

# Available for Sublease

Former KFC - Lafayette, LA

1320 N University Ave  
Lafayette, LA

## Property Specifications

- 2,150 SF free-standing building located on 1.22 acre parcel.
- Located just off of the I-10 corridor (71,811 CPD) and N University Dr (27,042 CPD)
- 2.5 miles from University of Louisiana Lafayette campus (19,056 fall enrollment and 2,200 employees)
- Downtown Lafayette is 2.5 miles (6 minutes) and Lafayette Regional Airport is 5 miles (12 minutes)
- Lafayette is Louisiana's 3<sup>rd</sup> largest MSA
- Lease end date 7/31/2039 with options available.  
Year built - 2018.w



## Demographics

Source: Esri 2023

### 1 Mile

8,760 Estimated Population	 10,495 Daytime Population	\$40,122 Average Household Income	 33.9 Median Age
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### 3 Mile

54,492 Estimated Population	 79,542 Daytime Population	\$56,069 Average Household Income	 33.7 Median Age
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### 5 Mile

115,828 Estimated Population	 150,997 Daytime Population	\$72,987 Average Household Income	 36.3 Median Age
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**stirling**

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