



ACADIANA SQUARE

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LOCATION

5700 Johnston St
Lafayette, LA 70503



SPACE AVAILABLE

Suite 1130: 1,400 SF
Suite 1150: 1,400 SF
Suite 1620: 10,000 SF



LEASE RATES

Suite 1130: \$20 PSF NNN
Suite 1150: \$20 PSF NNN
Suite 1620: \$12 PSF NNN



TOTAL SIZE

244,768 SF



NET CHARGES

\$2.31 PSF



TRAFFIC COUNT

36,928 ADT (Johnston St)
80,201 ADT (Ambassador Caffery Pkwy)

FOR LEASE: Acadiana Square Shopping Center
5700 Johnston St, Lafayette, LA 70503

PROPERTY HIGHLIGHTS

244,768 square foot shopping center located at the signalized intersection of Johnston Street and Ambassador Caffery Parkway. Strong tenants include TJMaxx, Office Depot, Party City, Steinmart, Shoe Carnival, Kirlands, and more. Lafayette is considered the economic and retail center for the Acadiana region located at the convergence of two major interstate systems (I-10 & I-49). Lafayette has a diverse economic base in education, technology, manufacturing, tourism, oil & gas and medical.





MARKET AERIAL

5700 Johnston St, Lafayette, LA 70503



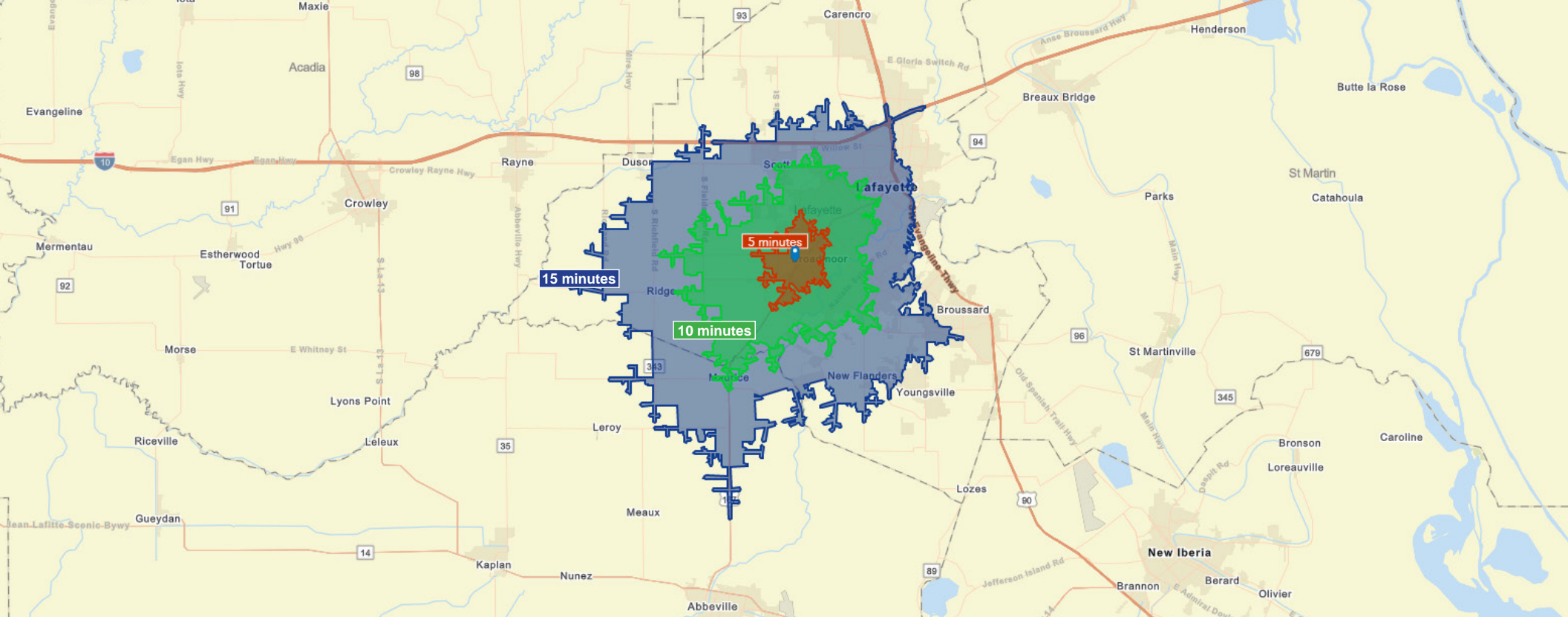
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SITE MAP 5700 Johnston St, Lafayette, LA 70503





 DRIVE TIME	 TOTAL POPULATION	 DAYTIME POPULATION	 TOTAL # HOUSEHOLDS	 AVERAGE HH INCOME
5 MINUTES	12,903	16,324	5,551	\$79,738
10 MINUTES	79,392	85,902	33,446	\$81,861
15 MINUTES	162,909	182,357	64,892	\$79,233

DRIVE TIME & DEMOGRAPHICS

5700 Johnston St, Lafayette, LA 70503



Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client’s consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:	Seller/Lessor:
_____	_____
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____
Licensee: _____	Licensee: _____
Date: _____	Date: _____

