

on the BOULEVARD

ON THE BOULEVARD SHOPPING CENTER

101-149 ARNOULD BLVD LAFAYETTE, LA 70506



SUITES AVAILABLE FOR LEASE:

- Located at signalized intersection of Arnould Blvd / Johnston St.
- Property centralized in the heart of Lafayette 1 mile from ULL Campus, Moncus Park, Lafayette High, and The Cajun Dome.
- **CONTACT BELLE REALTY FOR LEASE RATES**

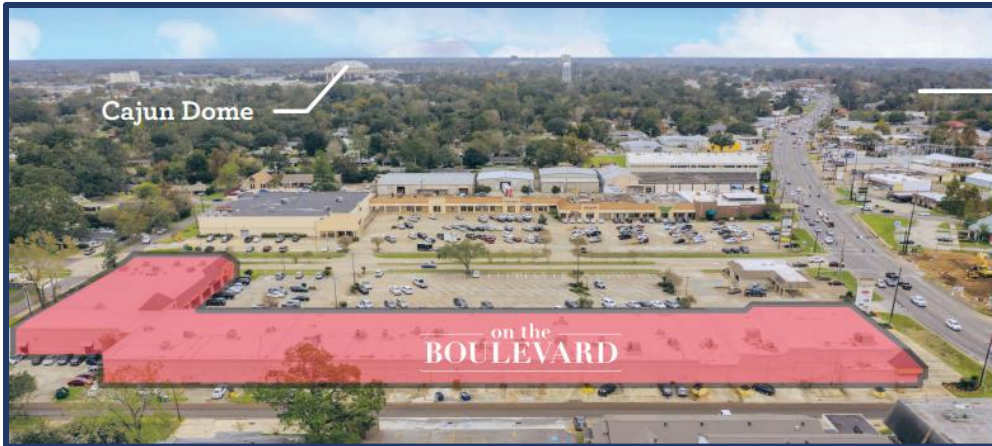
Belle Realty of Lafayette, LLC

ADAM ABDALLA

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Moncus Park

About one half mile from On The Boulevard Shopping Center sits Moncus Park, a large, 100-acre developing park with a wetland pond, boardwalk, large hills, walking paths, and large oak trees. A local gem preserved through a community effort.

PROPERTY SUMMARY:

- On The Boulevard Shopping Center is a 62,749 SF retail center anchored by Jason's Deli with notable tenants including Hershey's Ice cream - Great American Cookie Company, Sneaker Politics, Elle Rae Boutique, and The Pink Paisley.
- It sits on the hard cornered signalized intersection of Arnould Blvd and Johnston St (Hwy 167) which is travelled by over 40,000 vehicles per day.
- The property is approximately 1 mile from ULL Campus, Moncus Park, Lafayette High, The Cajun Dome, and is surrounded by dense residential areas.
- Adjacent to On The Boulevard Shopping Center sits JD Bank (which recently acquired the building and is currently performing renovations), Hancock-Whitney Bank, Cajun Express Carwash, and another open air strip center having notable tenants such as Golf Balls.com and Harbor Freight all which help drive traffic to On The Boulevard Shopping Center.

Lafayette High School

Located within walking distance from On The Boulevard Shopping Center is one of the largest, comprehensive, multi-ethnic high schools in the state of Louisiana. Students frequent the center after school to enjoy wind down time with friends.



TENNANT MIX:

- Existing tenants feature a mix of retail, professional services, health & beauty and restaurants.
- Restaurants/Food: Jason's Deli and Hershey's Ice cream - Great American Cookie Company.
- Retail: The Pink Paisley, JC Kate Boutique, Bella Grace Paper, Clothing Loft, Lola Pink Fabrics, Elle Rae Boutique, and Sneaker Politics.
- Health & Beauty: Victoria Nails and Next Level Fitness & Nutrition
- Professional Services: Cat Clinic of Lafayette, Oupac Financial Services, Auto Title Express, and 1st Franklin Financial

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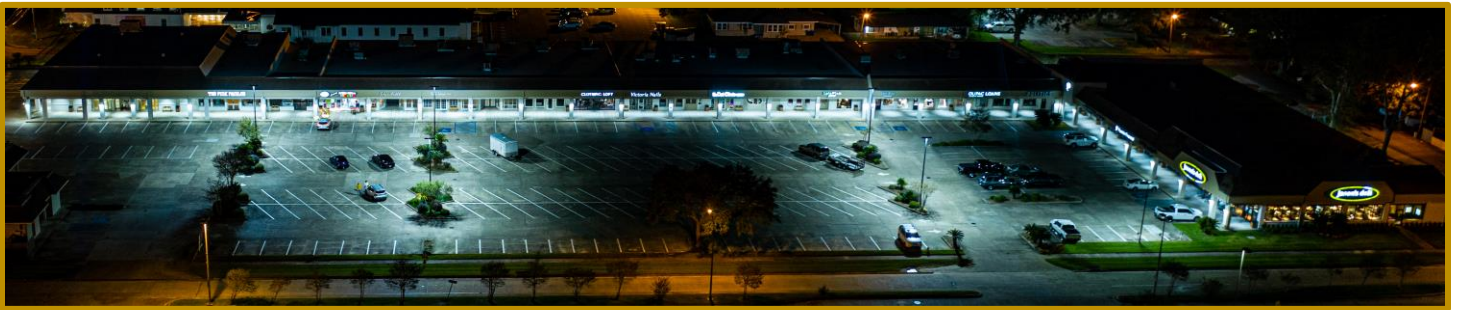
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RECENT IMPROVEMENTS & UPGRADES (2019-2020):

- New Energy Conservative Roof.
- Updated Color Scheme.
- New Landscaping.
- New Exterior Lighting Fixtures.
- New Parking Lot Lighting



LAFAYETTE, LOUISIANA RANKED AS ONE OF AMERICA'S HAPPIEST CITIES:

- On The Boulevard Shopping Center, located in Lafayette, Louisiana, is a strong part of the rich Cajun culture made up by some of the country's happiest people.
- Lafayette's geographical location is positioned on top of two major interstate highways, I-10 & I-49, which intersect within the city giving its signature name, The Hub City.
- Neighboring cities Baton Rouge, LA and Lake Charles, LA, along with many of the surrounding communities creates a trade area of about 1.1 million people.
- Known for its roots in oil & gas, Lafayette is quickly becoming a medical industry powerhouse in South Louisiana.
- Uniquely positioned in the center of the Parish of Lafayette, On The Boulevard is an open air lifestyle shopping center located at Arnould Blvd & Johnston Street. It's visibility, accessibility, and loyal local & national tenants have largely contributed to its success.
- Many of the tenants who have multiple locations have stated that this center is their highest grossing location.
- With recent renovations, improved curb appeal, and rock star tenant list, On The Boulevard will move with massive momentum into the next decade and beyond.

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Demographics & Quick Facts

- 5th Largest City in Louisiana
- 1 of 10 Smaller Cities Poised to Skyrocket.
— Realtor.com, 2018
- Ranked 6th in Largest Share of Millennial Mortgages.
— Realtor.com, 2018
- One of the Nations Fastest, Most Affordable Community-owned Fiber Networks.
— Harvard University, January 2018
- 1 of 8 Praiseworthy Low-Cost Cities for Retirement.
— Where to Retire Magazine, 2017
- Top 10 List of Small North American Cities for Foreign Direct Investment Strategy. — FDI Magazine, 2017



POPULATION	1 Mile	3 Miles	5 Miles
Total Population	12,254	73,879	135,124
Average Age	32	34	34
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	5,412	30,759	53,995
Average Household Income	\$64,656	\$69,428	\$66,850
Average House Value	\$234,035	\$202,374	\$184,823



Reasons To Love Lafayette

- Cajun And Zydeco Music City
- The Epicenter Of Cajun Cuisine
- Voted Best Food City In The USA
- Ranked Happiest City In America
- Cajun & Creole Heartland Of Louisiana
- The Only Popeyes® Buffet In The World
- Host Of Festival International De Louisiane
- Home To University Of Louisiana At Lafayette

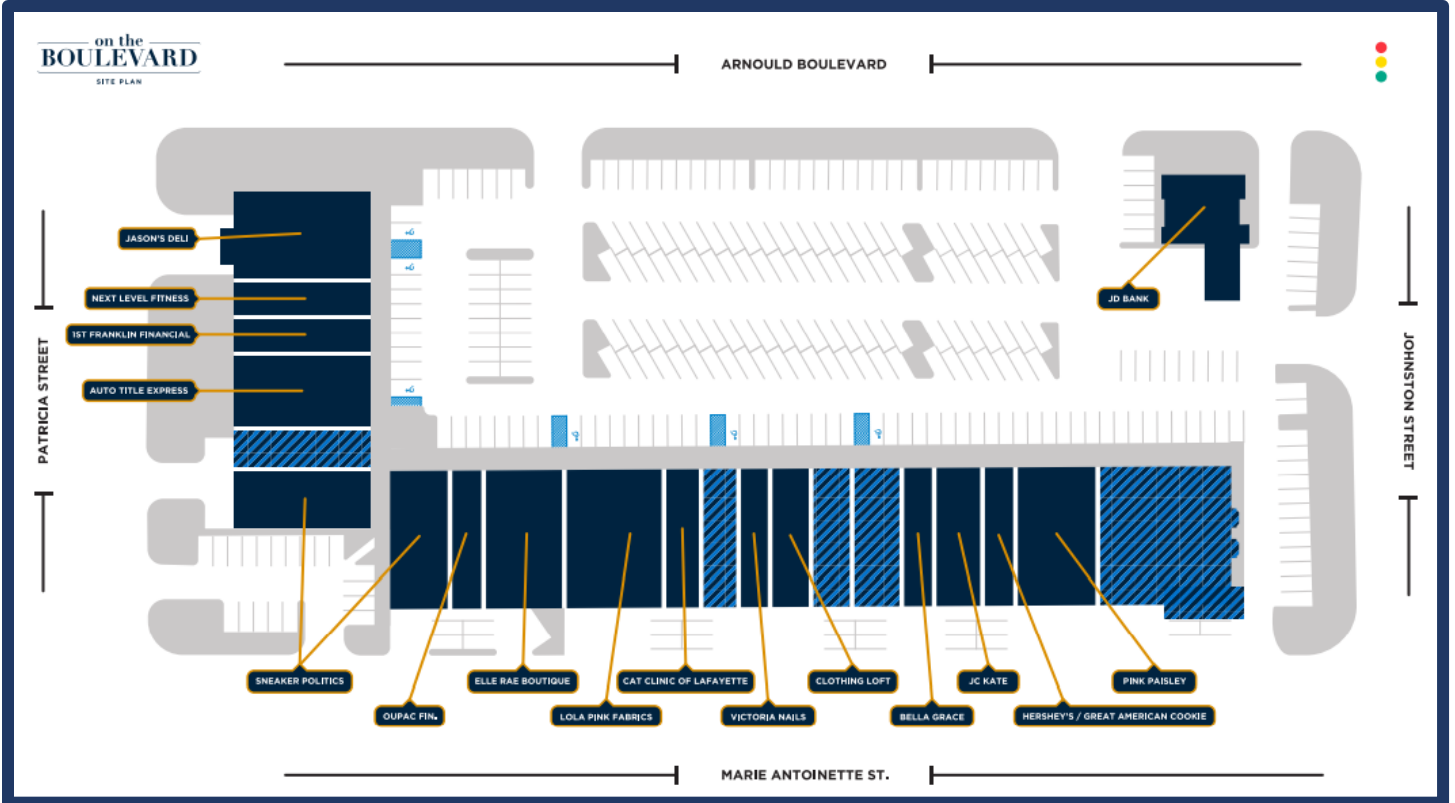
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UNIT	TENANT	SIZE (SF)	LEASE RATE
101	Available	6,800	Contact Scout or Belle Realty
103-105	The Pink Paisley	5,330	—
107	Hershey's / Great American Cookie Company	1,743	—
109	JC Kate Boutique	2,546	—
111	Bella Grace Paper Company	1,690	—
113	Available	2,606	Contact Belle Realty
115	Available	2,170	Contact Belle Realty
117	The Clothing Loft	2,170	—
117.5	Victoria Nails	1,769	—
119	Available	1,982	Contact Belle Realty
119.5	Cat Clinic of Lafayette	1,974	—
121-123	Lola Pink Fabrics	4,865	—
125-127	Elle Rae Boutique	1,735	—
129	Oupac Financial Services	1,789	—
131-133	Sneaker Politics	3,179	—
135A-135B	Sneaker Politics	3,160	—
137	Available	2,053	Contact Belle Realty
139-141	Auto Title Express	3,834	—
143	1st Franklin Financial	1,917	—
145	Next Level Fitness & Nutrition	1,917	—
149	Jason's Deli	4,613	—

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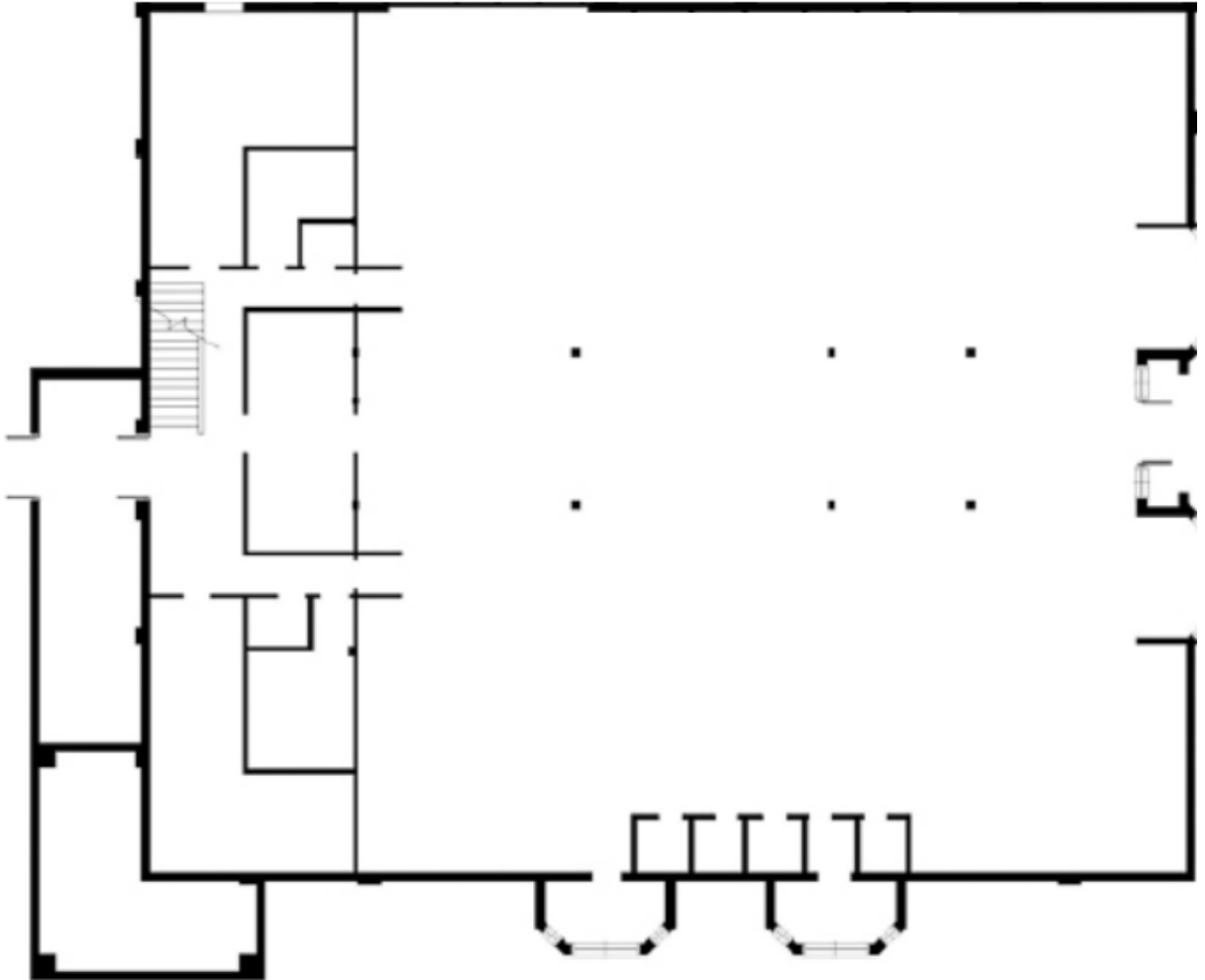
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SUITE 101 – 6,800 SF

FLOOR PLAN: 1ST FLOOR



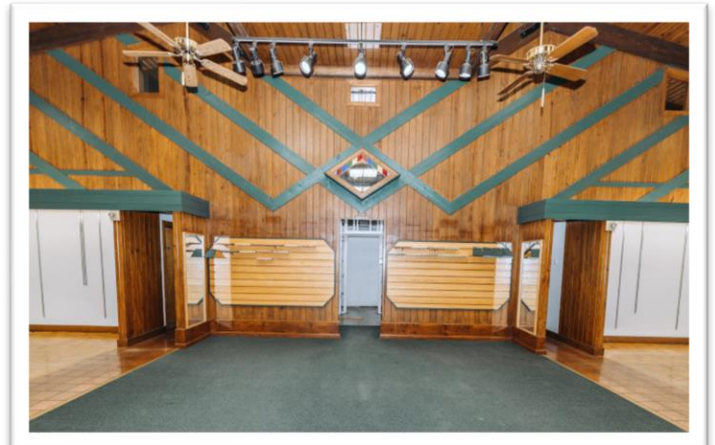
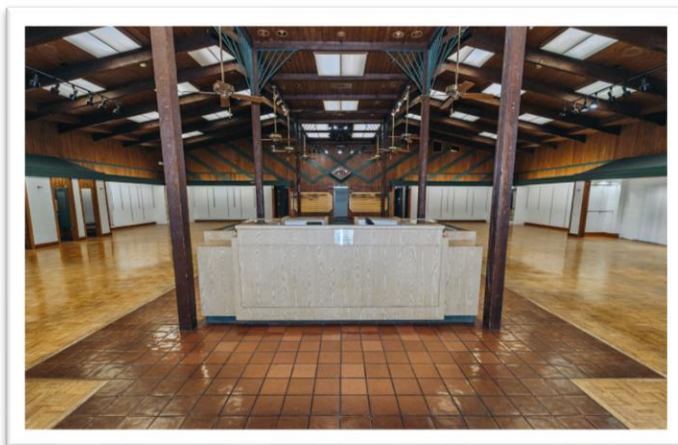
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SUITE 101 – Pictures



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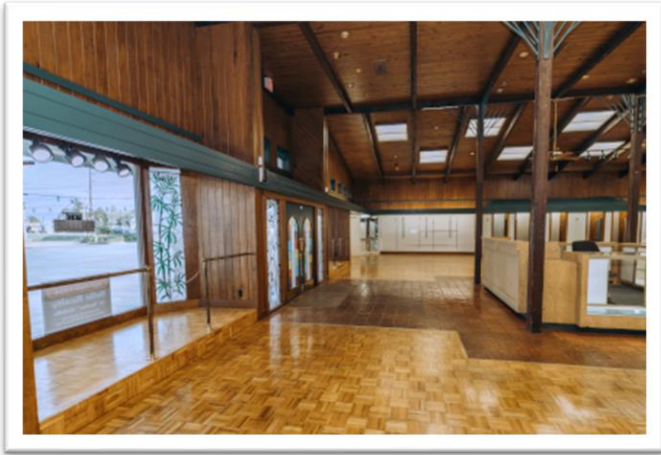
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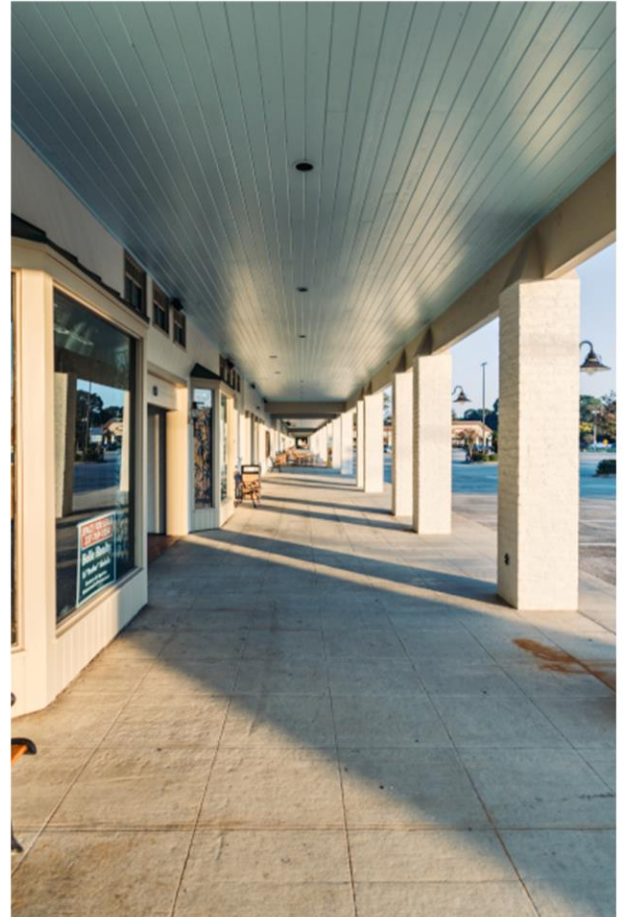
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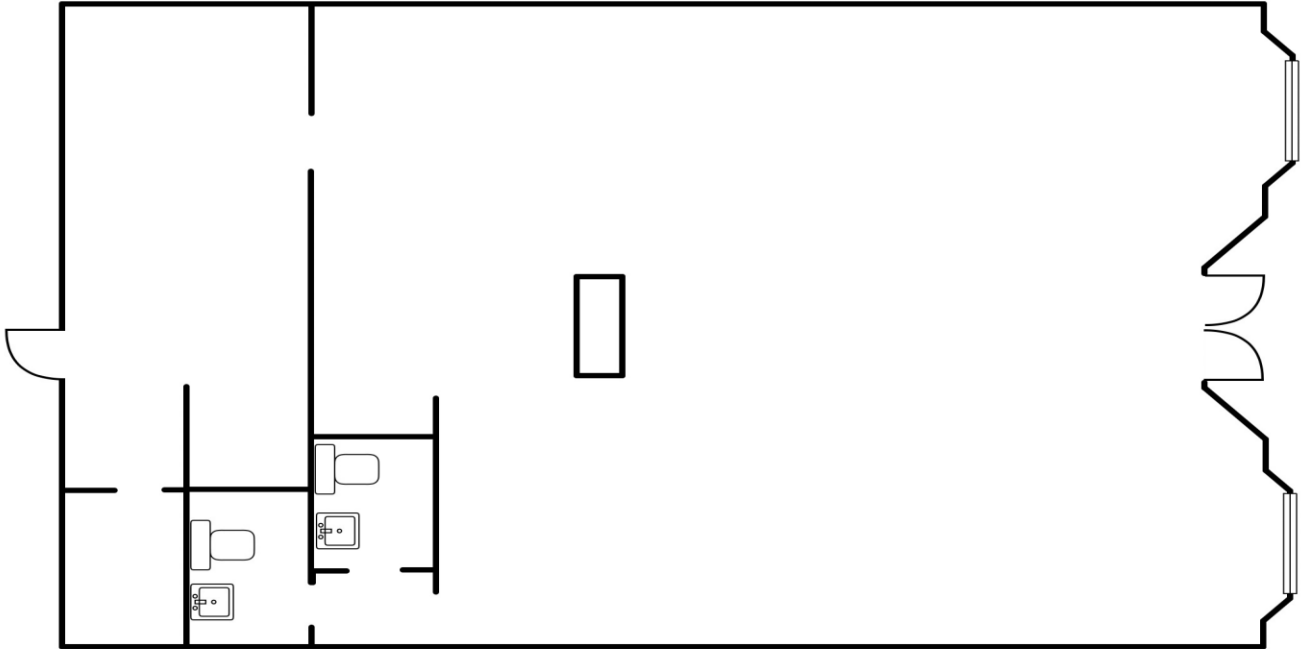
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SUITE 113 – 2606 SF – FLOOR PLAN:



SUITE 113 – PICTURES



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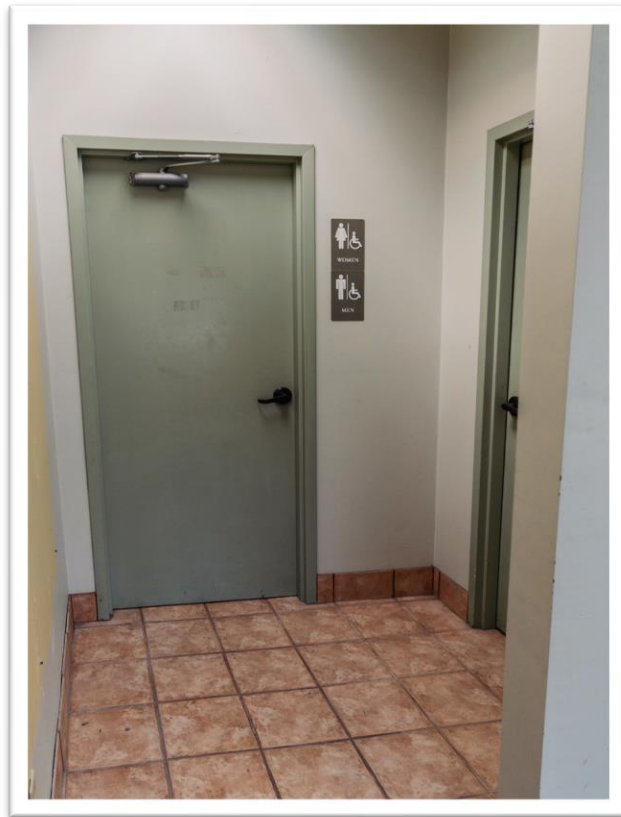
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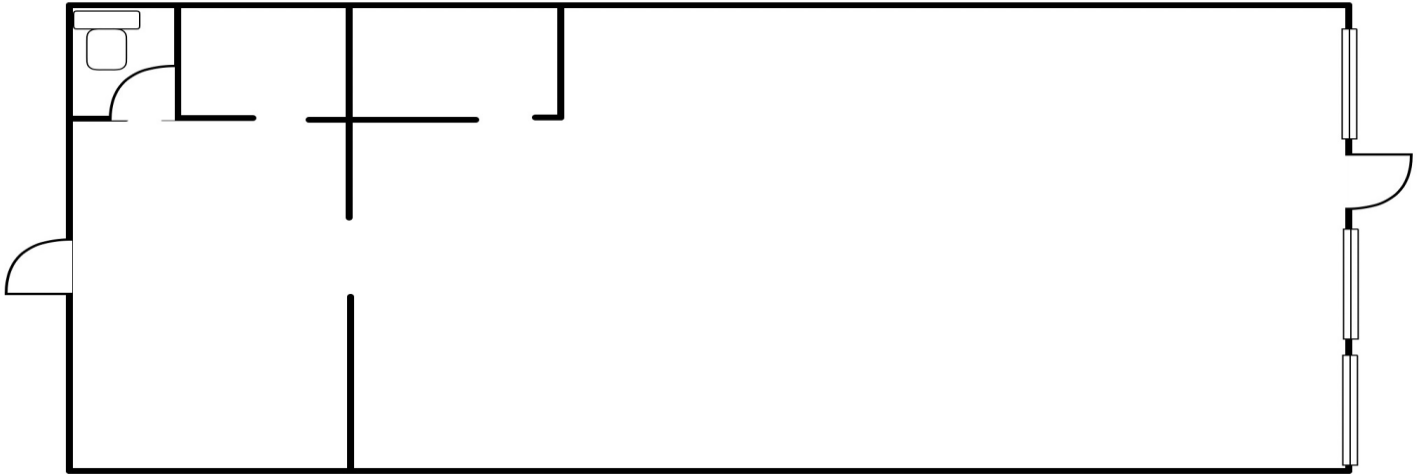
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SUITE 115 – 2170 SF – FLOOR PLAN:



SUITE 115 – 2170 SF – PICTURES:



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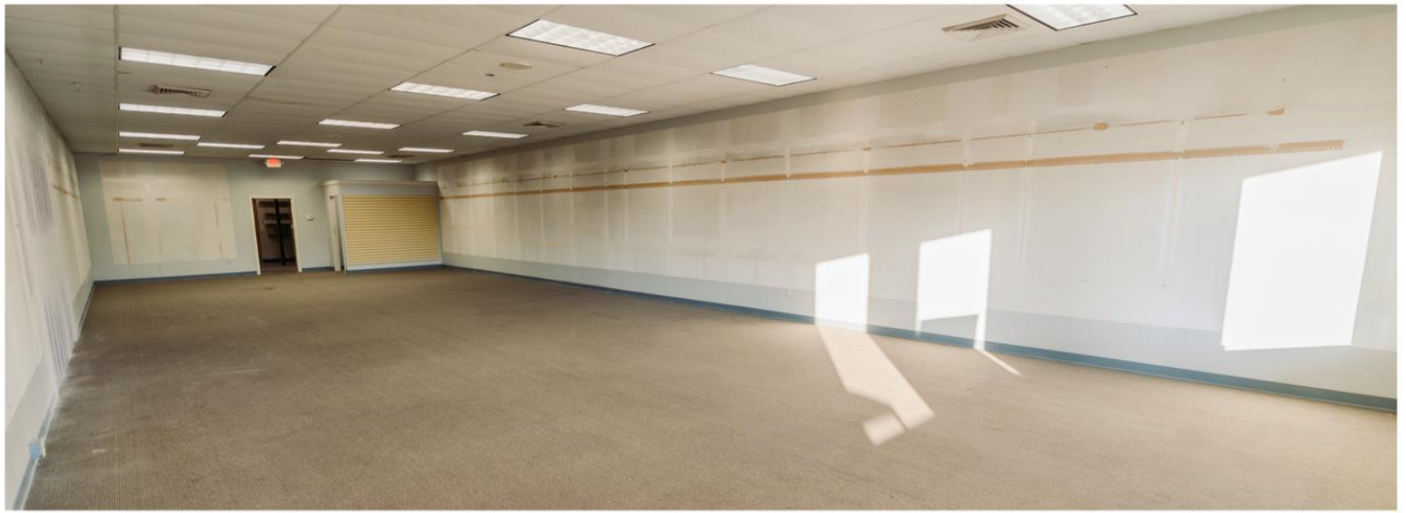
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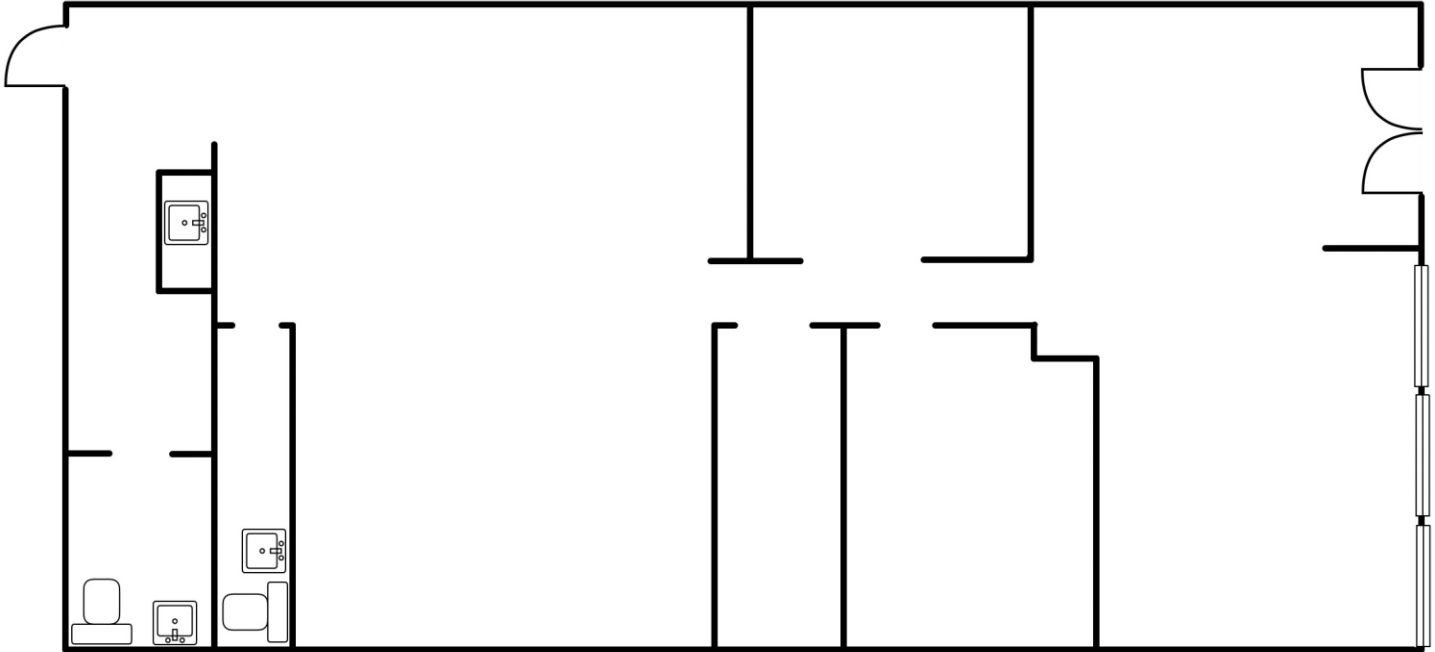
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SUITE 119 – 1982 SF – FLOOR PLAN:



SUITE 119 – PICTURES:

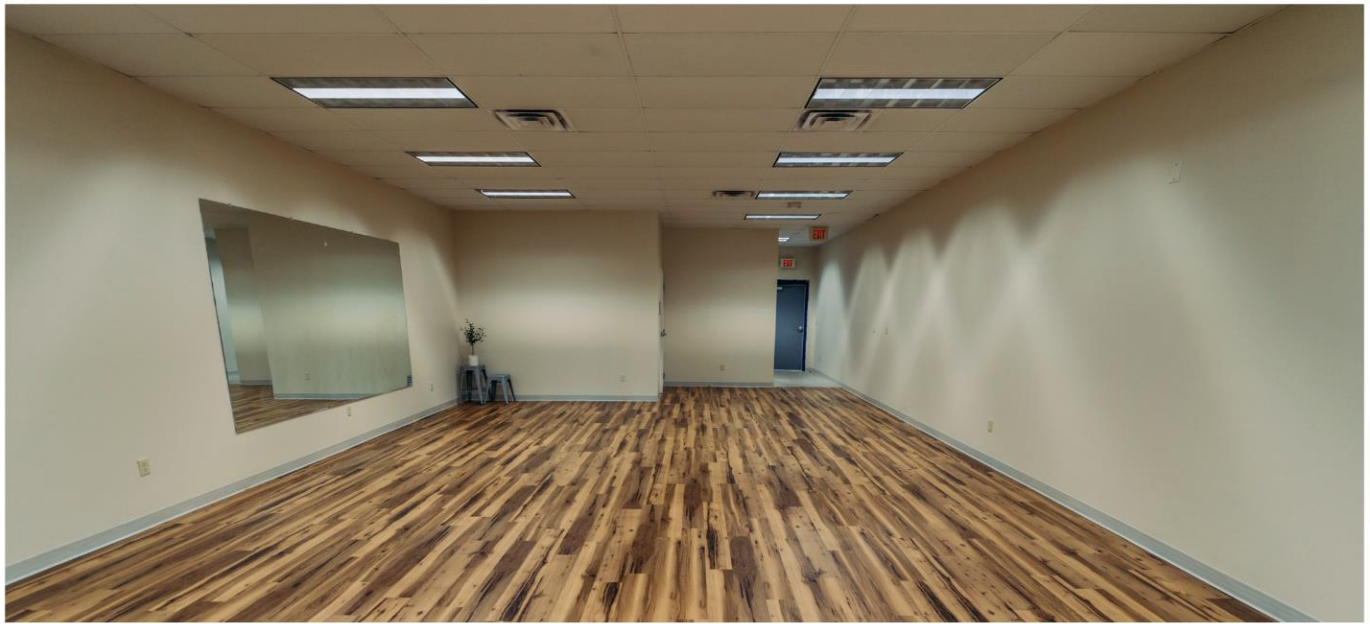


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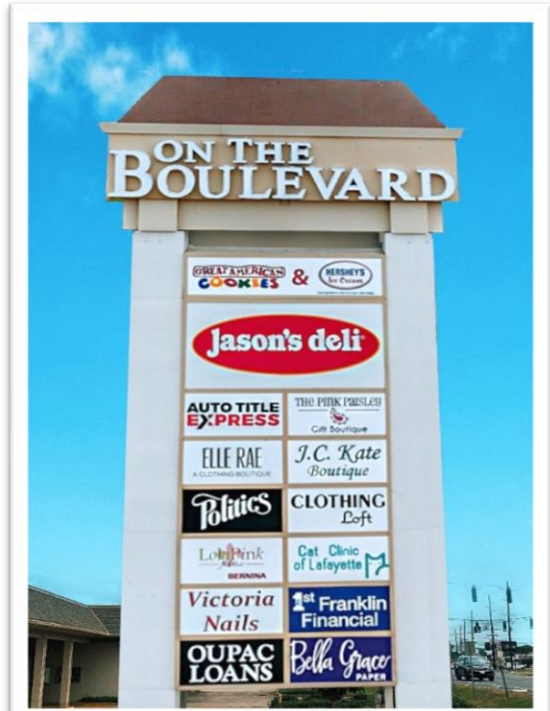
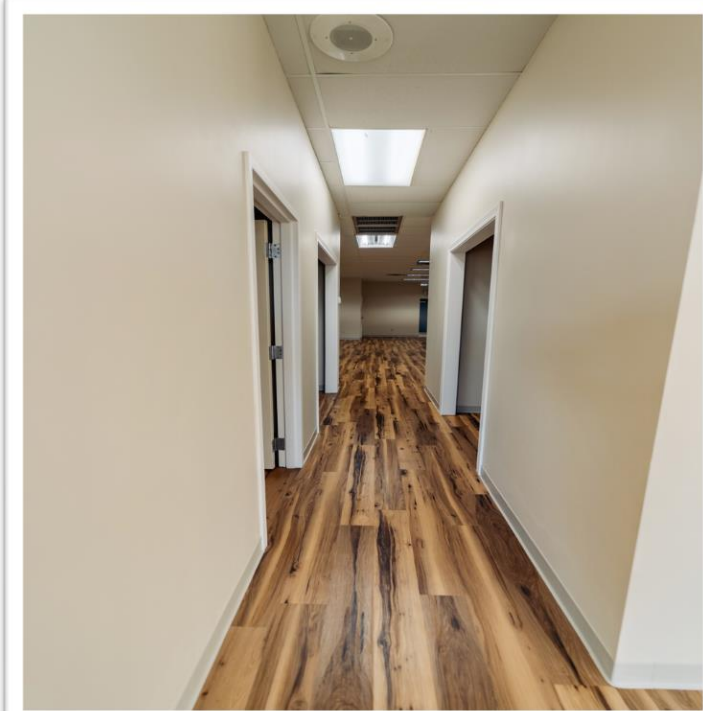
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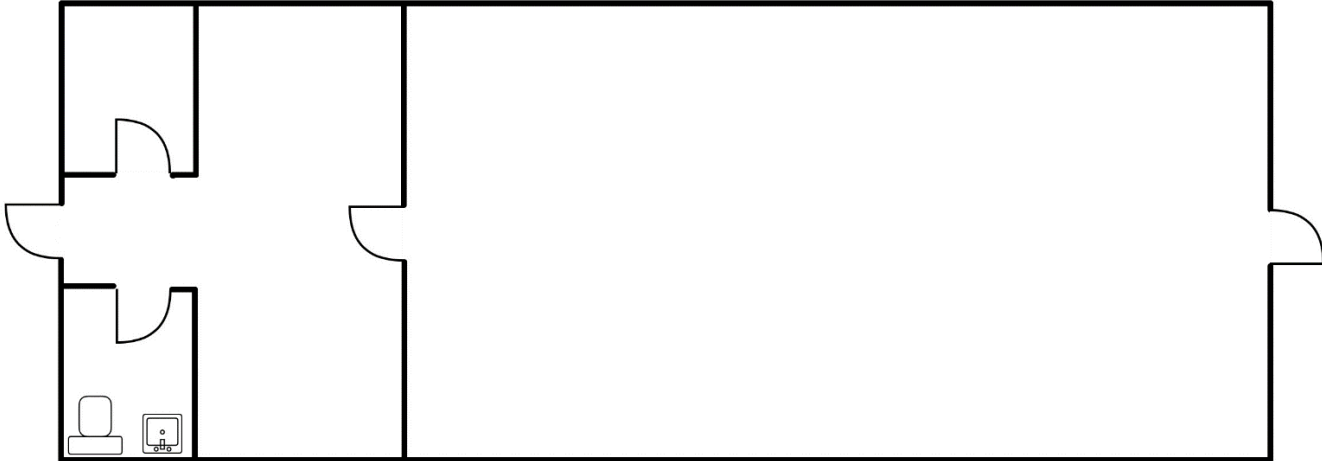
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SUITE 137 – 2053 SF – FLOOR PLAN:



SUITE 137- PICTURES:



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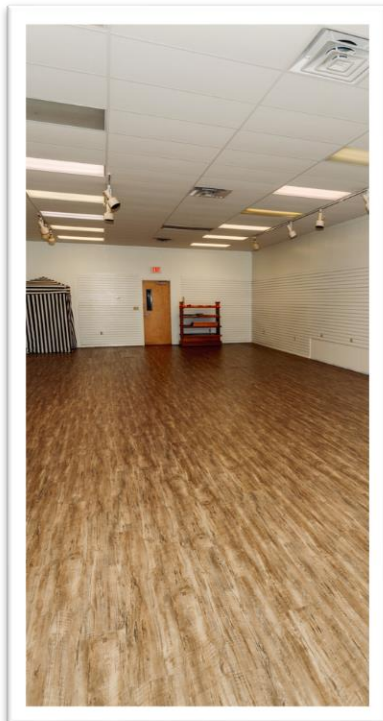
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