

**CONFIDENTIAL OFFERING
MEMORANDUM**

**RETAIL PROPERTY
FOR SALE/LEASE**

5801 JOHNSTON STREET
LAFAYETTE, LA
JUNE 2025

stirling

RETAIL PROPERTY FOR SALE/LEASE

5801 JOHNSTON STREET LAFAYETTE, LA

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/ EXECUTIVE SUMMARY /

INVESTMENT HIGHLIGHTS

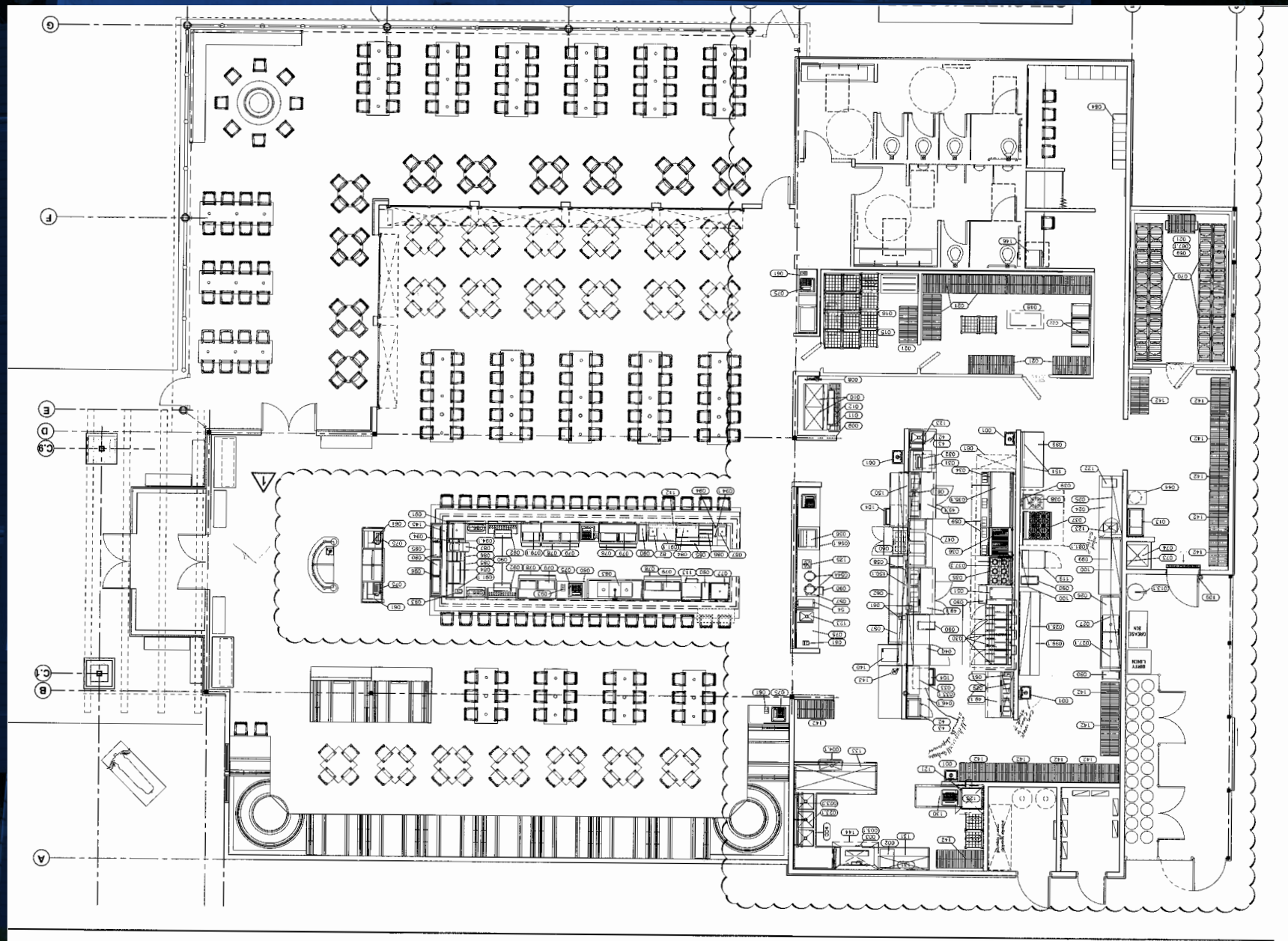
ADDRESS	5801 Johnston Street, Lafayette, LA 70503
ASKING PRICE	\$3,500,000
LEASING RATE	\$27/SF NNN
BUILDING SIZE	8,930 SF, fully furnished and equipped.
LOT SIZE	2.1 Acres

INVESTMENT HIGHLIGHTS

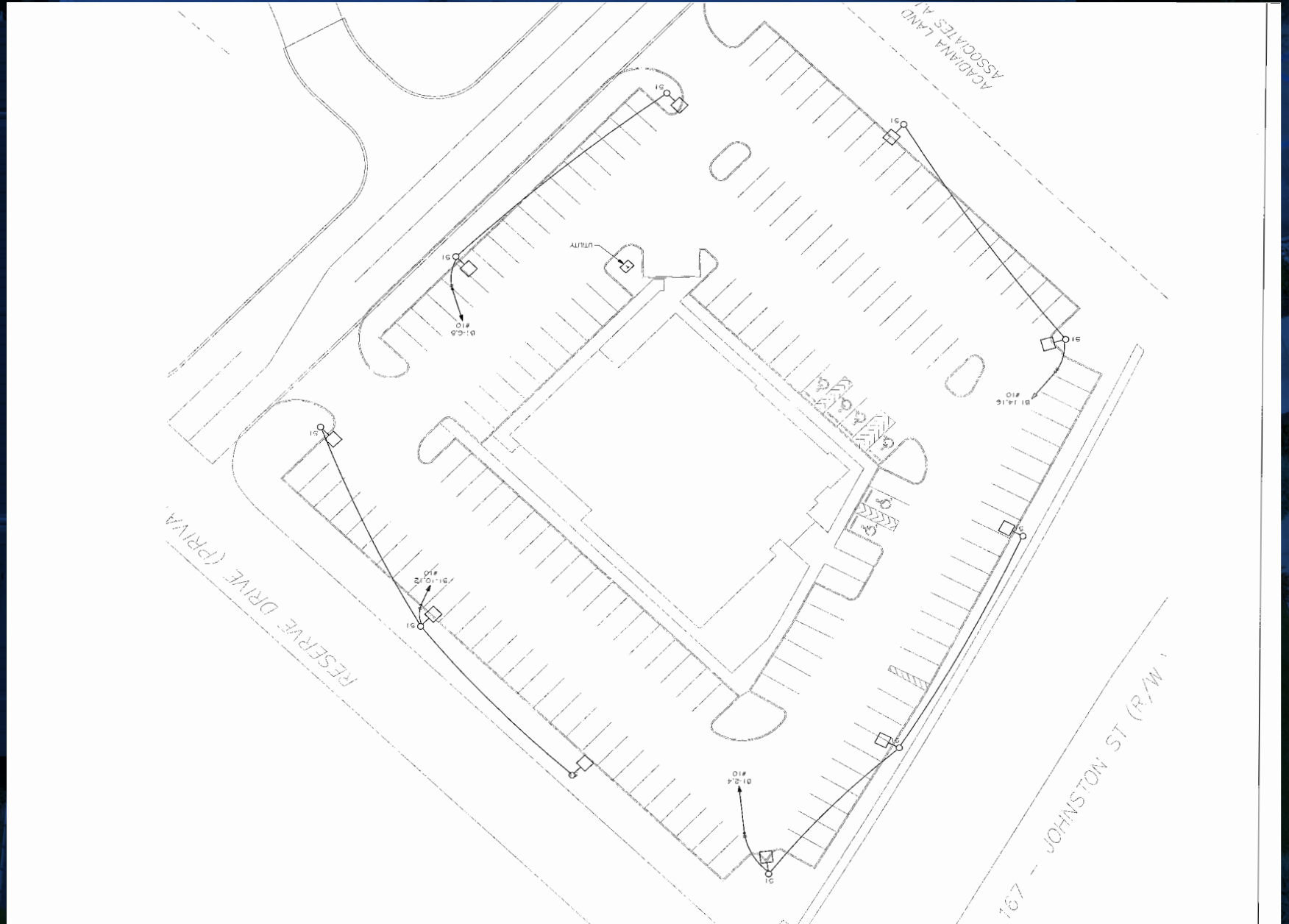
- Former Twin Peaks restaurant in a high-traffic area in Lafayette, averaging 26,000 +/- vehicles per day. (ADT 2025)
- The subject property boasts excellent visibility with easy access to Johnston Street and Target Loop Access Road.
- This is a new construction property, and all fixtures, furniture, and equipment are included in the sale.
- The property is located near notable retailers, including Rouses, Brookshire's (Super 1), Home Depot, Lowe's, Best Buy, T.J. Maxx, Michaels, Home Furniture, Five Below, Olive Garden, Texas Roadhouse, Starbucks, Fat Pats Bar and Grill, Dutch Bros, and many others. Making this an ideal location for a second-generation restaurant group to operate.



/ SITE PLAN /



/ SITE PLAN /



/ AREA OVERVIEW /

RETAIL AERIAL

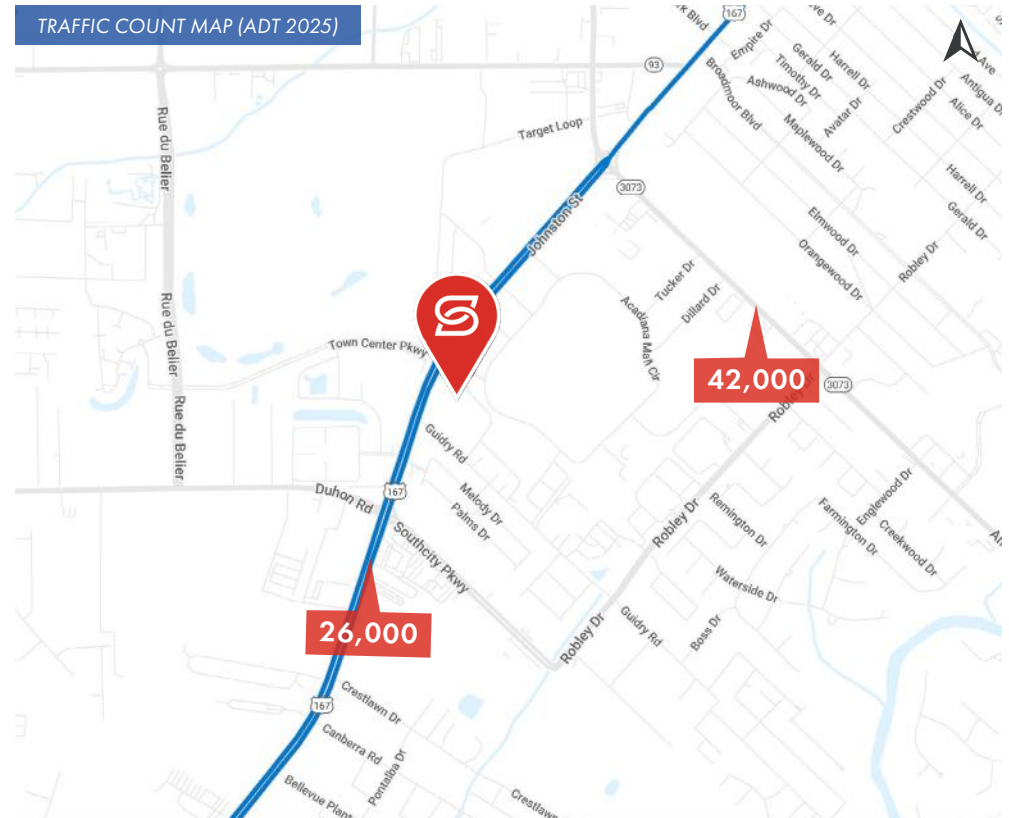
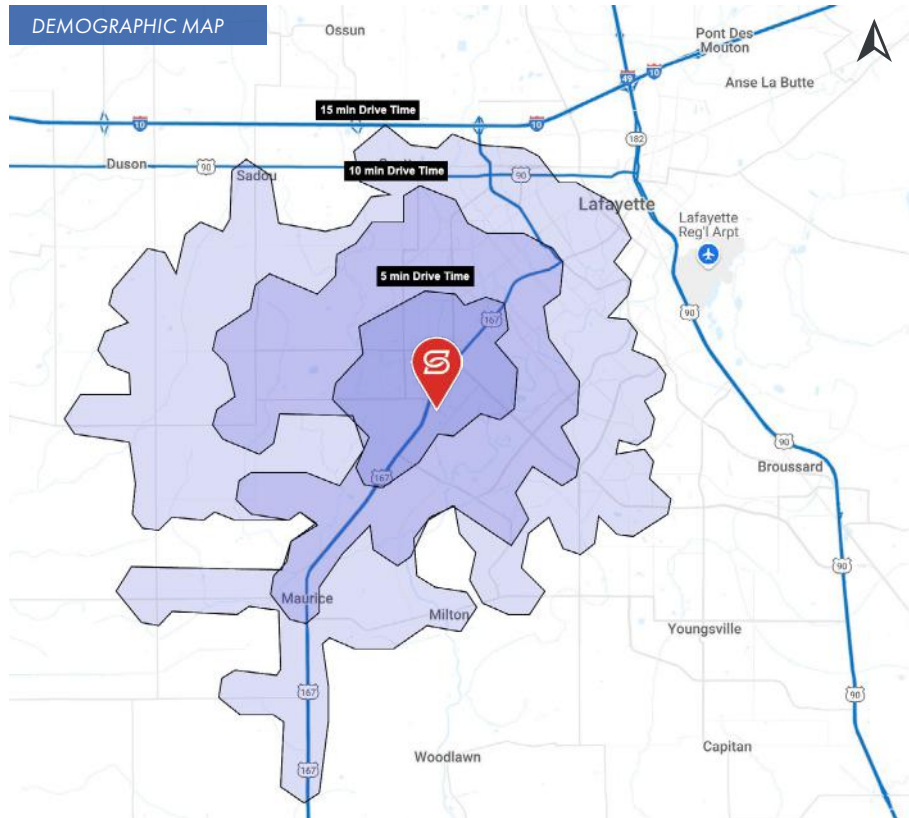






/ AREA OVERVIEW /

DEMOGRAPHICS



2025 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN		5 MIN	10 MIN	15 MIN		5 MIN	10 MIN	15 MIN
 POPULATION	17,601	67,287	122,070	 AVG. HH INCOME	\$122,356	\$111,195	\$111,052	 HOUSEHOLDS	7,796	29,618	52,602

/ AREA OVERVIEW /

LAFAYETTE, LOUISIANA OVERVIEW

Downtown Lafayette is the core of Lafayette Parish and anchors the cultural pride of Acadiana. From dining and nightlife at one of its 40+ restaurants and bars, to catching one of the 1,400 music & entertainment acts that happen throughout the year – there is always something happening in the heart of Lafayette.

Downtown Lafayette has always been the beneficiary of having a deeply rooted cool vibe which always serves as an attractant for the next cycle of development and investment. Today, downtown's trajectory couldn't be more positive and exciting. The restaurant scene is stable, with a healthy number of new players emerging annually, layering on the opportunities for the community to keep coming back downtown. There is also unique shopping; arts & culture by way of the two dozen galleries, museums, and theatres; plus a thriving nightlife scene that caters to multiple generations and is centered on live music.

The current residential momentum will certainly add stability to the core with the pending construction of 200+ new residential units. As Lafayette's economy continues to diversify away from being oil dominant, an emerging tech scene is emerging. Young professionals crave an urban lifestyle and are driving the construction of aforementioned residential units, along with pushing their employers to office in the downtown environment.

The trajectory is positive and Downtown Lafayette is poised to thrive as a result of the upward cycle that is well underway.



/ COMPANY OVERVIEW /

ABOUT STIRLING INVESTMENT ADVISORS

Evolution in the commercial real estate industry is creating rapid change, increasing the need for professional real estate guidance for investors and property owners. This new landscape is impacting real estate values—presenting both problems and opportunities in the market.

Stirling Investment Advisors has the depth and breadth of experience to help solve problems and maximize the potential of your investment assets. With a core focus on the Gulf South market, our team brings a myriad of services to the table along with an in-depth understanding of real estate cycles and complexities. We will assess the risk and rewards of any investment and guide our clients through difficult decisions.

Stirling Investment Advisors represent a wide range of client types, including private owners, institutional investors, and private equity firms, totaling more than \$1.64 billion in commercial volume in the last five years.

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OFFERING UNPARALLELED MARKET
KNOWLEDGE AND PRODUCT DIVERSITY,
SIA IS COMMITTED TO PROVIDING THE
BEST POSSIBLE SERVICE TO NAVIGATE
CONSTANTLY CHANGING LOCAL MARKETS.

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