



RETAIL READY SITE REPORT

615 LAFAYETTE ST, YOUNGSVILLE, LA



For more information about this site report, contact LEDA at
RetailReady@Lafayette.org

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LEDA
LAFAYETTE ECONOMIC
DEVELOPMENT AUTHORITY

615 LAFAYETTE ST, YOUNGSVILLE, LA



— Site Boundary

Site Specifications:

Size: 15,000 SF – 10 units at 1500 SF each

Site Contact:

Nikki Nugier
(337) 351-4060
nikki@gleasonla.com



— Electricity

— Water

— Sewer

— Gas Service

— Internet/Fiber

Utility Providers:

- **Electricity:** Entergy
 - Zach Hager
 - (337) 849-4997
 - **Water/Sewer:** City of Broussard
 - (337) 837-6681 ext.8
 - **Gas Service:** Delta Utilities
 - Alaina Hebert
 - (337) 373-1505
 - **Internet/Fiber:** AT&T
 - Levar Greenhouse
 - (225) 382-0045
 - Deric Hill
 - (337) 205-6324
- Conterra Utilities

615 LAFAYETTE ST, YOUNGSVILLE, LA



Community Commercial
Zoning

Submit Commercial Building
Checklist at City of Youngsville
website: www.youngsville.us



Flood Zone X:
Area of minimal
flood hazard

615 LAFAYETTE ST, YOUNGSVILLE, LA

Commercial Building Checklist *

- ☐ SITE PLAN (THREE COPIES/ONE ELECTRONIC) - This is a layout of the subject property on which construction will take place. Shows placement of building on lot, distances from property lines, other buildings, etc.
- ☐ CONSTRUCTION DRAWINGS (THREE COPIES/ONE ELECTRONIC) - This is the actual set of construction drawings (if the structure is an engineered design, it must use easily discernable engineering practices or documents will be returned and engineering will be required.) (documents must be stamped by an architect or engineer). Includes floor plan, elevations, building components including sizes and material, dimensions, room identification, height, etc.
- ☐ FOUNDATION DRAWINGS (THREE COPIES/ONE ELECTRONIC) - The base of your structure and how will the building be attached to it. Includes width and depth of footings, rebar, means of attachment and spacing, fill and vapor barrier.
- ☐ WINDOW AND DOOR SCHEDULES (THREE COPIES/ONE ELECTRONIC) - Location of windows and doors. Include sizes, fixed or openable, and tempered (if applicable).
- ☐ EROSION AND SEDIMENT (THREE COPIES/ONE ELECTRONIC) - Site plan with erosion and sediment control. Includes erosion/sediment material and location on property.
- ☐ SEWER & WATER (THREE COPIES/ONE ELECTRONIC) - Sewer and water lay out . Includes meter size, placement of lines on property and tie ins to public or private infrastructure and dhh submittal (if applicable).
- ☐ DRIVEWAY/PARKING (THREE COPIES/ONE ELECTRONIC) - Location and size of driveway. Includes culvert specs, parking lot layout and erosion control.
- ☐ DRAINAGE ANALYSIS (THREE COPIES/ONE ELECTRONIC) - 25 year and/or 100 year drainage study. Includes comprehensive drainage study for property and elevation certificate.
- ☐ BFE (THREE COPIES/ONE ELECTRONIC) - Base flood elevation. Includes a flood determination letter provided by the city for your development.



"Where Life is Sweeter"

Ken Ritter, Mayor

305 Iberia Street

Youngsville, LA 70592

Phone: (337) 856-4181

Youngsville.us

mayor@youngsvillela.gov

ABOUT YOUNGSSVILLE

With a population of more than 18,000, Youngsville, LA sits just ten miles south of the City of Lafayette in Lafayette Parish. With ease of access to Highway 90, which connects directly to Interstate 49, Youngsville businesses find it convenient for transportation and warehousing services. In 2011, this bedroom community was named by Yahoo! as the Best Place to Live in Louisiana and again in 2021 as the Best Suburb in Louisiana.

HISTORY

In 1983, the village of Youngsville was declared a town; and it was Louisiana's fastest growing town between 1990 and 2005, when Youngsville was proclaimed a city. Since then, Youngsville remains the one of the fastest growing municipalities in the state. Set among tall-growing sugarcane and soybean fields that provided work for local farmers, Youngsville homes are within a rural city that allows residents to enjoy a small town atmosphere with big city amenities nearby. Youngsville today still reflects its history in its people, culture, traditions, and architecture.



RETAIL

125% RETAIL GROWTH

Retail sales hit an all-time high in 2024 at more than \$483 million. 2025 is on track to exceed that value. In the past decade, (2014-2024), retail sales have grown more than \$269 million, a 125% increase. With an ever growing population, Youngsville continues to recruit new businesses, as well as foster an environment where start-ups and boutique businesses can flourish.



CONSTRUCTION

PERMITS UP BY 65%

Commercial building permits in the City of Youngsville are up 65% since 2018. The increase in commercial permits also corresponds with the increase in residential permits. There are more than 2,500 homes in various stages of development and 1,200 homes currently under construction, adding more premier housing options for residents.



RECREATION

YEAR-ROUND SPORT EVENTS

Over 750,000 visitors come to Youngsville each year to enjoy outdoor and indoor recreation and events at the 70-acre Youngsville Sports Complex and Recreation Center. The sports complex has hosted major tournaments like the PONY Mustang World Series—, bringing in visitors from the Philippines, Mexico, Aruba, Dominican, Indonesia, and all over the U.S. Since most tournament participants come from outside of the nine-parish Acadiana region, these events have a major impact on the local economy. This drives more spending on food, lodging, gas, entertainment and shopping.

Top Rated Education

Youngsville offers highly rated schools within the Lafayette Parish School District. In 2019, Ernest Gallet Elementary School, along with Green T. Lindon Elementary received an A grade rating for school performance. Both local high schools, O. Comeaux High School and Southside High School received a B grade rating. More options, such as Acadiana Renaissance Charter and Ascension Episcopal High School are also located in the area. These top tier schools draw in young couples who seek to raise their families in a thriving community with elite education options. In addition to primary schools, Youngsville is less than 10 miles away from the second largest college in Louisiana, University of Louisiana at Lafayette, home to nearly 20,000 students.

What's New?

YOUNGSVILLE BEAUTIFICATION STREETSCAPE PROJECT

In January 2021, Mayor Ken Ritter, proposed a beautification streetscape project to the City Council for consideration. The project will focus on efforts to beautify the heart of the city as part of an upcoming sewer force main upgrade in the same area. The project will refresh the Lafayette Street area and the Church Street area between 2nd & 5th Street.

The goals of the project are to:

- Modify Lafayette Street by increasing the travel lane by 12-18 inches. (Remove 4 parallel parking spots to achieve wider travel lanes.)
- Add improved street lighting
- Extend the best components of the existing Lafayette Street streetscape and continue those positive elements on Church Street between 2nd and 5th Streets without decreasing travel lane width or reducing parking spots.



DEMOGRAPHIC DATA



HOUSEHOLD DATA

# of Households:	6,396
Median Household Income:	\$104,926
Households > \$100K Income:	54.2%

WORKFORCE

Labor Force:	10,300
White Collar Workers:	69.7%

EDUCATIONAL ATTAINMENT

High School Grads:	<div></div> 95.3%
Bachelor's Degrees:	<div></div> 47.3%

RETAIL SALES

2024 Taxable Retail Sales:	\$483,461,594
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REAL ESTATE

2024 New Residential Permits:	364
2024 New Residential Permit Value:	\$71,022,392



Placer.ai



Placer Report

Aug 1, 2024 - Jul 31, 2025

Property:

31

30.10674, -91.99094 (Nearby Activity 250 ft)

605 Lafayette St, Youngsville, LA 70592



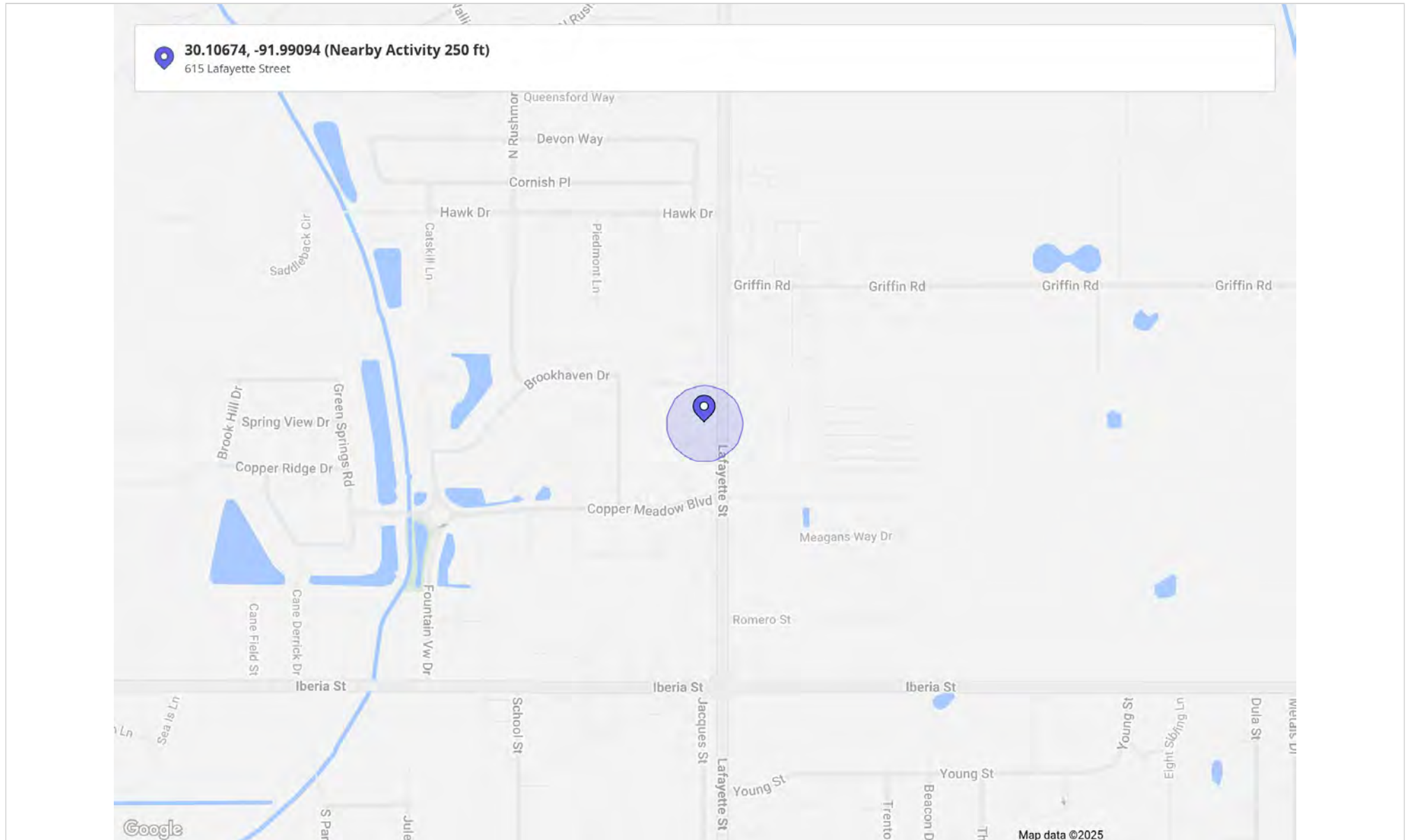
Scan to view on placer.ai platform

Visitation insights in this report are calculated using a radius ring to detect nearby visits within a certain distance from the property



Placer Report

Aug 1, 2024 - Jul 31, 2025





Metrics

30.10674, -91.99094 (Nearby Activ...
605 Lafayette St, Youngsville, LA 70592

Visits	39.7K	Panel Visits	5.7K
Visitors	12.1K	Visits YoY	+5.5%
Visit Frequency	3.27	Visits Yo2Y	+10.9%
Avg. Dwell Time	22 min	Visits Yo3Y	+19.4%

Aug 1st, 2024 - Jul 31st, 2025

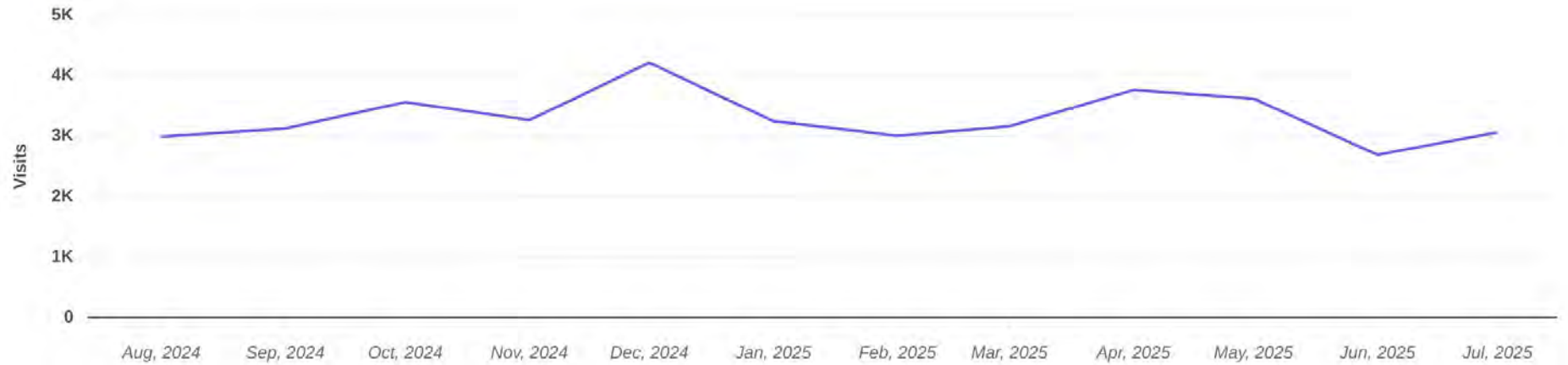
Data provided by Placer Labs Inc. (www.placer.ai)





Visits Trend

● **30.10674, -91.99094 (Nearby Act...**
Lafayette St, Youngsville, LA



Monthly | Visits | Aug 1st, 2024 - Jul 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



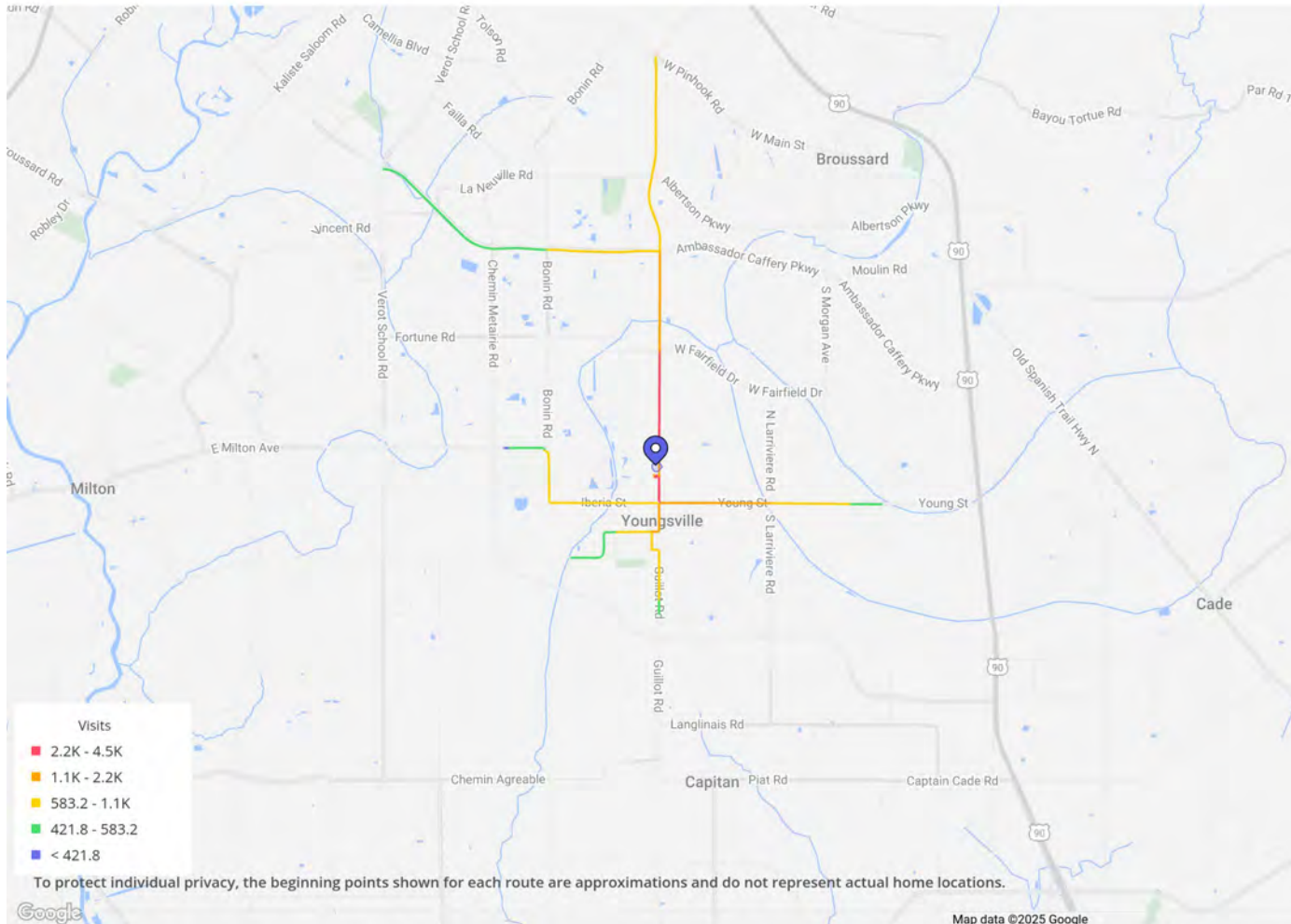


Placer Report

Aug 1, 2024 - Jul 31, 2025

Visitor Journey - Routes

30.10674, -91.99094 (Nearby Activity 250 ft)
605 Lafayette St, Youngsville, LA 70592



Journey Direction: To Property | Aug 1st, 2024 - Jul 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai



Placer Report

Aug 1, 2024 - Jul 31, 2025

Prior / Post Compare

30.10674, -91.99094 (Nearby Activity 250 ft) / Lafayette St, Youngsville, LA

Prior

Rank	Name	Foot-Traffic
1	Dollar General / Youngsville Hwy, Youngsville, LA	3%
2	NuNu's Market / Lafayette St, Youngsville, LA	2.8%
3	Shell / Lafayette St, Youngsville, LA	1.6%
4	Cracker Barrel / Fortune Rd, Youngsville, LA	1.4%
5	Brookshire's / Bonin Rd, Youngsville, LA	1.1%
6	Rouses Market / E Milton Ave, Youngsville, LA	0.9%
7	Walgreens / E Milton Ave, Youngsville, LA	0.8%
8	Youngsville Sports Complex / Savoy Rd, Youngsville,...	0.8%
9	CVS/pharmacy / E. Milton Ave, Youngsville, LA	0.7%
10	Topshelf / Youngsville Hwy, Youngsville, LA	0.7%

Post

Rank	Name	Foot-Traffic
1	NuNu's Market / Lafayette St, Youngsville, LA	6.4%
2	Dollar General / Youngsville Hwy, Youngsville, LA	3.1%
3	Shell / Lafayette St, Youngsville, LA	1.2%
4	Rouses Market / E Milton Ave, Youngsville, LA	1%
5	Cracker Barrel / Fortune Rd, Youngsville, LA	0.9%
6	Acadiana Toy Box Storage / Premier Rd, Youngsville...	0.8%
7	McDonald's / E Milton Ave, Youngsville, LA	0.8%
8	SONIC Drive In / E Milton Ave, Youngsville, LA	0.7%
9	CVS/pharmacy / E. Milton Ave, Youngsville, LA	0.6%
10	Krispy Krunchy Chicken / Lafayette St, Youngsville, LA	0.6%

Aug 1st, 2024 - Jul 31st, 2025

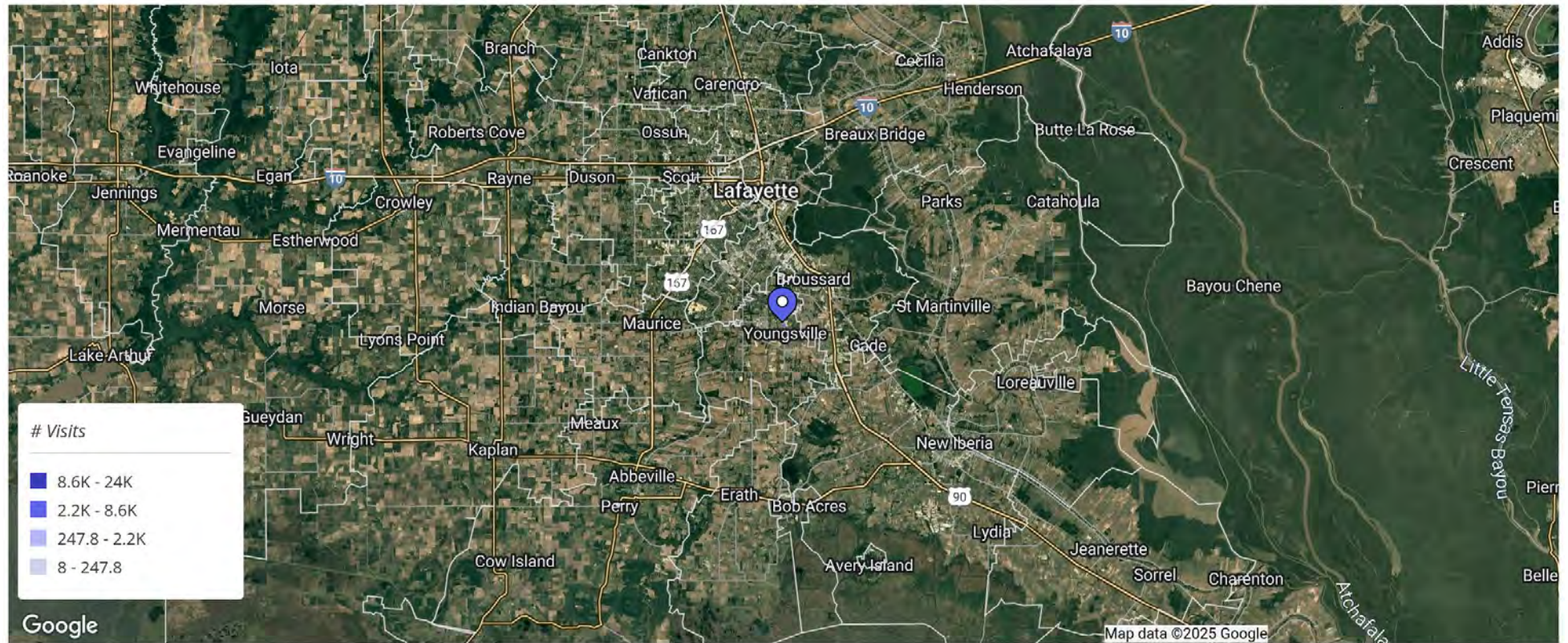
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Visitors By Origin

● **30.10674, -91.99094 (Nearby Activ...**
605 Lafayette St, Youngsville, LA 70592





Placer Report

Aug 1, 2024 - Jul 31, 2025

30.10674, -91.99094 (Nearby Activ...

605 Lafayette St, Youngsville, LA 70592

Zipcode / City	Visits (% of Total)
70592 Youngsville, LA	24K (60.4%)
70518 Broussard, LA	4.9K (12.4%)
70508 Lafayette, LA	1.3K (3.2%)
70501 Lafayette, LA	1.3K (3.2%)
70560 New Iberia, LA	1.2K (2.9%)
70510 Abbeville, LA	824 (2.1%)
70506 Lafayette, LA	633 (1.6%)
70582 Saint Martinville, LA	608 (1.5%)
70520 Carencro, LA	500 (1.3%)
70563 New Iberia, LA	463 (1.2%)

Aug 1st, 2024 - Jul 31st, 2025

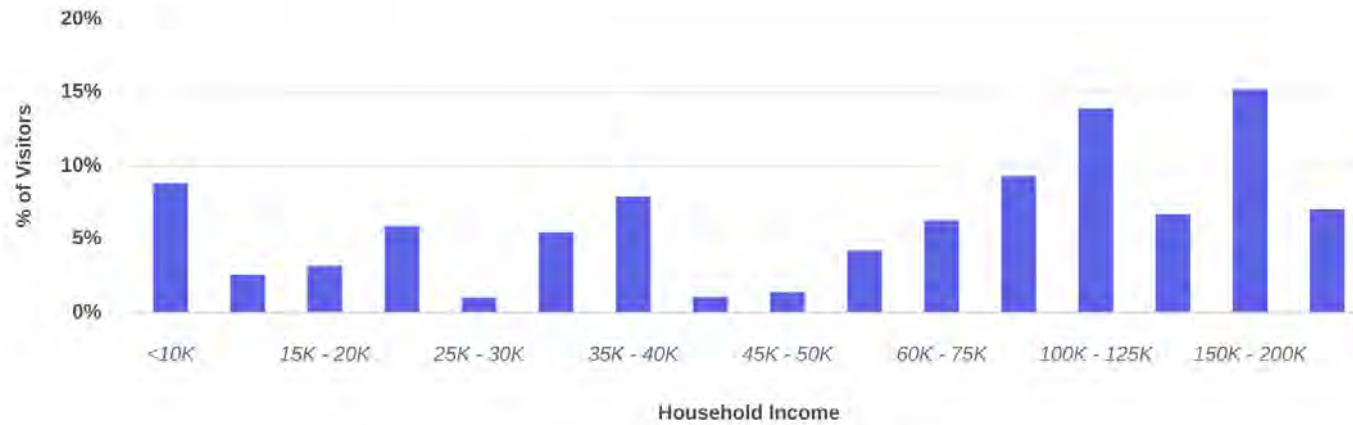
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Household Income

30.10674, -91.99094 (Nearby Act...
605 Lafayette St, Youngsville, LA 70592



Average Income 93K

Median Income 81K

*Demographics are based on a True Trade Area capturing 70% of visits | Data source: Census 2023

Aug 1st, 2024 - Jul 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)





Ethnicity

30.10674, -91.99094 (Nearby Act...
605 Lafayette St, Youngsville, LA 70592



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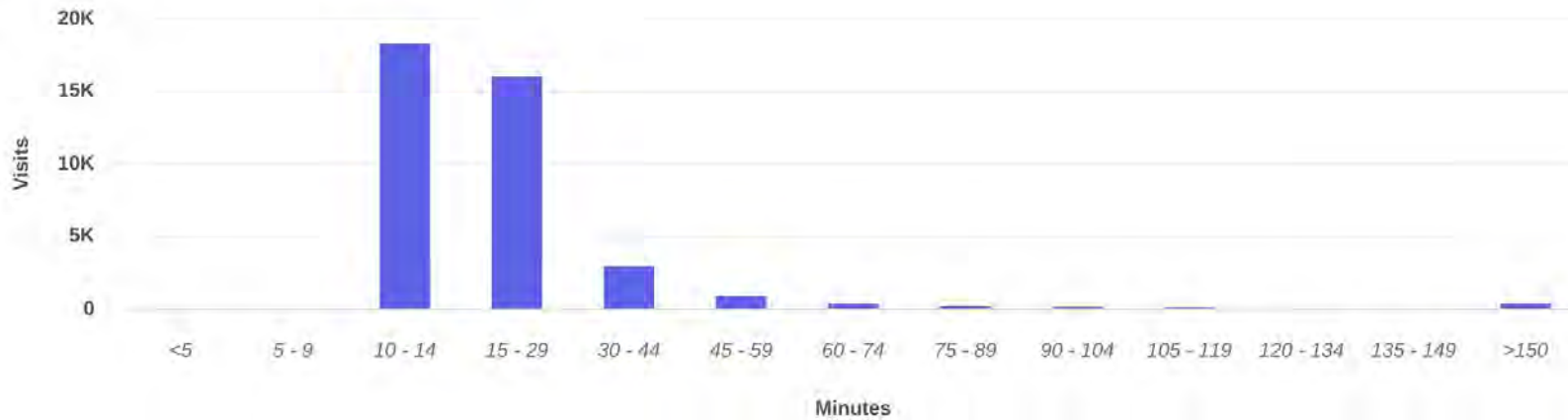
Aug 1st, 2024 - Jul 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





Visit Duration

30.10674, -91.99094 (Nearby Activ...
605 Lafayette St, Youngsville, LA 70592



Average Stay	22 min
Median Stay	16 min

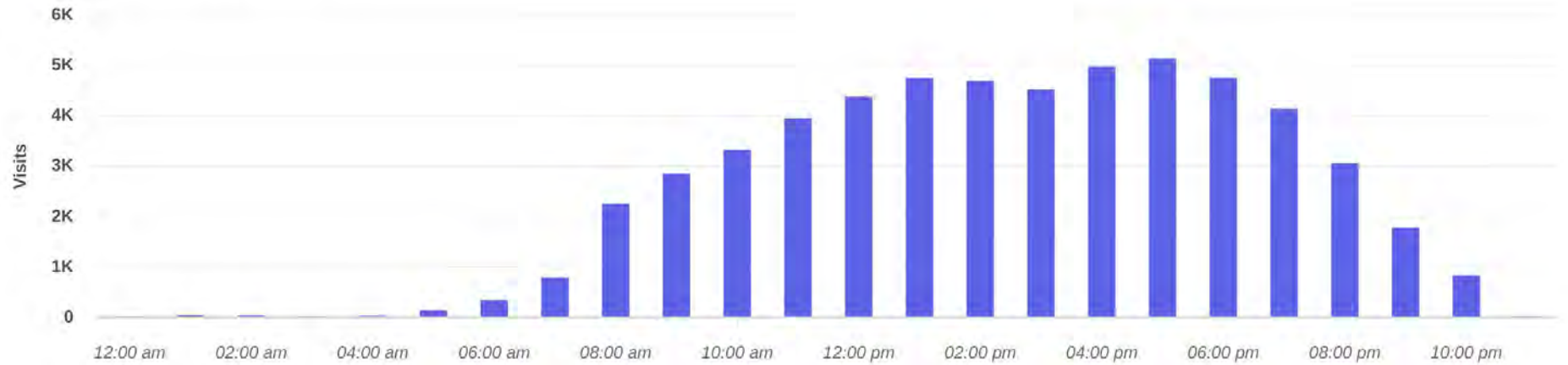
Visits | Aug 1st, 2024 - Jul 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





Hourly Visits

● **30.10674, -91.99094 (Nearby Act...**
605 Lafayette St, Youngsville, LA 70592



Visits | Aug 1st, 2024 - Jul 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





Favorite Places

30.10674, -91.99094 (Nearby Activity 250 ft)
605 Lafayette St, Youngsville, LA 70592

30.10674, -91.99094 (Nearby Activity 250 ft) / Lafayette St, Youngsville, LA

Rank	Name	Distance	Visitors
1	Family Dollar / 605 Lafayette St, Youngsville, LA 70592	0 mi	12K (97.6%)
2	River Marketplace / 4313 Ambassador Caffery Pkwy, Lafayette, LA 70508	5 mi	10.3K (83.3%)
3	Ambassador Town Center / 4535 Ambassador Caffery Pkwy, Lafayette, LA 70508	4.7 mi	10.2K (82.5%)
4	Walmart / 123 St Nazaire Rd, Broussard, LA 70518	3.8 mi	8.9K (72.6%)
5	NuNu's Market / 509 Lafayette St, Youngsville, LA 70592	0.2 mi	8.8K (71.5%)
6	Rouses Market / 2900 E Milton Ave, Youngsville, LA 70592	1.4 mi	8.7K (70.8%)
7	Crossroads Annex / 609 Settlers Trace Blvd, Lafayette, LA 70508	5.1 mi	8.5K (68.6%)
8	McDonald's / 2814 E Milton Ave, Youngsville, LA 70592	1.6 mi	8.4K (68%)
9	Walmart / 2428 W Pinhook Rd, Lafayette, LA 70508	5 mi	8.4K (67.9%)
10	Acadiana Mall / 5725 Johnston St, Lafayette, LA 70503	6.8 mi	8K (64.6%)

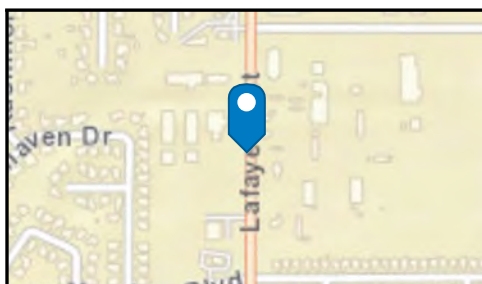
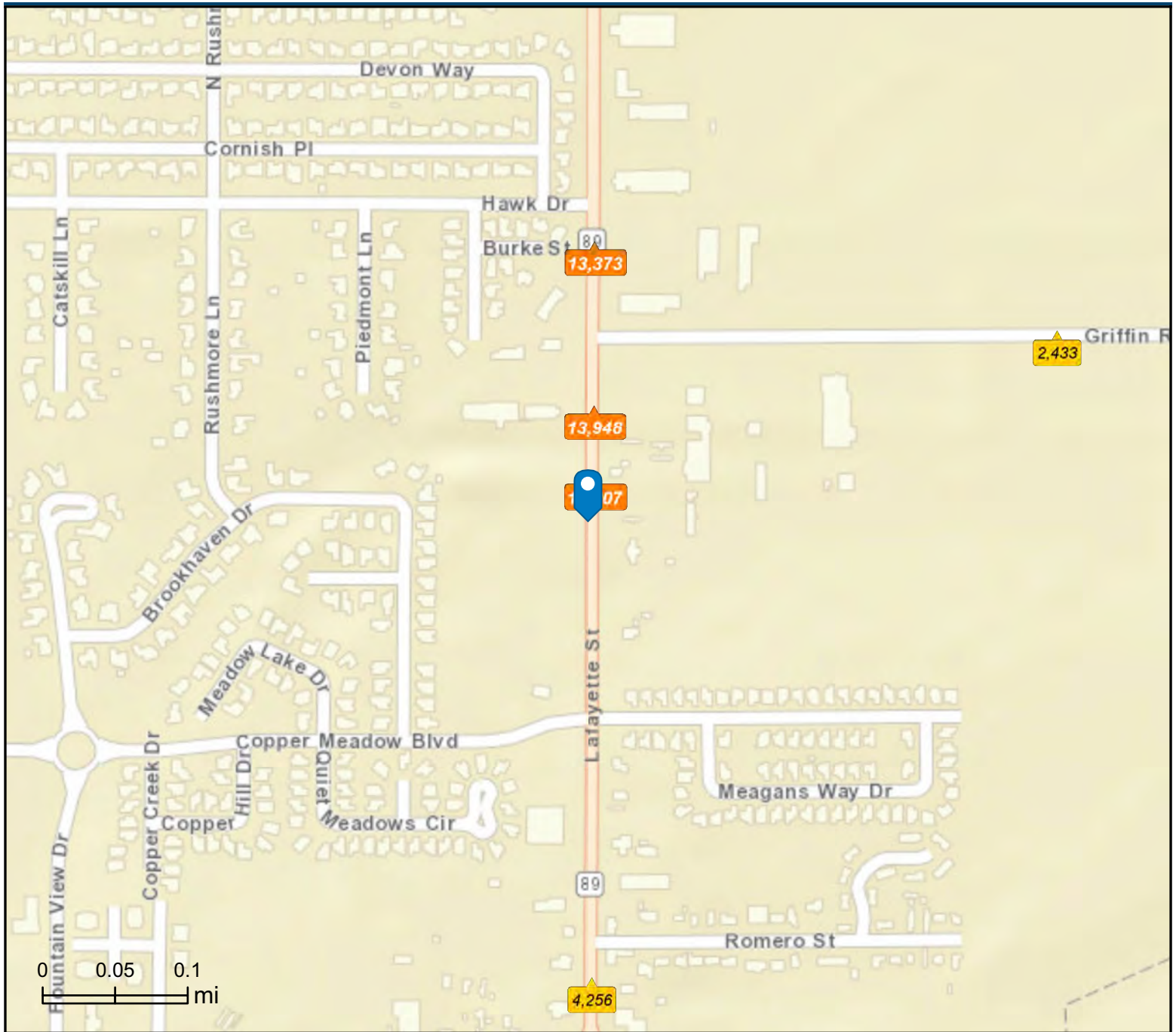
Category: All Categories | Min. Visits: 1 | Aug 1st, 2024 - Jul 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Traffic Count Map - Close Up

615 Lafayette St, Youngsville, Louisiana, 70592
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.10740
Longitude: -91.99062



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

September 03, 2025