

CAFFERY CENTER

SWC AMBASSADOR CAFFERY PKWY & KALISTE SALOOM ROAD
LAFAYETTE, LOUISIANA

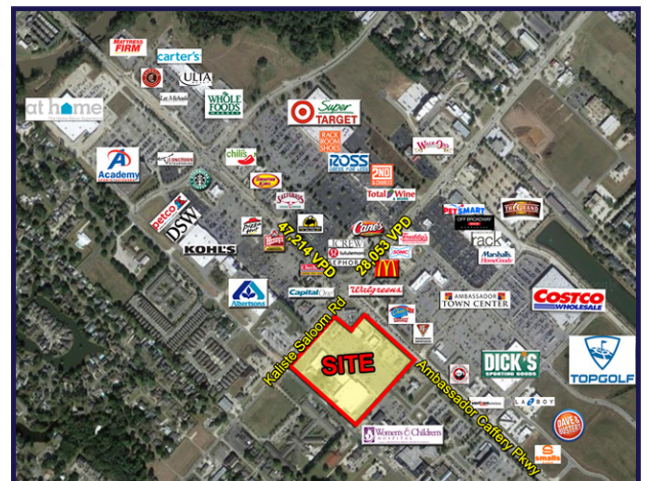


PROJECT HIGHLIGHTS

- ★ 87,500sf grocery-anchored shopping center in affluent SW Lafayette
- ★ Located at the SWC of the main commercial intersection in the market, Ambassador Caffery (47,214 VPD) and Kaliste Saloom (32,468 VPD)
- ★ Intersection's retail includes Costco, Whole Foods, Top Golf, Dicks, Total Wine, Ulta & Super Target

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,629	64,817	134,434
Households	3,456	28,010	57,666
2025 Average HH Income	\$133,446	\$137,583	\$118,080
2025 Median HH Income	\$106,842	\$99,786	\$88,247

TRAFFIC COUNTS	Ambassador Caffery Parkway	47,214 vpd
	Kaliste Saloom Road (NE of site)	32,468 vpd
	Source: 2026 Sites U.S.A	



FOR LEASING CONTACT

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at home
The Home Decor Superstore

MATTRESS FIRM

carter's

ULTA

Lee Michaels

WHOLE FOODS

Target
Super
TARGET

RACK ROOM SHOES

WALK OFF SHOES

ROSS
DRESS FOR LESS

2ND & CHARLES

Total Wine & MORE

Academy
SPORTSWEAR

LANCHORN STEAKHOUSE

chili's

SWOONER KING

SALT GRASS STEAK HOUSE

petco
DSW

KOHL'S

Pizza Hut

Wendy's

Checkmate

JCREW

lululemon

SEPHORA

Cane's

Freddy's

SONIC

McDonald's

PETSMART
OFF BROADWAY

THE GRAND

rack

Marshall's HomeGoods

Albertsons

Capital One

Walgreens

CVS

RESTAURANT

AMBASSADOR TOWN CENTER

COSTCO WHOLESALE

DICK'S
SPORTING GOODS

TOPGOLF

Kaliste Saloom Rd

SITE

Ambassador Caffery Pkwy

Womens & Childrens HOSPITAL

Verizon

LA BOY

DAVE & BUSTERS

smalls

COURTYARD

OUR LADY OF LOURDES
REGIONAL MEDICAL CENTER
Franciscan Ministries of Our Lady Health System

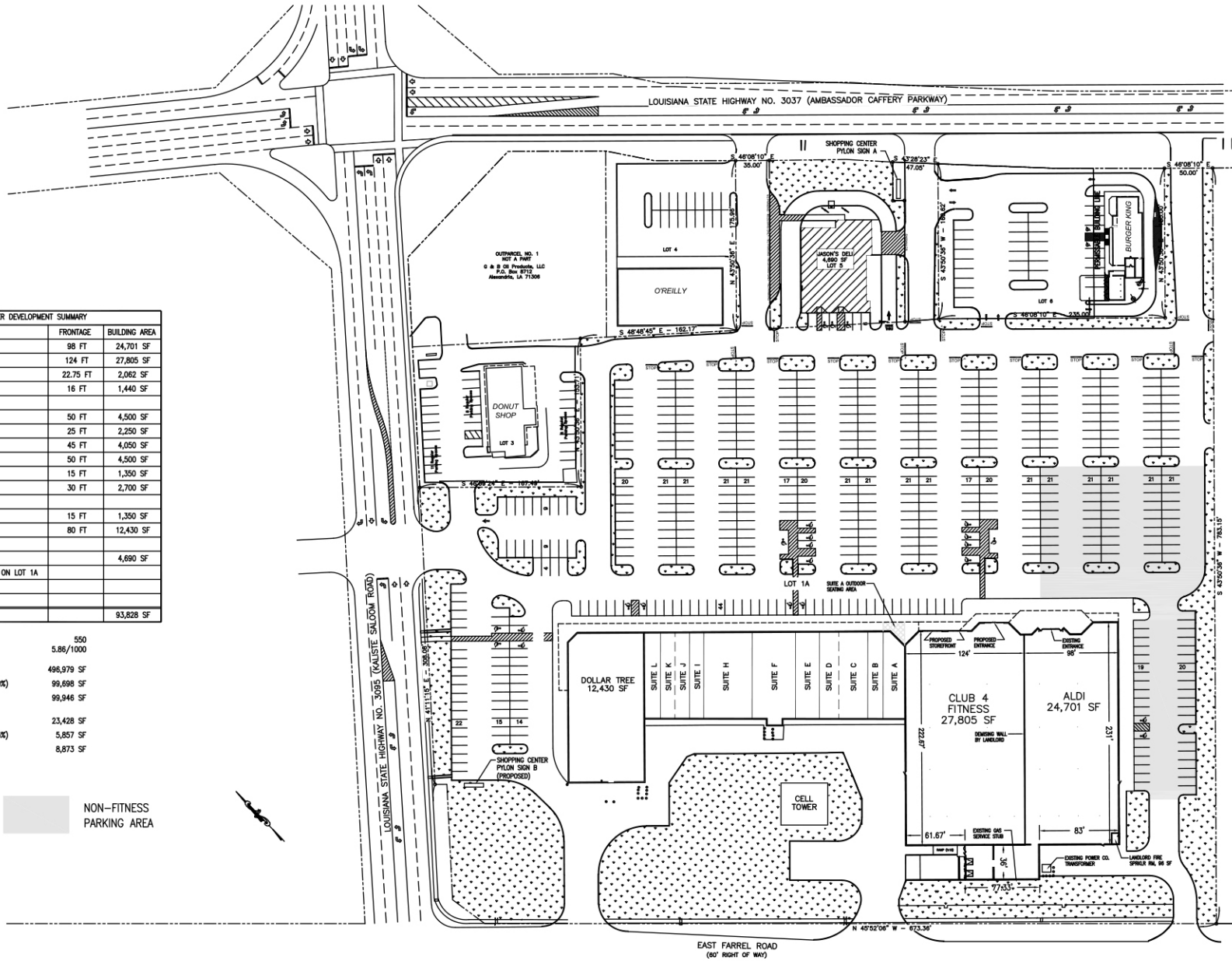
REALM REALTY

SEC Ambassador Caffery Parkway & Kaliste Saloom Road
Lafayette, Louisiana

SHOPPING CENTER DEVELOPMENT SUMMARY			
TENANT	TENANT DESCRIPTION	FRONTAGE	BUILDING AREA
	ALDI GROCERY	98 FT	24,701 SF
	CLUB 4 FITNESS	124 FT	27,805 SF
A	SALAD STATION	22.75 FT	2,062 SF
B	CPL LABS	16 FT	1,440 SF
C-D	CAJUN TABLE	50 FT	4,500 SF
E	HAWAII GRILL	25 FT	2,250 SF
F	CIO'S PIZZA	45 FT	4,050 SF
H	HIBBETT SPORTS	50 FT	4,500 SF
I	WORLD NAILS	15 FT	1,350 SF
J-K	LA HOT POT	30 FT	2,700 SF
L	FAST FRAMES	15 FT	1,350 SF
	DOLLAR TREE	80 FT	12,430 SF
LOT 5	JASON'S DELI		4,690 SF
	--- PARKING PROVIDED ON LOT 1A		
TOTAL	ALL TENANTS		93,628 SF

TOTAL PARKS 550
 OVERALL PARKING RATIO 5.86/1000
 LOT 1A LAND AREA 496,979 SF
 OPEN SPACE REQUIRED (20%) 99,698 SF
 OPEN SPACE PROVIDED 99,946 SF
 LOT 5 LAND AREA 23,428 SF
 OPEN SPACE REQUIRED (25%) 5,857 SF
 OPEN SPACE PROVIDED 8,873 SF

NON-FITNESS
 PARKING AREA



1 CONCEPTUAL SITE PLAN
 SCALE: 1" = 50'-0" (25x34) or 1" = 100' (11x17)

VER. FD

Caffery Shopping Center
 South Corner of Ambassador Caffery & Kaliste Saloom
 Lafayette, Louisiana

ALL DIMENSIONS AND NOTATIONS ARE APPROXIMATE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PRINT RECORD
 PURPOSE DATE

REVISION RECORD
 NO. CHANGE DATE

DRAWN SWG
 CHECKED SWG

DATE 03/26/25

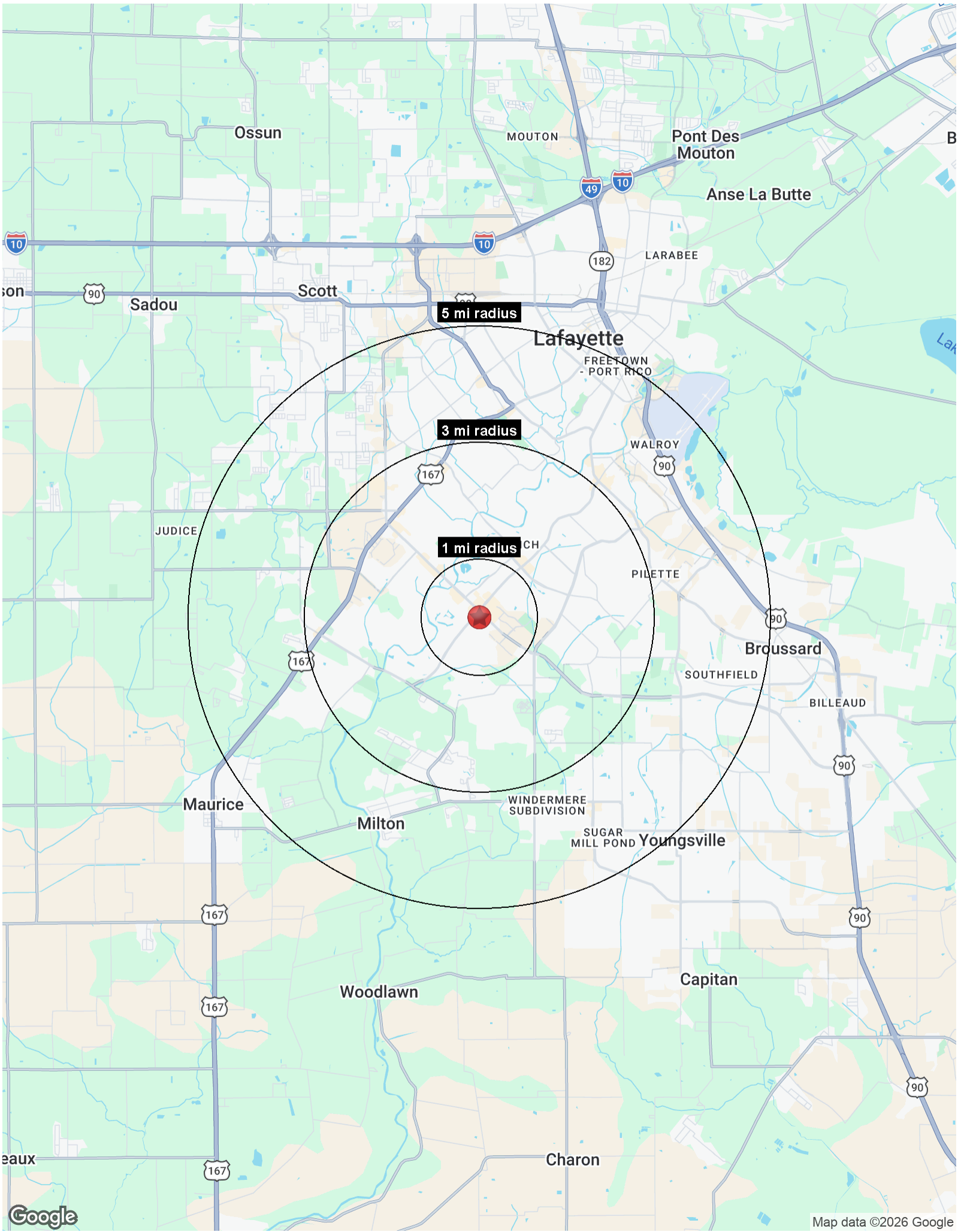
SHEET TITLE
 CONCEPTUAL SITE PLAN

REALM
 REALTY



800 Team & Quality Care Suite 210 Hammond, Texas 77466 (713) 488-0001

SHEET SP-1
 TOTAL



Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Realm Realty
Lat/Lon: 30.1548/-92.0482



Caffery Center	1 mi radius	3 mi radius	5 mi radius
Lafayette, LA 70508			
Population			
2025 Estimated Population	7,629	64,817	134,434
2030 Projected Population	7,881	66,970	139,868
2020 Census Population	6,561	61,644	127,639
2010 Census Population	6,304	54,808	118,143
Projected Annual Growth 2025 to 2030	0.7%	0.7%	0.8%
Historical Annual Growth 2010 to 2025	1.4%	1.2%	0.9%
Households			
2025 Estimated Households	3,456	28,010	57,666
2030 Projected Households	3,618	29,286	60,683
2020 Census Households	2,984	26,114	53,324
2010 Census Households	2,708	22,536	47,762
Projected Annual Growth 2025 to 2030	0.9%	0.9%	1.0%
Historical Annual Growth 2010 to 2025	1.8%	1.6%	1.4%
Age			
2025 Est. Population Under 10 Years	10.6%	12.5%	12.5%
2025 Est. Population 10 to 19 Years	11.0%	12.0%	11.9%
2025 Est. Population 20 to 29 Years	16.6%	12.4%	13.6%
2025 Est. Population 30 to 44 Years	19.5%	20.9%	21.8%
2025 Est. Population 45 to 59 Years	15.6%	16.9%	16.8%
2025 Est. Population 60 to 74 Years	18.6%	17.8%	16.6%
2025 Est. Population 75 Years or Over	8.2%	7.6%	6.7%
2025 Est. Median Age	39.2	39.4	37.8
Marital Status & Gender			
2025 Est. Male Population	48.1%	48.1%	49.1%
2025 Est. Female Population	51.9%	51.9%	50.9%
2025 Est. Never Married	33.0%	31.0%	35.0%
2025 Est. Now Married	43.8%	50.4%	46.7%
2025 Est. Separated or Divorced	16.6%	14.6%	14.4%
2025 Est. Widowed	6.6%	4.0%	3.9%
Income			
2025 Est. HH Income \$200,000 or More	18.8%	16.7%	13.7%
2025 Est. HH Income \$150,000 to \$199,999	6.1%	7.9%	8.0%
2025 Est. HH Income \$100,000 to \$149,999	21.9%	20.6%	17.7%
2025 Est. HH Income \$75,000 to \$99,999	11.4%	15.1%	14.5%
2025 Est. HH Income \$50,000 to \$74,999	12.0%	12.8%	12.8%
2025 Est. HH Income \$35,000 to \$49,999	10.1%	7.5%	9.9%
2025 Est. HH Income \$25,000 to \$34,999	7.1%	7.4%	7.6%
2025 Est. HH Income \$15,000 to \$24,999	3.5%	4.3%	5.9%
2025 Est. HH Income Under \$15,000	9.0%	7.8%	9.7%
2025 Est. Average Household Income	\$133,446	\$137,583	\$118,080
2025 Est. Median Household Income	\$106,842	\$99,786	\$88,247
2025 Est. Per Capita Income	\$60,621	\$59,487	\$50,693
2025 Est. Total Businesses	652	3,839	9,242
2025 Est. Total Employees	7,146	32,282	89,379

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

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Caffery Center	1 mi radius	3 mi radius	5 mi radius
Lafayette, LA 70508			
Race			
2025 Est. White	74.3%	75.3%	72.7%
2025 Est. Black	14.4%	14.2%	16.5%
2025 Est. Asian or Pacific Islander	3.9%	3.7%	3.3%
2025 Est. American Indian or Alaska Native	0.4%	0.3%	0.3%
2025 Est. Other Races	7.1%	6.5%	7.2%
Hispanic			
2025 Est. Hispanic Population	585	4,407	9,927
2025 Est. Hispanic Population	7.7%	6.8%	7.4%
2030 Proj. Hispanic Population	8.4%	7.8%	8.3%
2020 Hispanic Population	8.7%	7.4%	8.2%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	5,364	45,276	92,835
2025 Est. Elementary (Grade Level 0 to 8)	4.4%	1.8%	2.4%
2025 Est. Some High School (Grade Level 9 to 11)	3.3%	3.4%	4.7%
2025 Est. High School Graduate	20.8%	20.8%	24.2%
2025 Est. Some College	18.7%	19.6%	18.5%
2025 Est. Associate Degree Only	5.1%	5.7%	6.7%
2025 Est. Bachelor Degree Only	33.9%	31.4%	28.6%
2025 Est. Graduate Degree	13.9%	17.3%	14.9%
Housing			
2025 Est. Total Housing Units	3,858	31,074	64,125
2025 Est. Owner-Occupied	46.7%	57.6%	55.2%
2025 Est. Renter-Occupied	42.8%	32.5%	34.7%
2025 Est. Vacant Housing	10.4%	9.9%	10.1%
Homes Built by Year			
2025 Homes Built 2010 or later	16.4%	20.3%	19.1%
2025 Homes Built 2000 to 2009	24.6%	19.6%	17.2%
2025 Homes Built 1990 to 1999	10.0%	7.2%	7.3%
2025 Homes Built 1980 to 1989	20.3%	16.0%	15.9%
2025 Homes Built 1970 to 1979	11.2%	14.6%	14.8%
2025 Homes Built 1960 to 1969	2.3%	6.8%	6.8%
2025 Homes Built 1950 to 1959	2.3%	3.6%	5.7%
2025 Homes Built Before 1949	2.4%	2.0%	3.1%
Home Values			
2025 Home Value \$1,000,000 or More	4.9%	2.0%	1.4%
2025 Home Value \$500,000 to \$999,999	19.9%	11.8%	9.1%
2025 Home Value \$400,000 to \$499,999	20.9%	14.1%	10.5%
2025 Home Value \$300,000 to \$399,999	20.6%	21.5%	21.0%
2025 Home Value \$200,000 to \$299,999	20.6%	32.8%	35.9%
2025 Home Value \$150,000 to \$199,999	1.3%	9.4%	9.6%
2025 Home Value \$100,000 to \$149,999	2.2%	4.3%	5.3%
2025 Home Value \$50,000 to \$99,999	2.2%	1.4%	2.9%
2025 Home Value \$25,000 to \$49,999	2.3%	1.1%	1.5%
2025 Home Value Under \$25,000	5.0%	1.6%	2.8%
2025 Median Home Value	\$397,931	\$329,105	\$297,963
2025 Median Rent	\$1,039	\$988	\$906

Full Profile

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Caffery Center Lafayette, LA 70508	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	6,329	51,989	107,916
2025 Est. Civilian Employed	61.8%	66.4%	65.2%
2025 Est. Civilian Unemployed	1.6%	2.2%	2.2%
2025 Est. in Armed Forces	0.3%	0.1%	0.2%
2025 Est. not in Labor Force	36.4%	31.3%	32.5%
2025 Labor Force Males	48.1%	47.6%	48.7%
2025 Labor Force Females	51.9%	52.4%	51.3%
Occupation			
2025 Occupation: Population Age 16 Years or Over	3,910	34,517	70,327
2025 Mgmt, Business, & Financial Operations	21.6%	21.8%	20.4%
2025 Professional, Related	31.7%	31.4%	28.9%
2025 Service	16.7%	13.1%	13.8%
2025 Sales, Office	17.7%	20.5%	21.4%
2025 Farming, Fishing, Forestry	-	-	0.1%
2025 Construction, Extraction, Maintenance	6.8%	6.0%	7.5%
2025 Production, Transport, Material Moving	5.5%	7.2%	7.9%
2025 White Collar Workers	70.9%	73.6%	70.7%
2025 Blue Collar Workers	29.1%	26.4%	29.3%
Transportation to Work			
2025 Drive to Work Alone	75.7%	76.6%	77.2%
2025 Drive to Work in Carpool	8.8%	6.5%	7.4%
2025 Travel to Work by Public Transportation	0.5%	0.5%	0.5%
2025 Drive to Work on Motorcycle	-	0.3%	0.2%
2025 Walk or Bicycle to Work	3.7%	2.2%	2.4%
2025 Other Means	1.1%	0.8%	0.8%
2025 Work at Home	10.2%	13.1%	11.5%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	37.6%	30.3%	30.4%
2025 Travel to Work in 15 to 29 Minutes	44.2%	46.8%	46.5%
2025 Travel to Work in 30 to 59 Minutes	12.0%	18.2%	19.1%
2025 Travel to Work in 60 Minutes or More	6.2%	4.7%	4.1%
2025 Average Travel Time to Work	16.8	19.3	19.0
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$379.48 M	\$3.08 B	\$5.92 B
2025 Est. Apparel	\$6.84 M	\$56.56 M	\$109.34 M
2025 Est. Contributions, Tax and Retirement	\$117.66 M	\$925.13 M	\$1.69 B
2025 Est. Education	\$8.88 M	\$72.01 M	\$136.58 M
2025 Est. Entertainment	\$21.12 M	\$174.72 M	\$338.38 M
2025 Est. Food, Beverages, Tobacco	\$41.58 M	\$352.58 M	\$698.79 M
2025 Est. Health Care	\$21.74 M	\$183.12 M	\$370.28 M
2025 Est. Household Furnishings and Equipment	\$9.99 M	\$82.1 M	\$157.87 M
2025 Est. Household Operations, Shelter, Utilities	\$80.92 M	\$667.27 M	\$1.32 B
2025 Est. Miscellaneous Expenses	\$6.4 M	\$52.65 M	\$101.44 M
2025 Est. Personal Care	\$4.37 M	\$37.26 M	\$74.21 M
2025 Est. Transportation	\$60 M	\$476.4 M	\$924.85 M

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