



PROPERTY DESCRIPTION

- One of Sulphur's Busiest Neighborhood Centers
- Center is Anchored by Market Basket Grocery Store & Smokehouse
- Center is Almost Fully Occupied
- Roof As Been Recently Renovated
- Center Has Ample Parking Available

LOCATION DESCRIPTION

- Located on Maplewood Dr, In Between S Beglis Pkwy & S Cities Service Hwy
- Center is a 3 Minute Drive From I-10
- Center is a 10 Minute Drive From L'auberge, Golden Nugget, and The Horseshoe Casino & Resorts
- Traffic Count Estimated at 6,001 - 15,000 Vehicles per Day on Maplewood Dr
- Traffic Count Estimated at 86,969 - 108,106 Vehicles per Day on That Part of I-10

OFFERING SUMMARY

| | |
|---------------------------|--------------------|
| Lease Rate: | \$9.00 SF/yr (NNN) |
| Number of Units: | 11 / 1 Available |
| Building Size: | 55,000 SF |
| Available SF: | 9,860 SF |
| Available SF: (unit 2231) | 9,860 SF |



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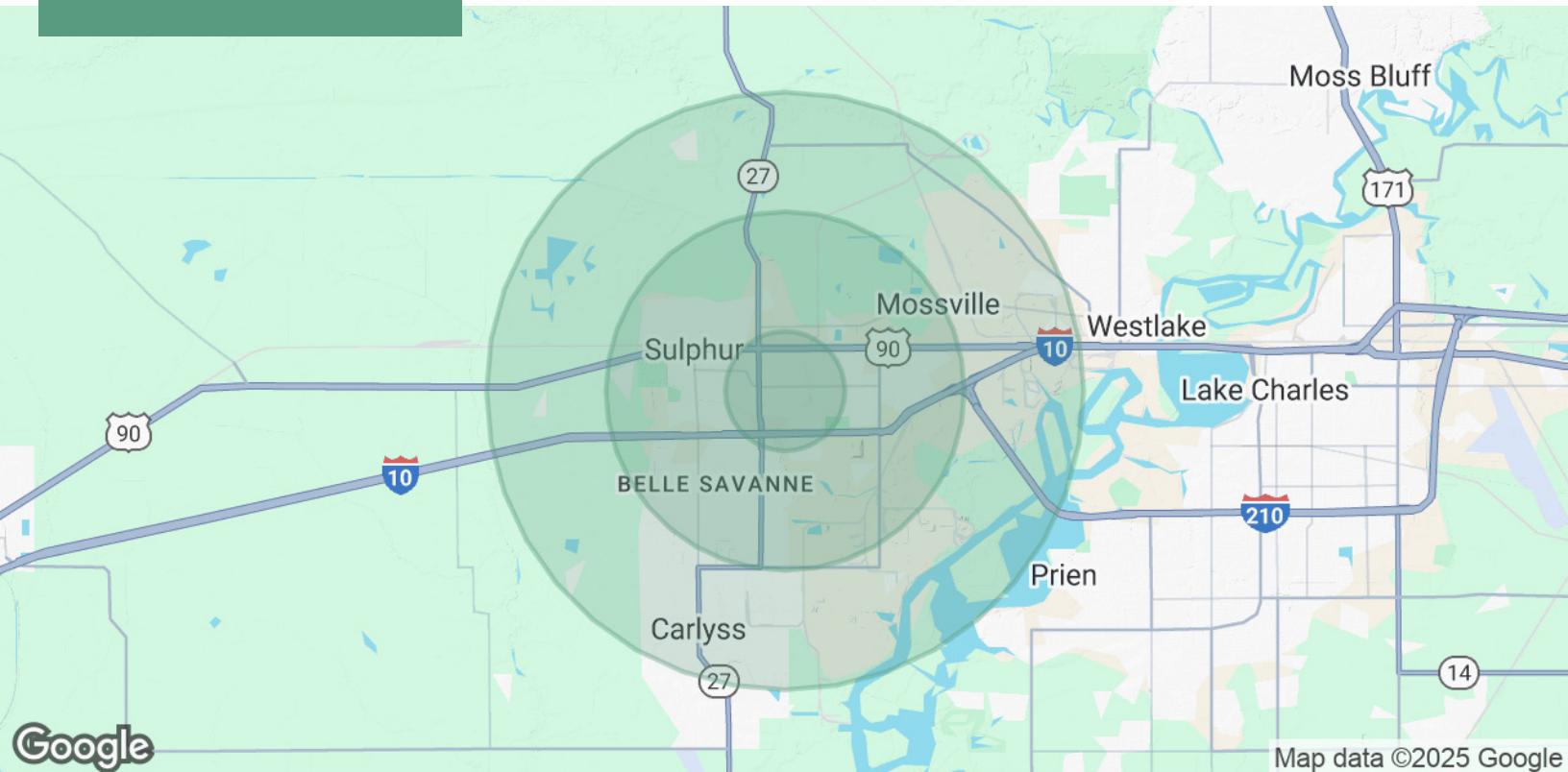
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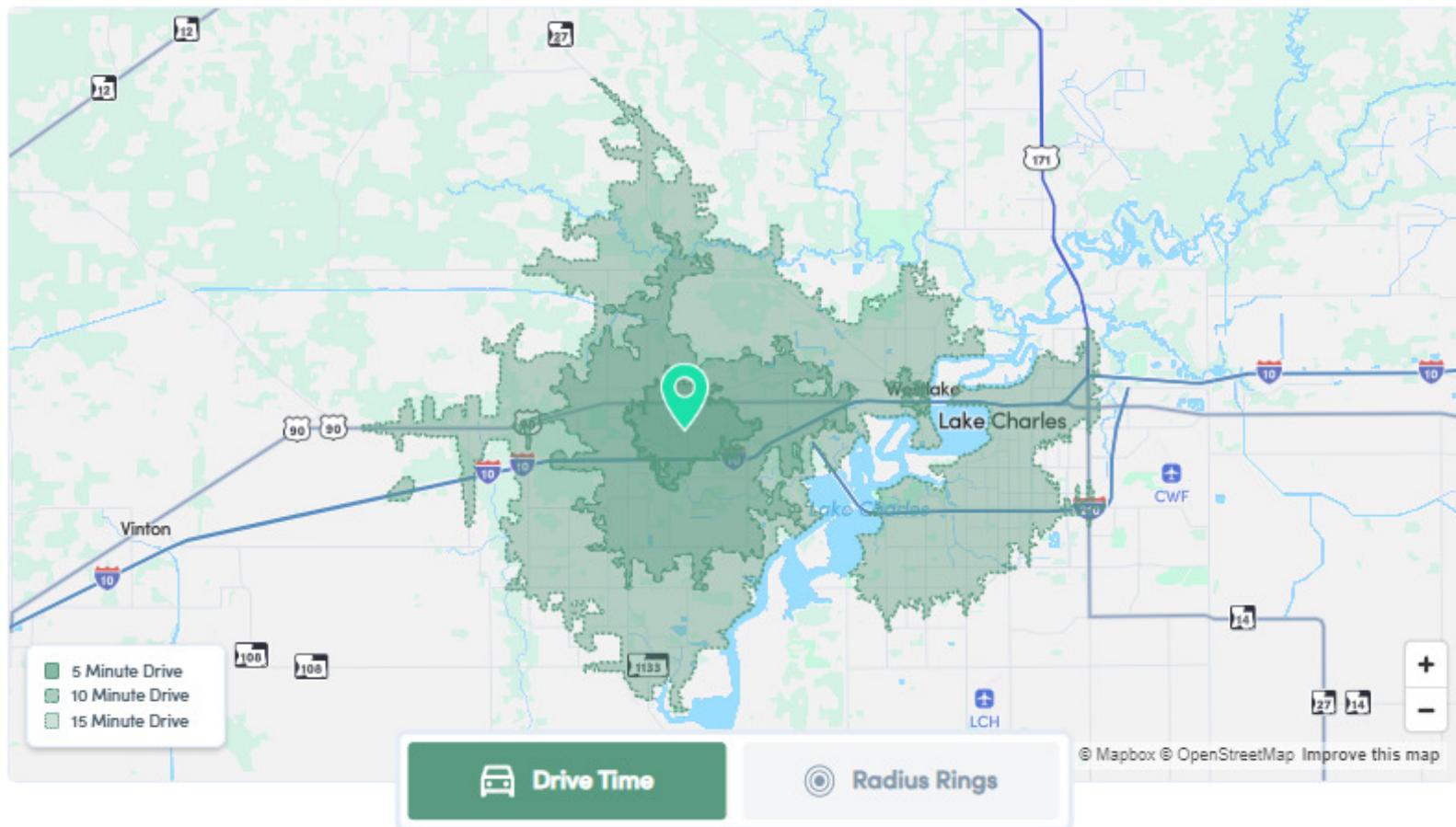
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,943 | 25,210 | 32,940 |
| Average Age | 40 | 39 | 39 |
| Average Age (Male) | 39 | 38 | 38 |
| Average Age (Female) | 41 | 40 | 40 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,321 | 9,872 | 12,665 |
| # of Persons per HH | 2.6 | 2.6 | 2.6 |
| Average HH Income | \$74,912 | \$74,094 | \$84,484 |
| Average House Value | \$191,801 | \$202,382 | \$227,875 |

Demographics data derived from AlphaMap



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