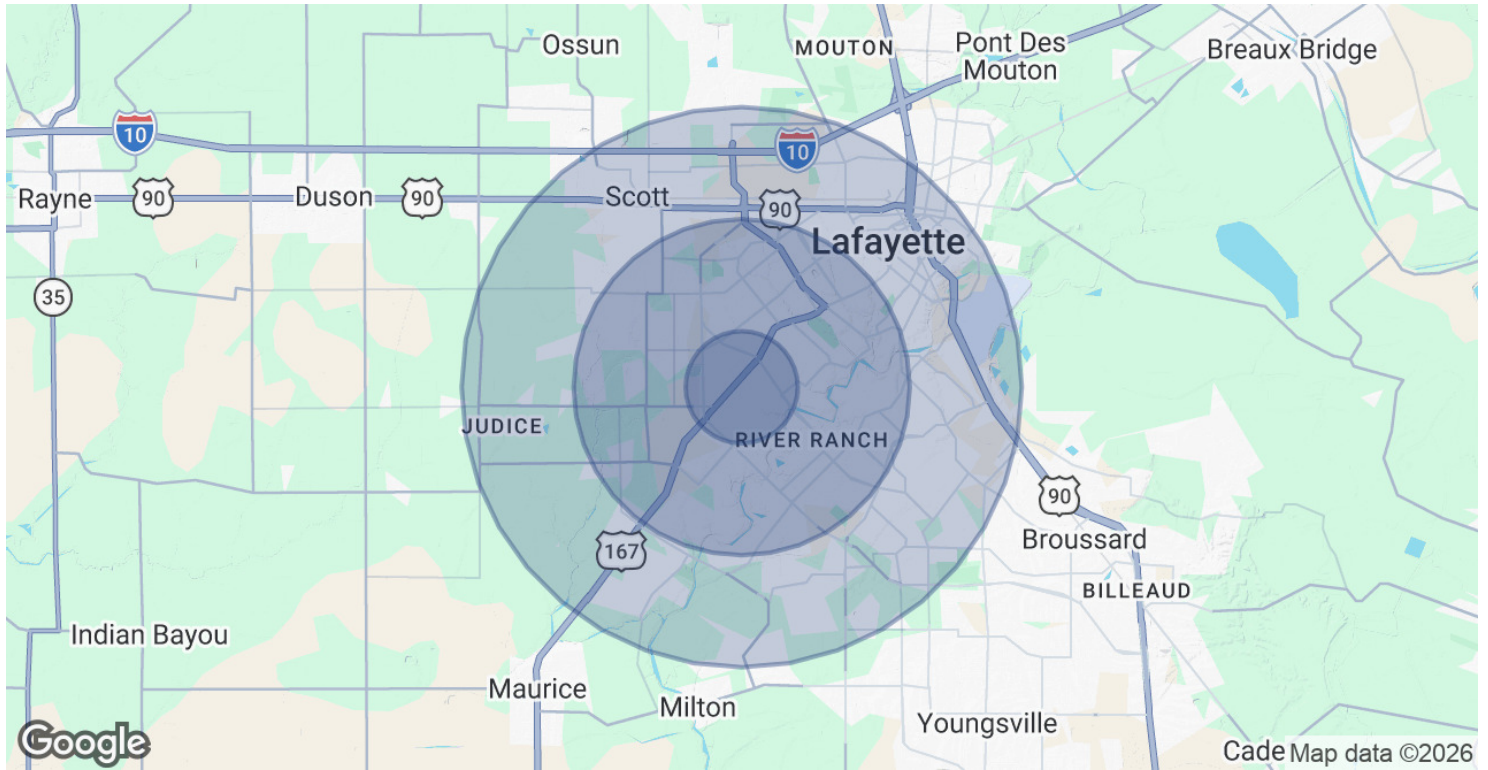
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,504	69,677	136,796
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	41

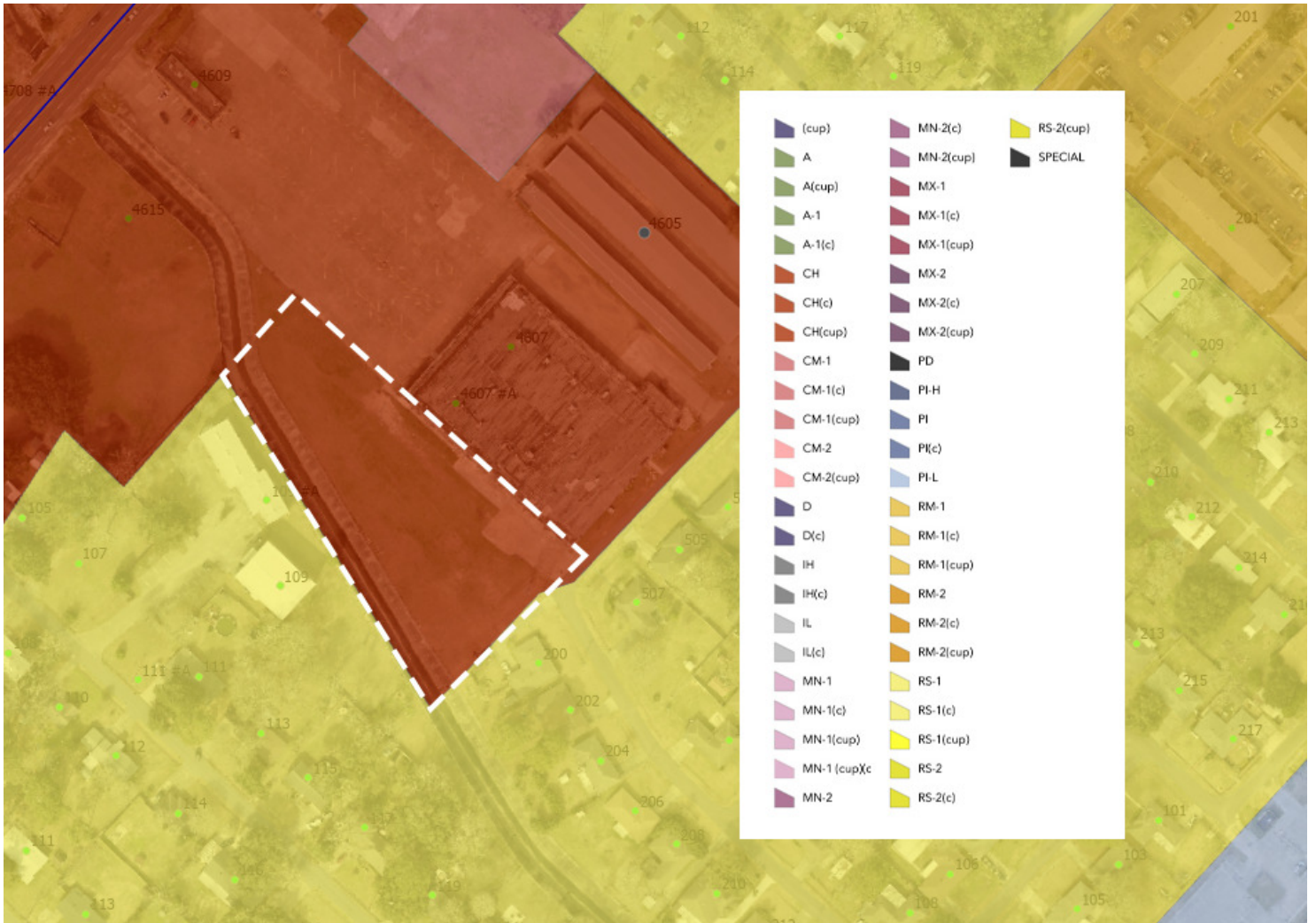
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,598	31,527	58,689
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$85,214	\$102,055	\$94,317
Average House Value	\$232,162	\$332,391	\$297,195

2020 American Community Survey (ACS)

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ZONING MAP



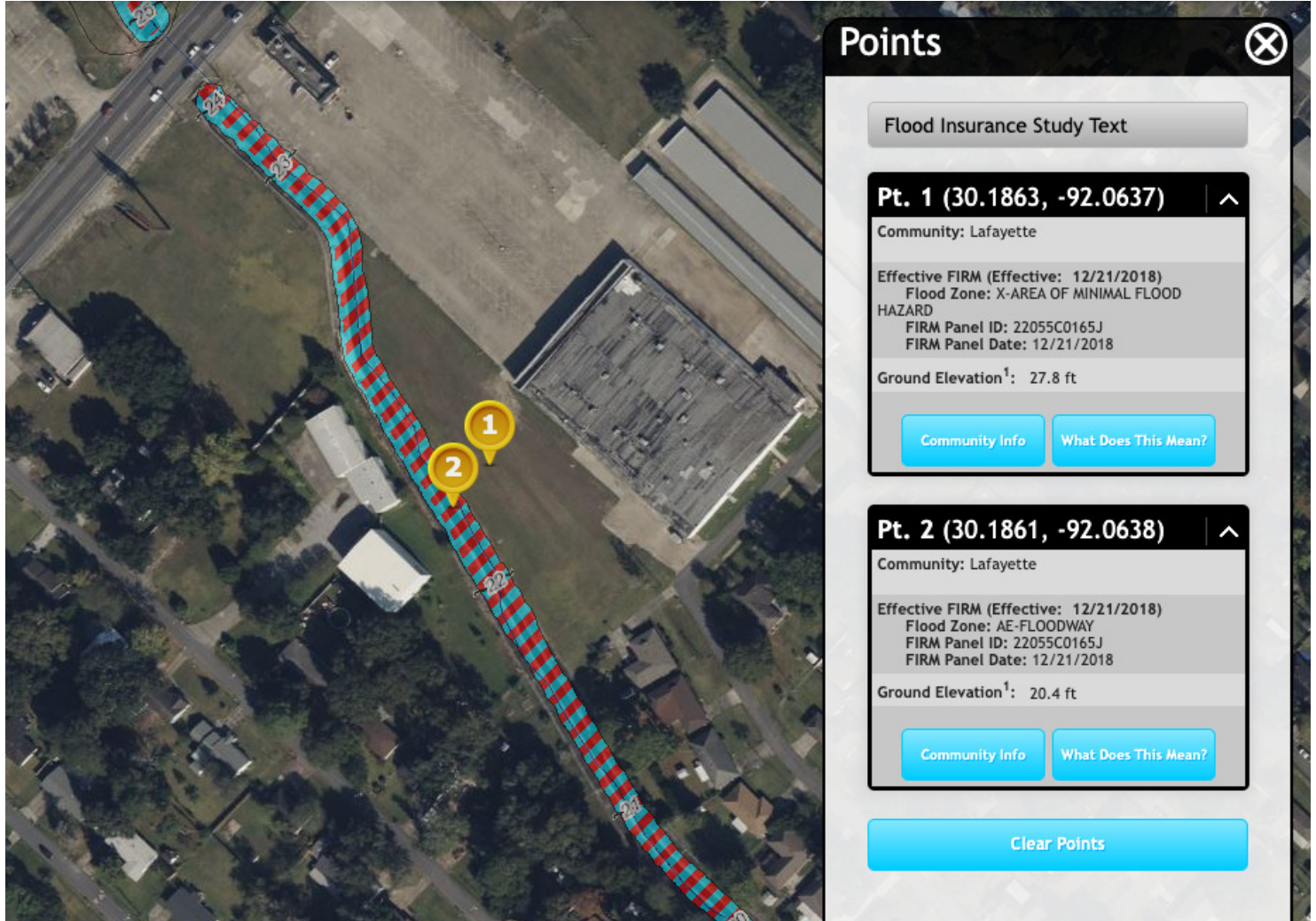
CH – COMMERCIAL HEAVY

Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X, AE-FLOODWAY

Source: maps.lsuagcenter.com/floodmaps

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