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For Lease

Property Description

The site is located on the corner of Evangeline Thruway (Hwy 90) and Smede across from Le Triomphe Country Club. Suite A offers a perfect opportunity for a turnkey restaurant. The space offers fully built out kitchen/bar/dining areas, along with total FF&E. There is also potential for a video poker room in the suite. There is an abundance of parking, as well as an easy access drive thru.

The center is well positioned and is in a high traffic area along the highway 90 corridor, and Future I-49 expansion Corridor.

Available

- \$16 psf (2,848 SF) Turnkey Restaurant with FF&E
- \$12 psf (1,200 SF)

Traffic Counts

- Hwy 90 north of site: 30,625 VPD

Evangeline Plaza Shopping Center

1008 Smede Highway, Broussard, LA

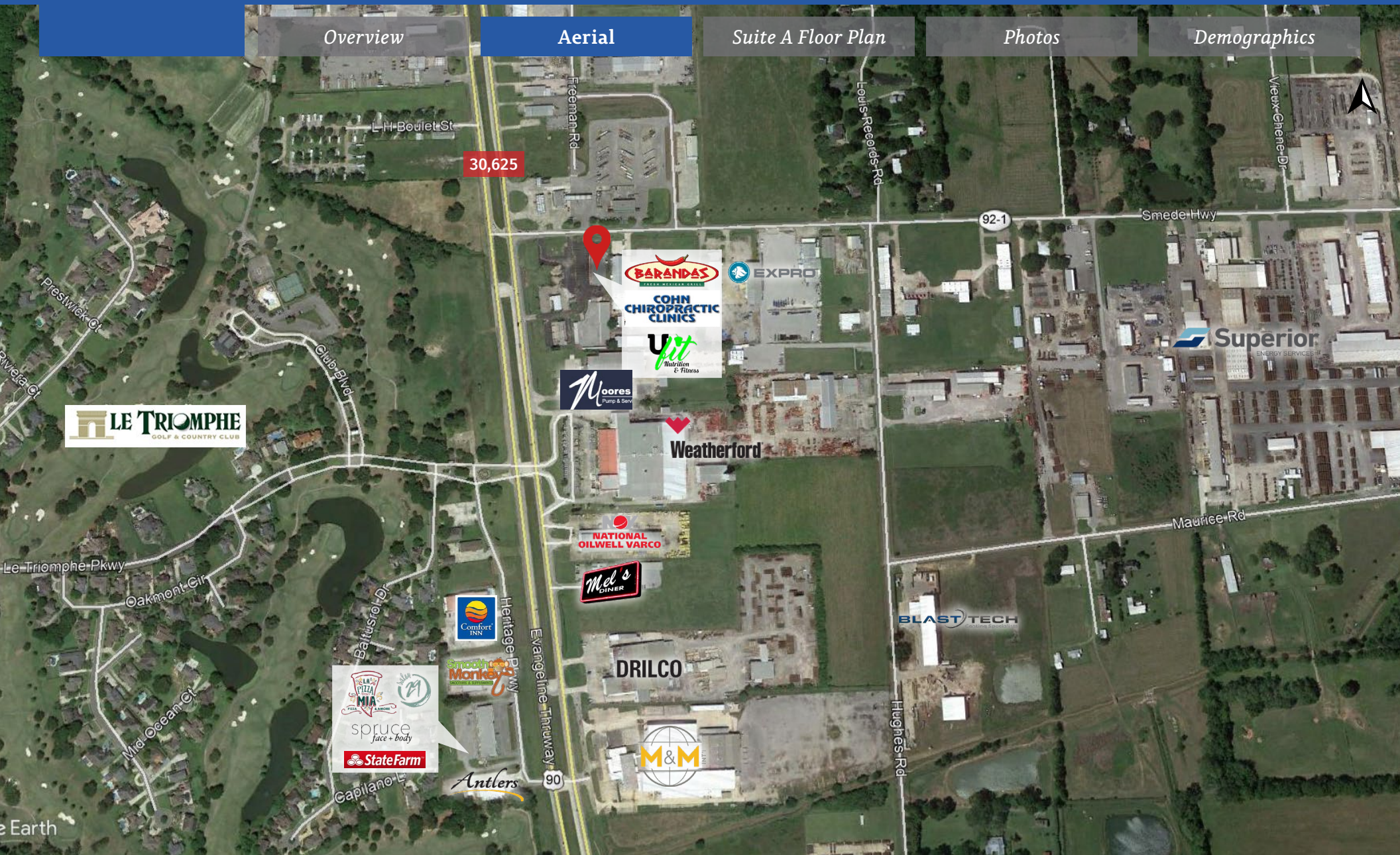
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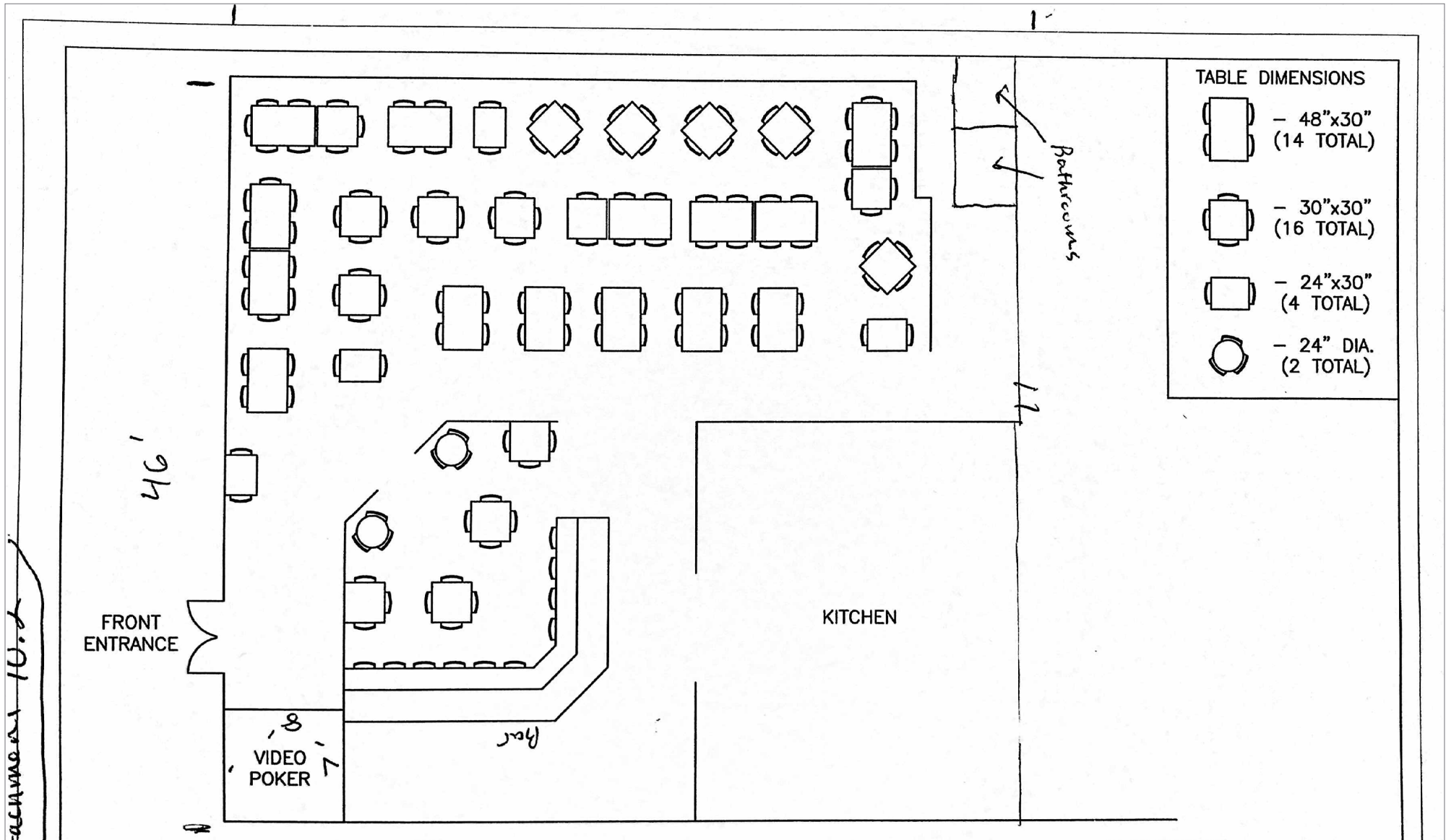
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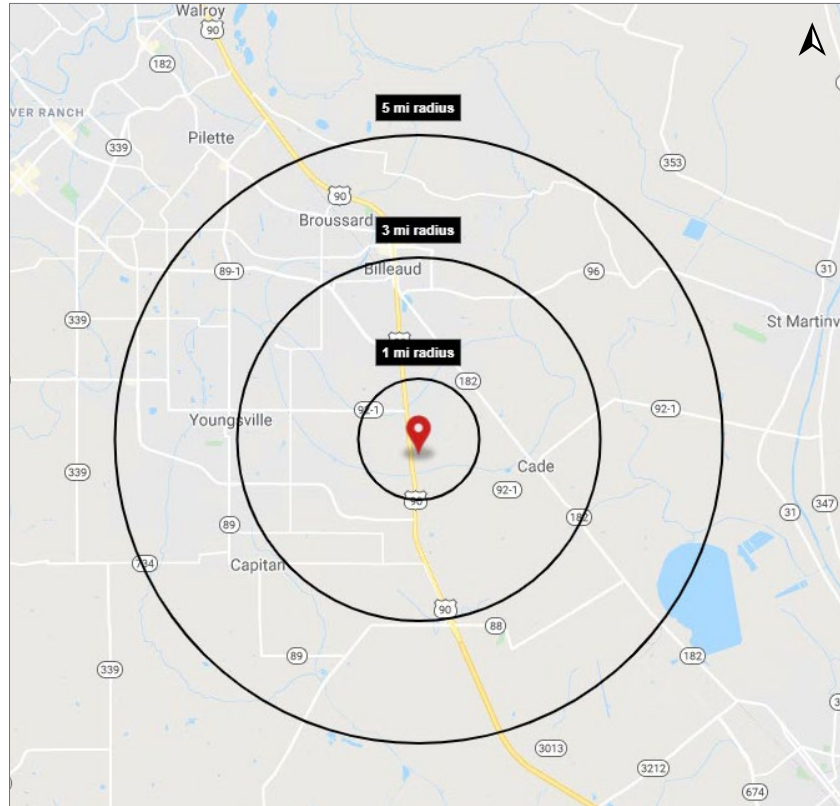
Aerial

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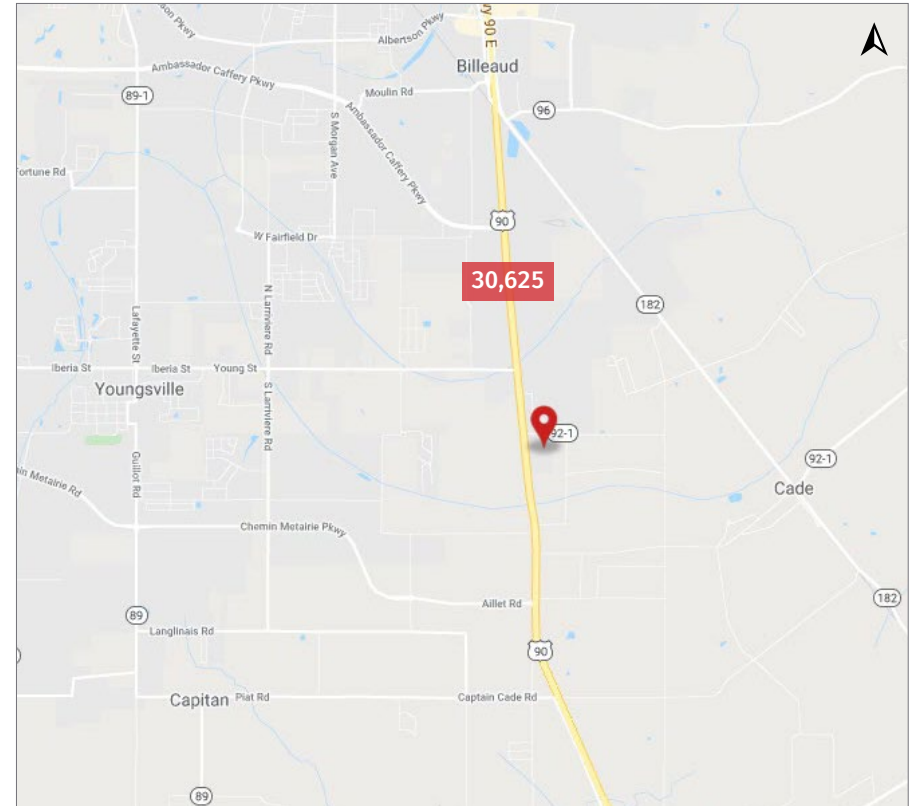
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Demographics

Demographic Map



Traffic Counts (ADT 2015)



2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	1,082	12,386	41,287
Avg. HH Income	\$94,433	\$86,356	\$81,185