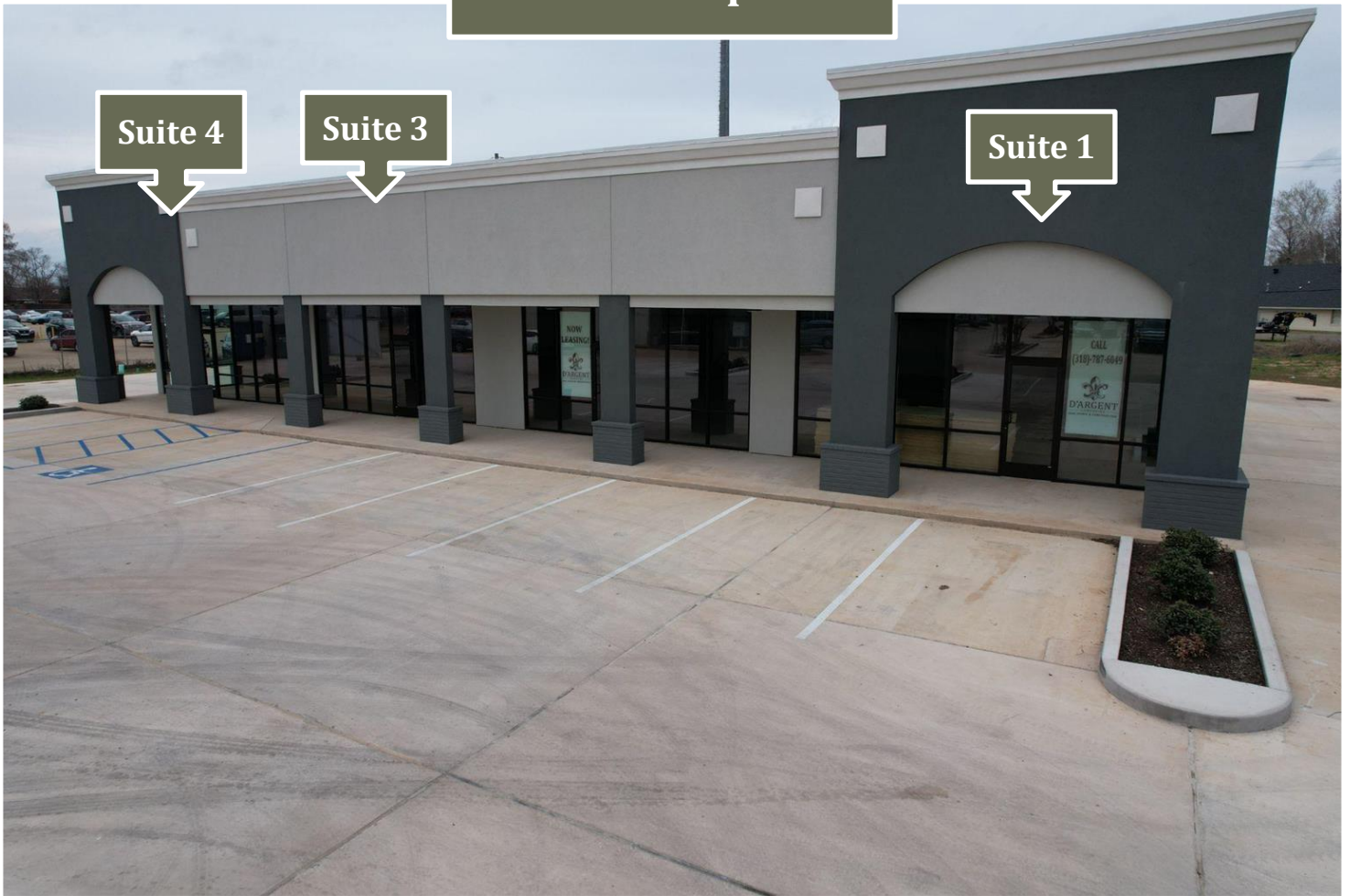


## Available Spaces



### PROPERTY OVERVIEW

- Excellent location on Hwy. 28 West for high visibility
- Right across from a busy Walmart Super Center, bringing in many customers
- Flexible property, great for restaurant, retail, or office space
- Convenient drive-thru access, perfect for today's fast-paced lifestyle

### FOR LEASE

\$20 - \$24 Gross

### AVAILABLE SPACES

Suite 1	1,500 SF	( Drive Thru )
Suite 3	1,500 SF	Suite 4 1,500 SF

### DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
Total Population	3,914	33,204	54,983
Average HH Income	\$73,354	\$72,813	\$62,468
Daytime Population	4,888	34,267	65,070



The information contained herein has either been given to us by property owners or is from professional sources that are believed to be reliable; however, D'Argent Companies, LLC gives no warranty or guarantee that this information is correct, nor to the presence or absence of contaminating substances, PCB's or asbestos, nor to compliance with State and Federal regulations. This information is submitted subject to errors, omissions, changes in price, lease rate, or other conditions and may be withdrawn without notice. D'Argent Companies, LLC is a licensed Louisiana Real Estate Broker #0995701135. #001

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SCAN ME

**Aerial Overview**



SCAN ME

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