

FOR LEASE

PROPERTY OVERVIEW

This new construction retail location sits at the corner of S. Bernard and W. Fairfield in Broussard and is positioned along the Fortune Road extension, which ties Youngsville and Broussard together. The site will offer an opportunity for a local or regional retailer, professional office user, or restaurant user to be a part of an upbeat and community driven environment which will feature the new Central Pizza and a large pond/outdoor area for live events and entertainment.

AVAILABLE

- 1,520 - 5,400 SF

LEASE RATE

- \$30 PSF NNN



SUMMARY

RETAIL MAP

FORTUNE ROAD
 CONNECTOR

SITE PLAN

PHOTOS

DEMOGRAPHICS



SUMMARY

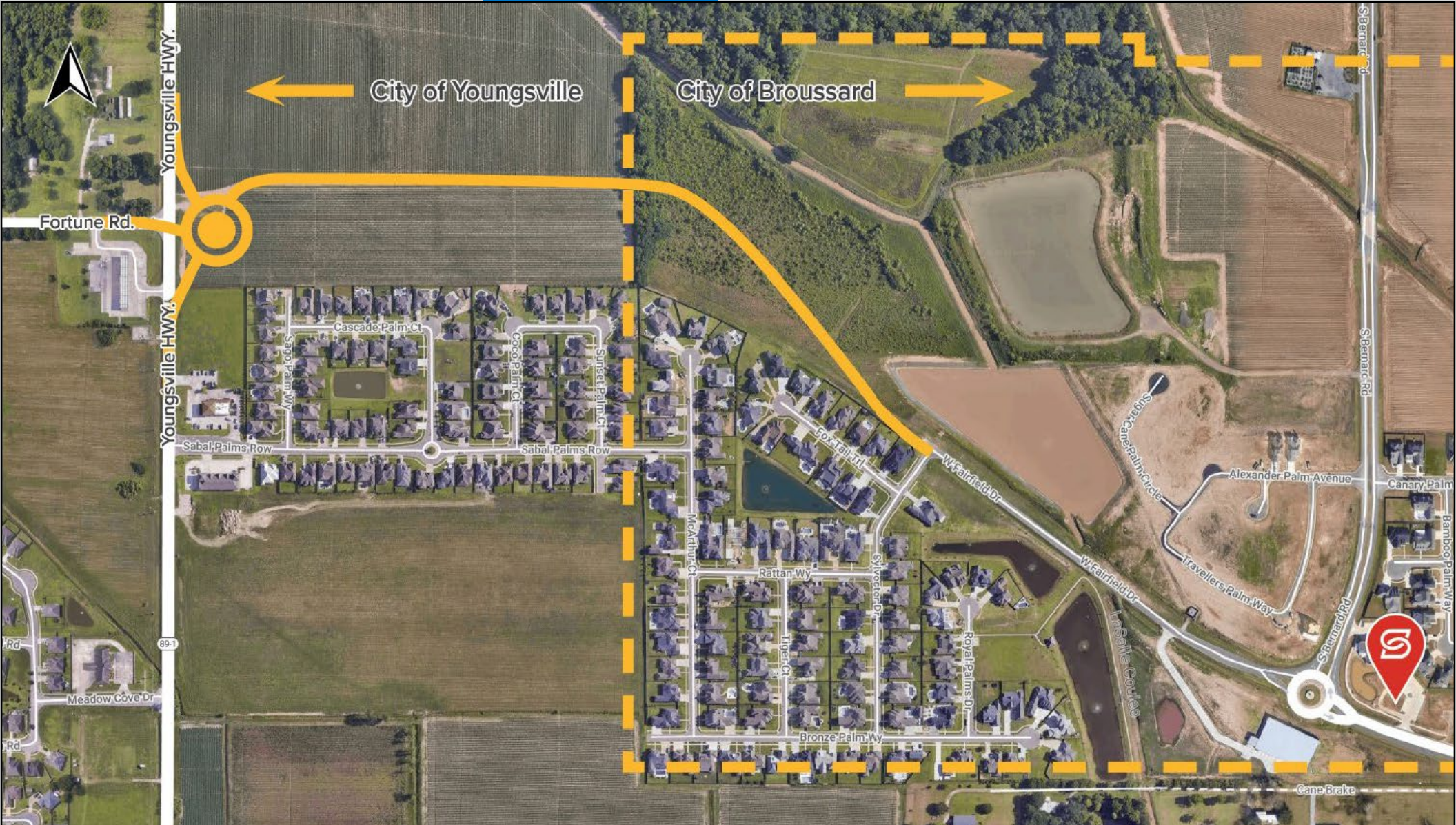
RETAIL MAP

**FORTUNE ROAD
CONNECTOR**

SITE PLAN

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SUMMARY

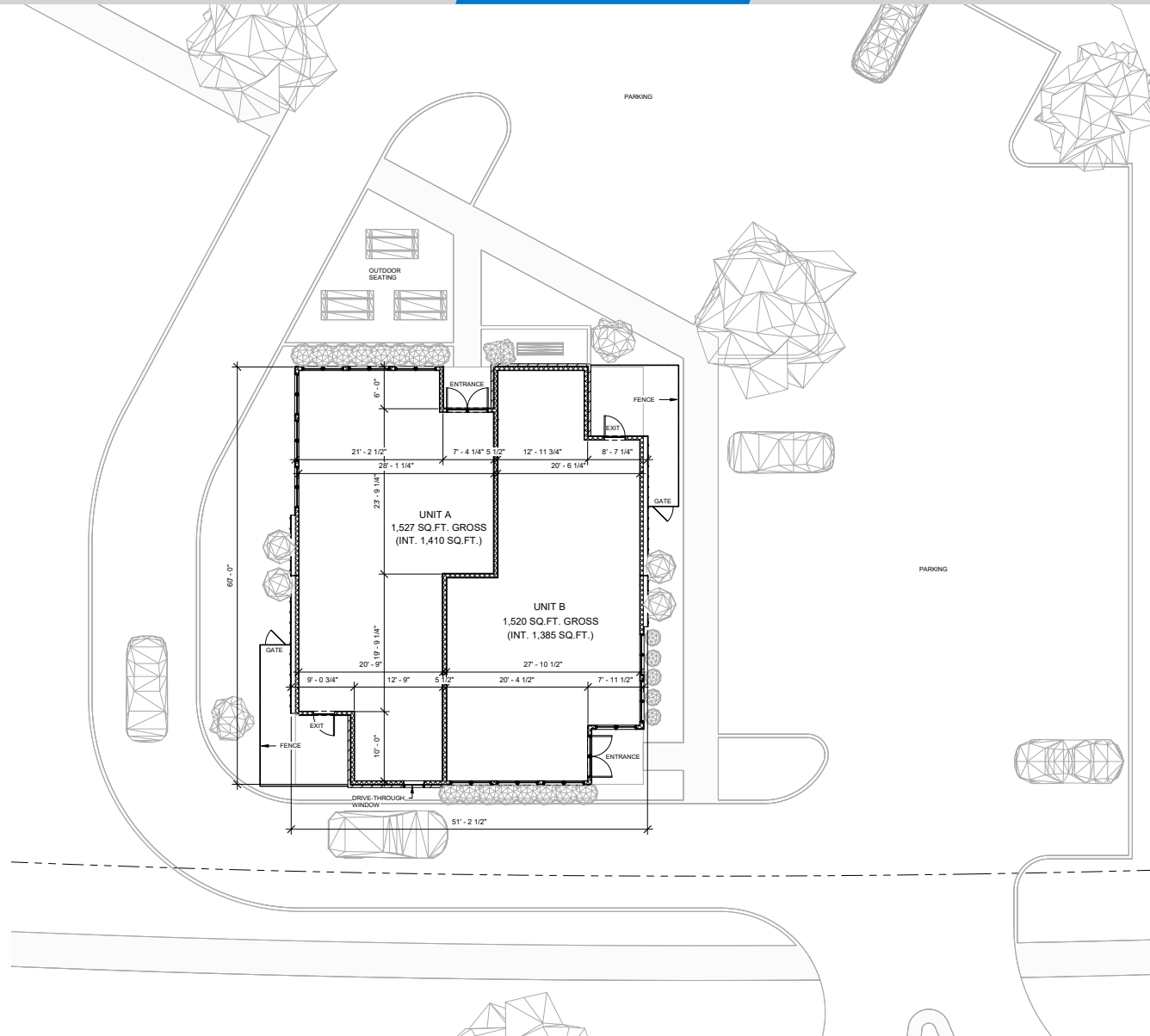
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2025 DEMOGRAPHICS

