**JLL** SEE A BRIGHTER WAY

# 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						2023
1 Mile						
8,760 Estimated Population	ŶŶ	<b>10,495</b> Daytime Population	\$40,122 Average Household Income		<b>33.9</b> Median Age	
3 Mile						
54,492 Estimated Population	ŶŶ	<b>79,542</b> Daytime Population	\$56,069 Average Household Income		<b>33.7</b> Median Age	
5 Mile						
115,828 Estimated Population	ĻĻ	<b>150,997</b> Daytime Population	\$72,987 Average Household Income		<b>36.3</b> Median Age	

# stirling

Lynda Terreson 1 704.996.0033 Iterreson@stirlingprop.com

Bridget Grams

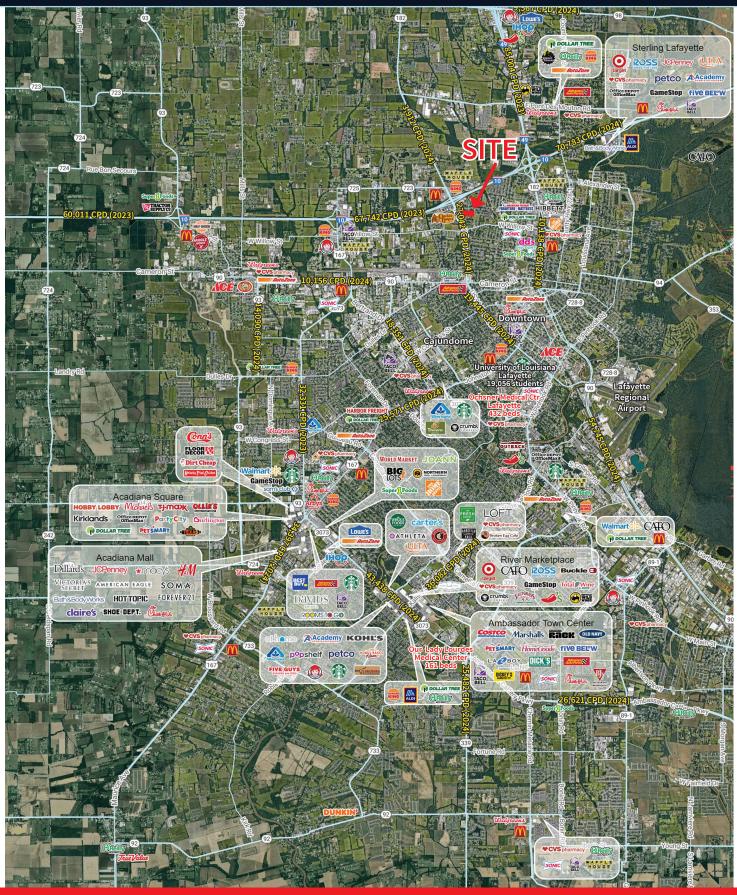
#### jll.com

Jones Lang LaSalle Americas, Inc. License# CO508577000

6.11.24

## **JLL** SEE A BRIGHTER WAY

### **Area Aerial**



Data contained herein was compiled from sources deemed to be reliable. Jones Lang LaSalle provides this data without warranty and claims no responsibility for errors and/or omissions. Performance and/or pricing data is provided as example only. Louisiana traffic counts are accurate as available from LADOT on 5.24.24.