



Sugarland Shopping Center in Raceland

4550 Highway 1
RACELAND, LA 70394

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Sugarland Shopping Center

4550 Highway 1, Raceland, LA 70394

PROPERTY DESCRIPTION

Sugarland Shopping Center is centrally located at the intersection of LA Highway 1 and US Highway 90 in Raceland, Louisiana. Tenants include Rouses, AutoZone, Sugarland Hardware, Dollar Tree, Thibodaux Regional Health System, and Ochsner Home Health. CVS, Shell, and Popeyes are located on the outparcels, but separately owned.

This center was rebuilt after Hurricane Ida (2021). Repairs include installation of a new roof, new pylon, and new HVAC systems as well as re-asphalting and re-striping the parking lot. Every tenant except for Rouses rebuilt their spaces and reopened for business; only one space remains available.

PROPERTY OVERVIEW

SIZE: 113,078 square foot shopping center



SUGARLAND SHOPPING CENTER SITE PLAN



SUGARLAND SHOPPING CENTER

ABOUT THE AREA



LOCATION DESCRIPTION

Raceland is located in Lafourche Parish and is part of the Houma–Bayou Cane–Thibodaux Metropolitan Statistical Area. This area is primarily industrial and fishing, and it is within close proximity to New Orleans, Baton Rouge, and Lafayette.

The Sugarland Shopping Center is well-positioned within Raceland as it is blocks away from US Hwy 90 which carries traffic west towards Houma and Thibodaux and east towards New Orleans.

DEMOGRAPHICS (EST. 2022)

Drivetime:	<u>5 min.</u>	<u>15 min.</u>	<u>30 min.</u>
Population:	2,940	20,783	117,435
Number of Households:	1,154	7,954	44,969
Median HH Income:	\$62,385	\$55,422	\$58,738
Daytime Population:	1,719	4,721	53,739



SUGARLAND SHOPPING CENTER AERIAL

