

200 Youngsville
Lafayette, LA 70508

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A business's location, parking and visibility is key for most, no matter if it's a start up, relocation of an existing or for the next multiple new location opening. Youngsville Highway has an average of 12 to 15 thousand cars traveling it daily. Imagine how many passers-by could become a customer of your business. A total of 3200 sq ft is available for lease as one space or as currently spaced; Unit B is 1200 sq ft, Unit C is 400 sq ft and Unit D is 1600 sq ft. Lessee will be responsible for (NNN) base rent, property tax, building insurance, utilities and build-out cost. This space would be great for hair salon, barber, nail bar, day spa, urgent care, dentists, chiropractor, physical therapist, yoga studio, art studio, pet shop, hardware, insurance office, dollar type store, CPA, bookstore, electronics, flower shop, candy & ice cream shop, cosmetics, convenient store, gently used resale, pet grooming, cigar lounge, gift shop, and really any professional office or retail. Fun Fact, did you know the famous Youngsville Highway (aka Hwy 89) became a paved route in the 1930's. Due to the rapid residential growth in this area traffic spikes dramatically during morning and evening school and work commute hours. This heavy volume has prompted ongoing multi-million-dollar infrastructure expansions and widening from 2-lane to 4-lane. Get your business on the path to grow with this



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