



VALUE ADD FLEX SPACE JUST OFF W CONGRESS ST

203 WINCHESTER DR LAFAYETTE, LA 70506



OFFERED: FOR SALE & LEASE

SALE PRICE: \$185,000 LEASE RATE: \$1,800

±1,200 SF BLDG | ±11,722 SF LOT

- Former drive-thru restaurant building with conversion potential to flex space
- Seconds off W Congress St for quick corridor access
- ±0.7 miles Ambassador Caffery Pkwy / W Congress St commercial node
- Low cost/SF acquisition opportunity

CONTACT:

MARK JOHNS
501.513.7394

800.895.9329 | <https://elifinrealty.com> | August 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

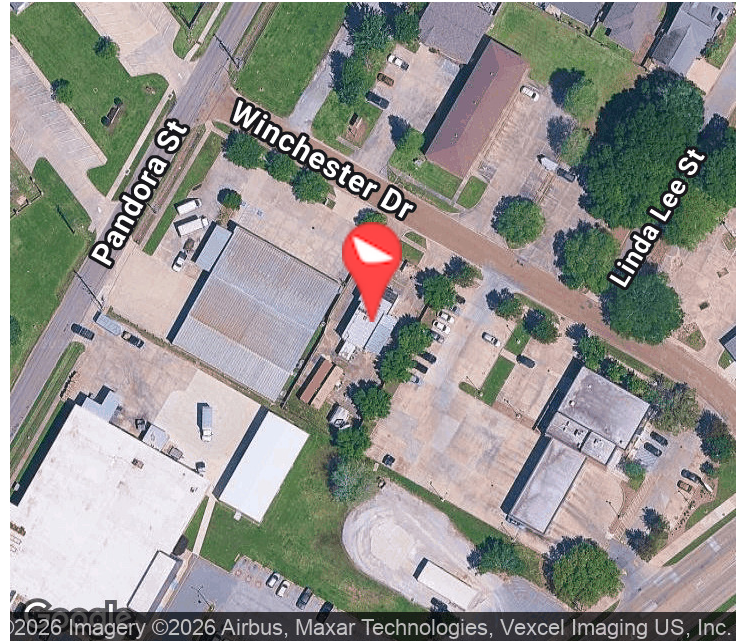
- Now for sale and lease, 203 Winchester Rd in Lafayette is a former drive-thru restaurant building offering a low cost/SF opportunity.
- The property features a $\pm 1,200$ SF building on a $\pm 11,722$ SF lot and is suited for flex-space uses, zoned CM1 (Commercial Mixed 1).
- The site is advantageously located seconds off of W Congress St and ± 0.7 miles from the W Congress St / Ambassador Caffery Pkwy intersection, and is also ± 1 mile from US Hwy-167.
- This offering presents a value-driven flex conversion opportunity in a commercial-heavy corridor.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	203 Winchester Dr
City, State, Zip	Lafayette, LA 70506
County	Lafayette
Sub-Market	Winchester Square Ph 2
Cross-Streets	Winchester Dr / Pandora St
Township	10
Range	4
Section	4
Side Of The Street	South
Road Type	Paved
Nearest Highway	US Hwy-167
Nearest Airport	Lafayette Regional (LAF)

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Property Name	Value Add Flex Space Just Off W Congress St
Zoning	CM-1 - Commercial Mixed 1
Lot Size	±11,722 SF
APN #	6073539
Lot Frontage	±67 ft
Lot Depth	±174 ft

BUILDING INFORMATION

Building Size	±1,200 SF
Number Of Buildings	1

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EXTERIOR PHOTOS



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INTERIOR PHOTOS

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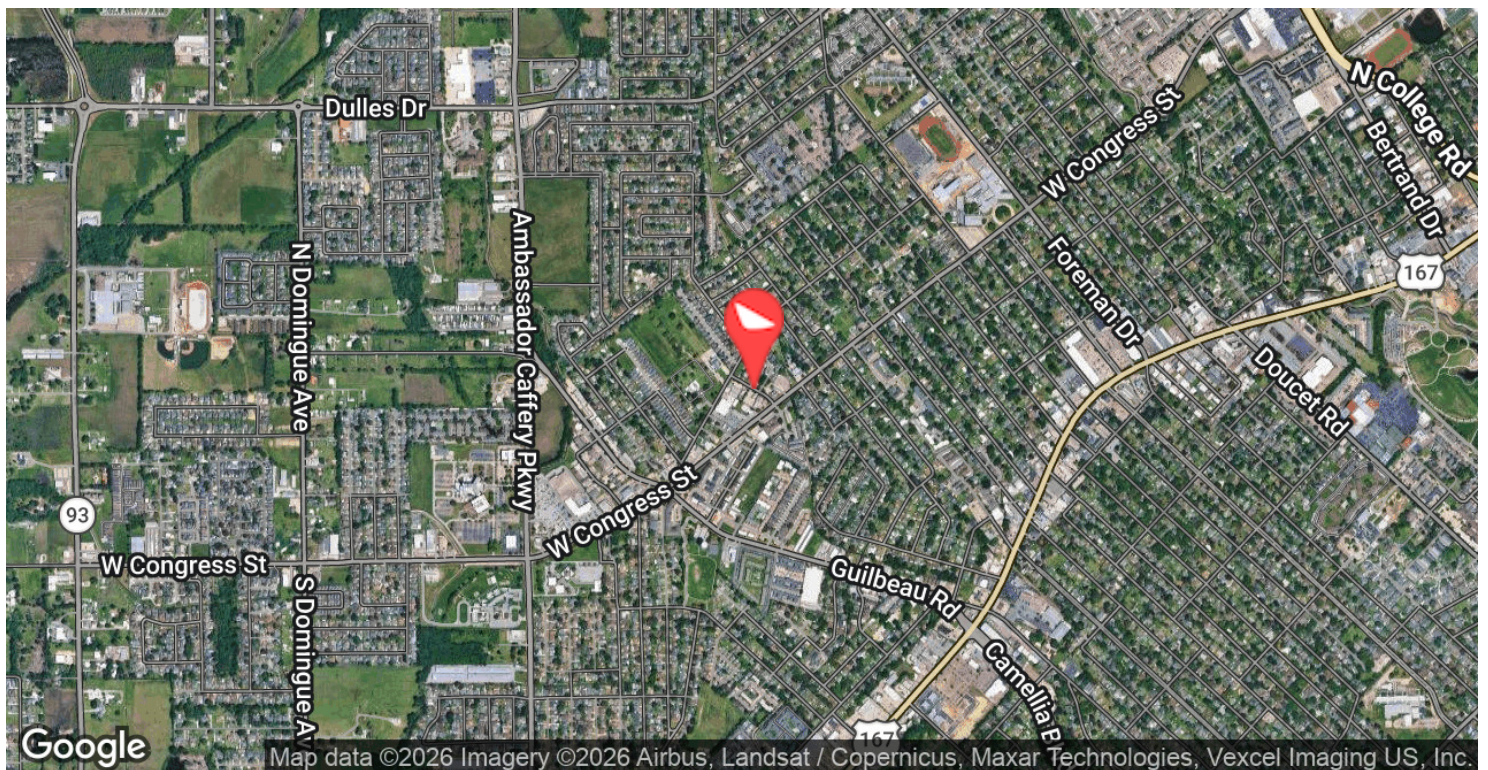
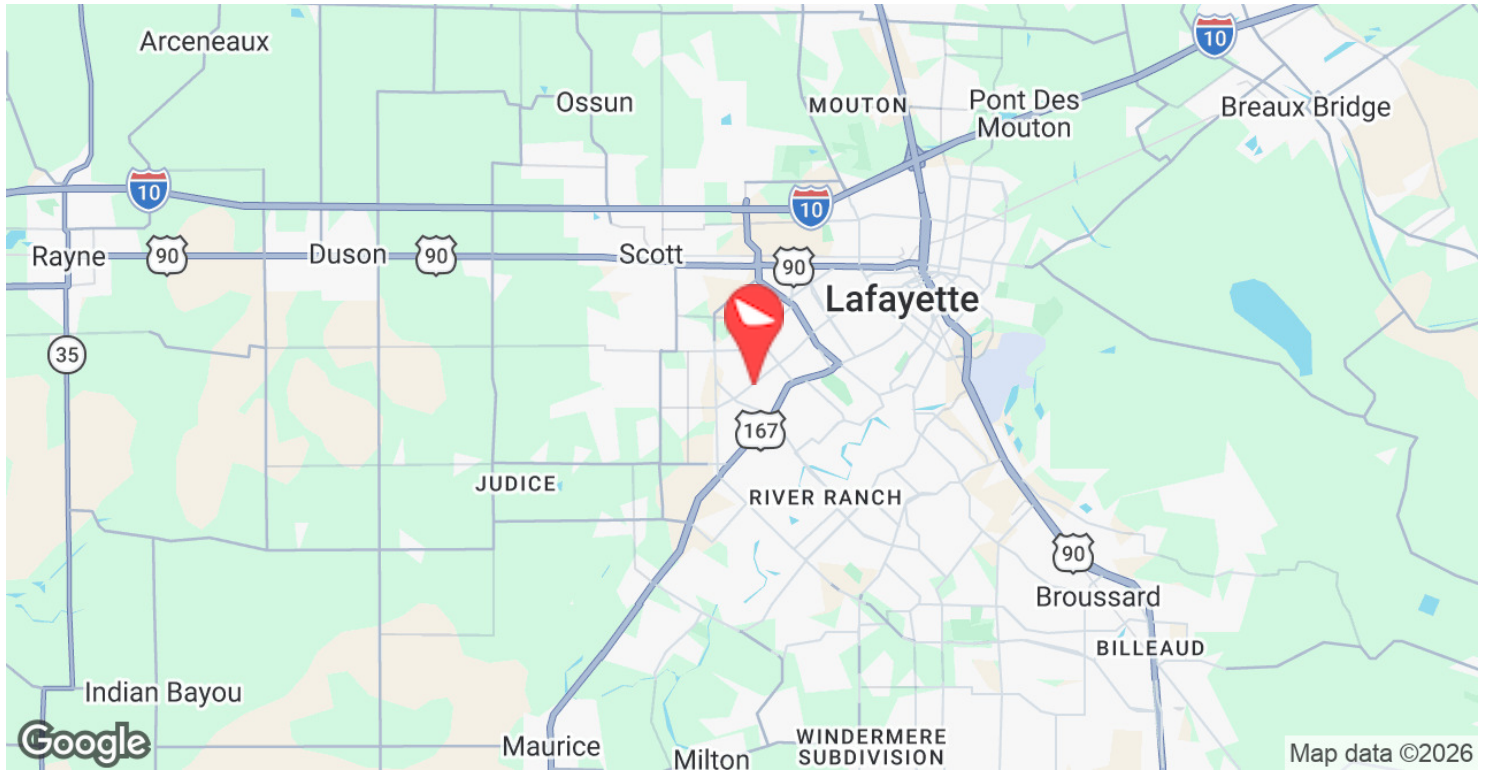
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LOCATION MAP



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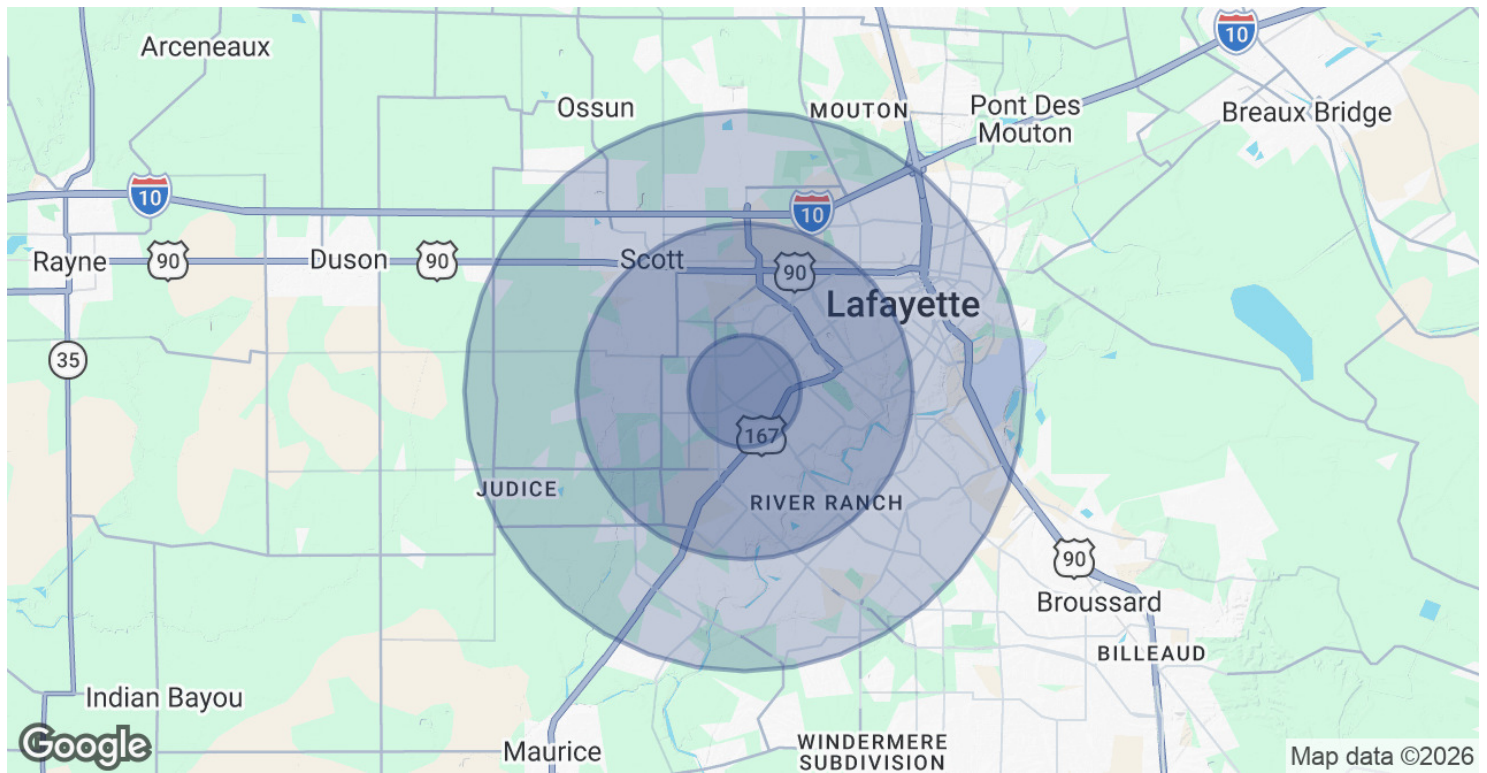
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,830	66,167	140,900
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,353	29,901	60,179
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$73,930	\$96,083	\$87,600
Average House Value	\$225,615	\$310,589	\$281,590

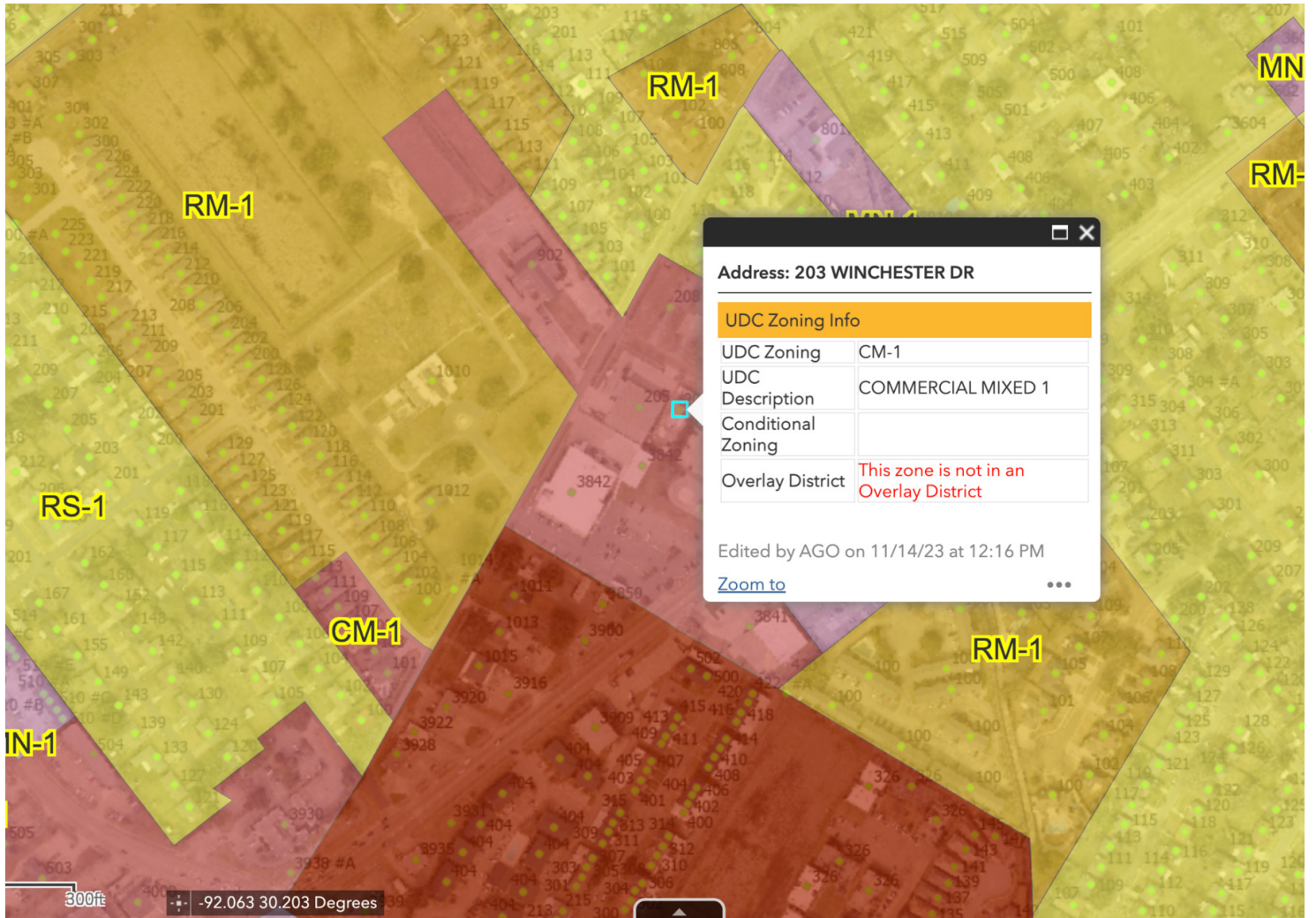
2020 American Community Survey (ACS)

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ZONING MAP



ZONE CM-1 - COMMERCIAL MIXED 1

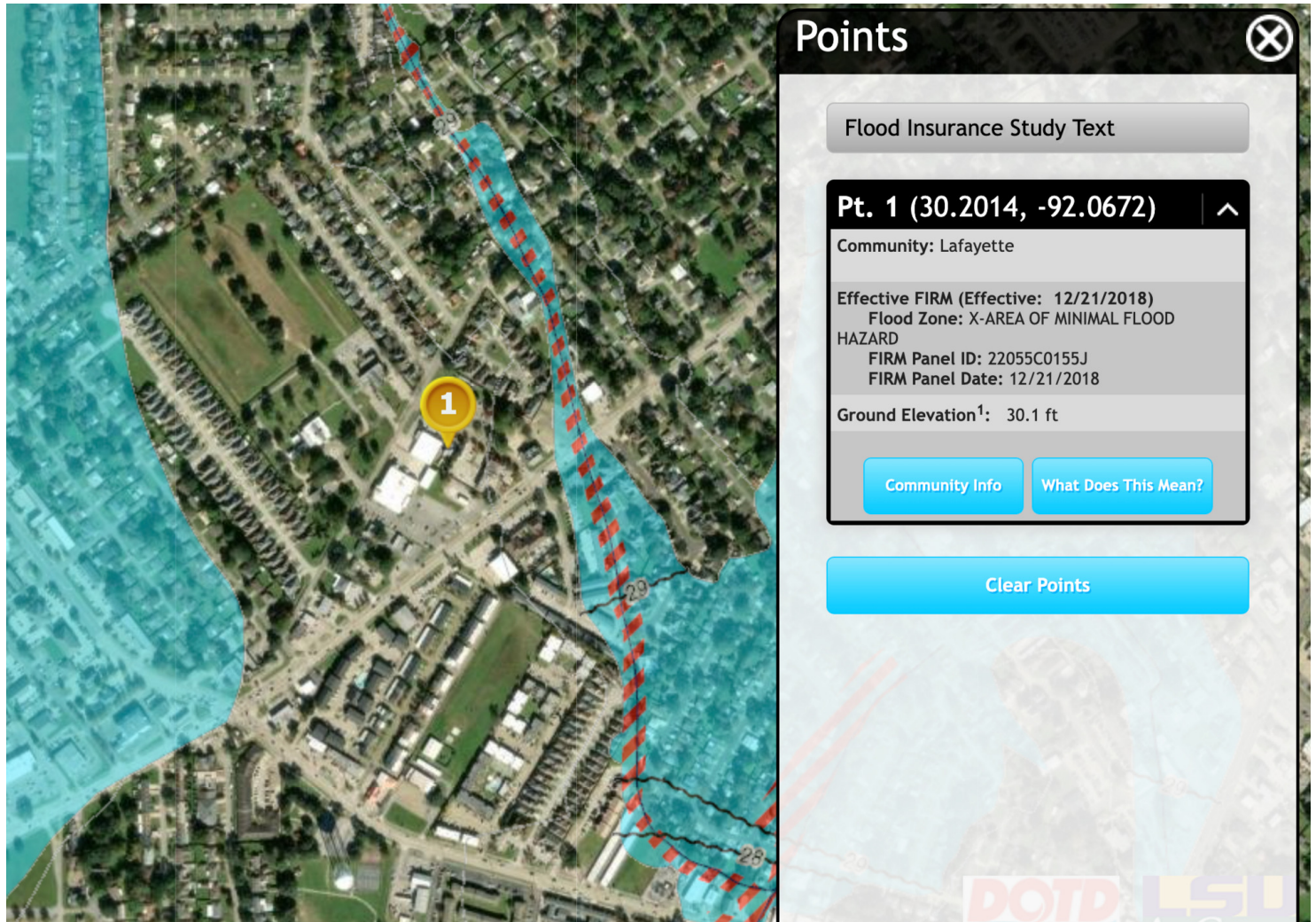
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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