

SUMMARY

RETAIL AERIAL

FLOOR PLAN

PHOTOS

DEMOGRAPHICS

FOR SALE OR LEASE

PROPERTY OVERVIEW

1517 West Thomas Street in Hammond, LA boasts an excellent location along the major retail thoroughfare of LA Hwy 190. Situated just a few miles from both Interstate 12 and Interstate 55, it enjoys convenient access to major transportation routes and has close proximity to downtown Hammond and Southeastern Louisiana University. The building features a prominent large sign along West Thomas Street (Hwy 190), adding to its visibility to the strong traffic flow. The outgoing tenant, The Estate Center, was in operation for nearly 15 years as a consignment and furniture store developing this site into a recognizable landmark within the community.

Spanning 15,260 square feet under roof, this flex-retail property offers ample space for various potential uses including the ability to split into multiple suites. The buildings current layout is partially subdivided into three units with multiple entrances and exit points and a rear roll up door.

PROPERTY DETAILS

- Total SF: 15,260 SF
- Lot Size: .98 Acres
- Lot Dimensions: 130' x 326'
- Flood Zone: Flood Zone X
- Sewer and Water: Municipal
- Power: 3 phase
- Amps: 3 * 200 Amps
- HVAC: Electrical/ Central
- Parking: 50 Spaces in private lot in front and back

TRAFFIC COUNT (ADT 2025)

- On W. Thomas St (Hwy 190): 19,309

ALL OR PART FOR LEASE

- Total Building Size: 15,260
- Unit 1: ± 4,312 SF
- Unit 2: ± 4,398 SF
- Unit 3: ± 6,550 SF

SALE PRICE

- \$1,075,000

LEASE RATE

- \$10.00 - \$15.00 PSF NNN
- White Box Delivery



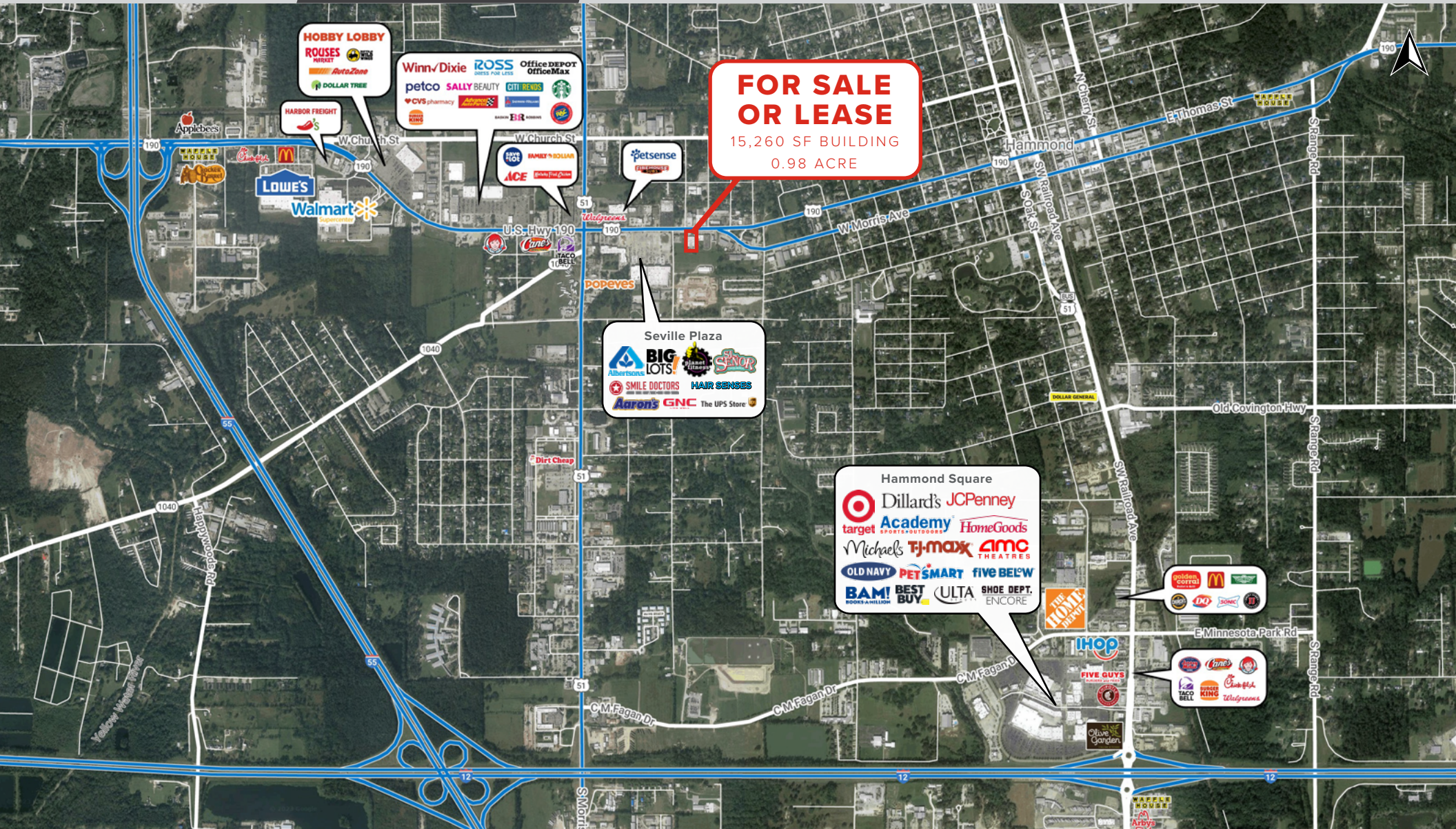
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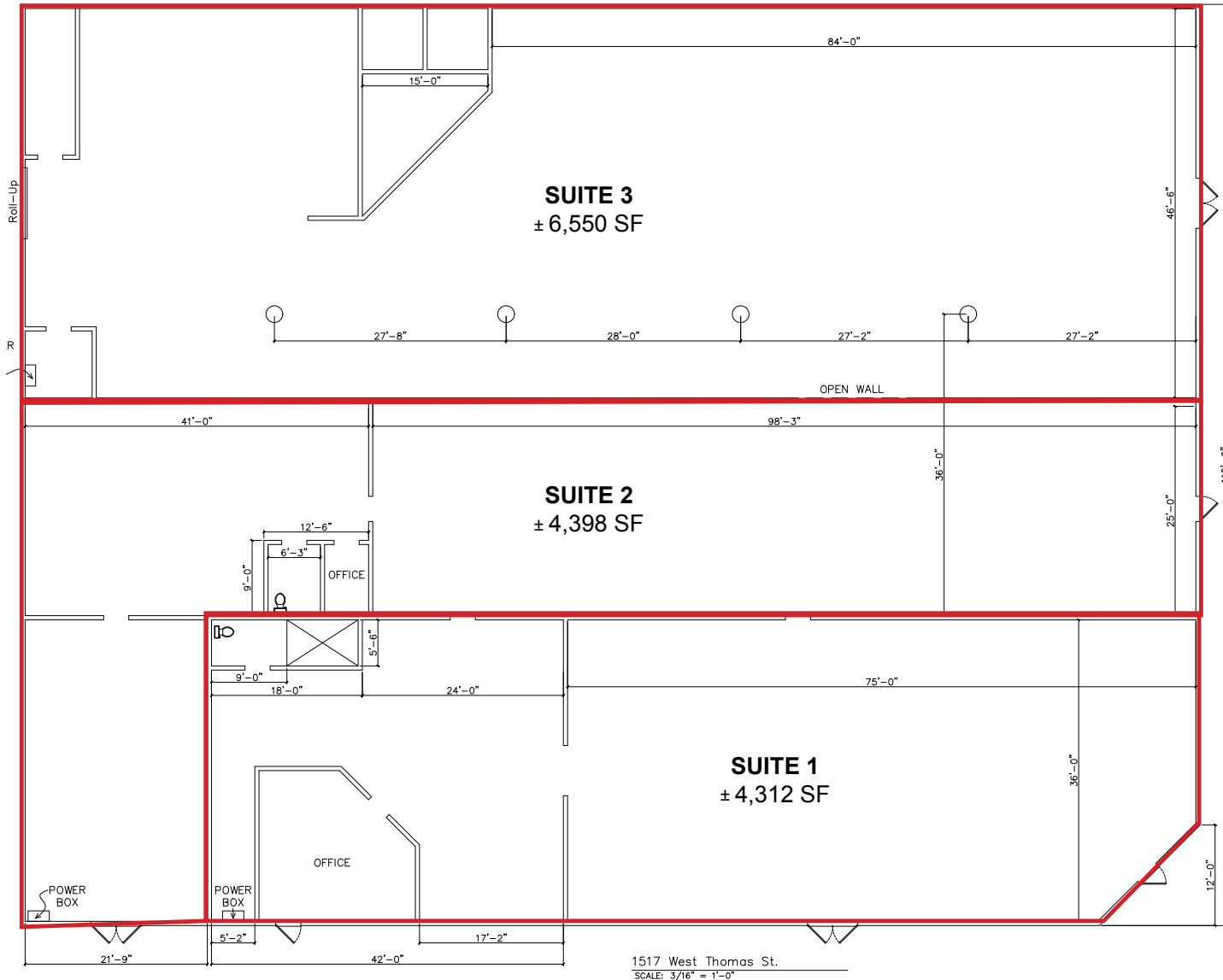
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COMMERCIAL BUILDING IN PRIME LOCATION

1517 W. Thomas Street, Hammond, LA 70401

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2024 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
	32,000	62,964	115,162
POPULATION			

	3 MILE	5 MILE	10 MILE
	\$63,459	\$73,665	\$81,675
AVG. HH INCOME			

	3 MILE	5 MILE	10 MILE
	12,423	24,826	45,202
HOUSEHOLDS			

