

# PLAZA 51

HAMMOND, LA

HAMMOND  
PATIENT+  
Urgent Care Clinic

THE  
MUSCLE  
Feed your Cells.  
Fuel your Life.

PriorityPet  
Urgent Care

stirling



## FOR LEASE

### GLA

- 10,000 SF

### AVAILABILITY

- 1,250-6,250 SF

### LEASE DETAILS

- Rate: \$24-\$32 PSF NNN
- Term: 5 Years (min)
- NNN Fees: \$3.50 (subject to change)
- White Box Ready (See next page for details)
- TI available in lieu of White Box

### SITE DETAILS

- Traffic Count: 10,081 daily
- Parking: +/-42 spaces (1:250)

### DESCRIPTION

- Plaza 51 is a 10,000 sf fully remodeled strip center on busy Hwy 51 in Hammond. Just north of the Hammond Square mall, its location is ideal for retail uses that desire excellent visibility and access to the local traffic and market. With its quick access to the city of Hammond and I-12 this site provides great opportunity for long term success.



COVER

SUMMARY

PHOTOS

AREA MAP

DEMOGRAPHICS



## WHITE BOX DELIVERY

**Walen Properties LLC & The Ripoll Company**  
**1706 SW Railroad Ave**  
**Hammond, LA 70403**

### WHITE BOX DELIVERY TO TENANT(S)

**Walls:**

- Standard Demising Walls – Exterior Walls – Bathroom Walls
- Insulated between Metal Studs (Floor to Ceiling)
  - 5/8 Drywall over Studs
  - Drywall to be Taped, Finished, with one primer coat applied.

**Floor:**

Concrete Flooring

**Electrical:**

- 200 amp, three phase service located in the rear of building (per 1250 sqft unit)
- Circuit Panel located inside unit.
  - Standard 110v Duplex Outlets located on demising, exterior, and bathroom walls (Per Local Building Code)
  - 2x4 LED Troffer Lights Installed
  - Exhaust Fan for Restroom
  - One Line Circuit in "J" Box for Signage on Front of Building
  - Conduit for Phone and Data

**Plumbing:**

- Water Line provided is 1" Water Line with Shutoff Valve on Exterior (per 1250 sqft unit)
- All Plumbing Fixtures and Water Connections Required for Restroom

**HVAC:**

- New Heating and Air Condition Units with Electrical Heat Pump to be Installed.
- One (1) 5-ton unit per 1,250 sqft unit. (1 ton per 250sqft)
  - Compressor(s) will be located on a HVAC pad in rear of Building.
  - Inside unit will be installed above the Ceiling Grid
  - Supply & Return Ducts Installed per Local building Code in Ceiling

**Ceiling:**

- Drop Ceiling Installed
- 10ft of Clearance Height
  - 2x4 White Tile and HVAC Registers

**Restroom(s):**

- A Maximum of 1 ADA Compliant Restroom per 1,250 sqft
- Location per existing plumbing
  - 1 Interior Door

**StoreFront/Doors:**

- Storefront Glass, Door System with one (1) entry door per 1,250sqft. One (1) Single Personnel/Service Door in Rear Made of Metal, Painted, per 1,250sqft.
- All Entry Doors will be Keyed the Same



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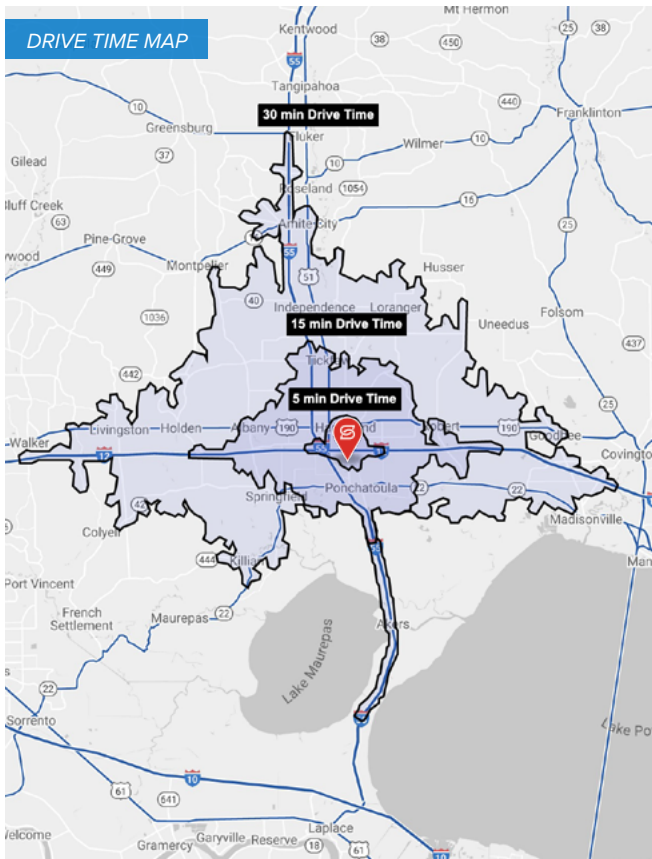
## COVER

## SUMMARY

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## AREA MAP

## DEMOGRAPHICS

**DRIVE TIME MAP**


5 MIN

15 MIN

30 MIN



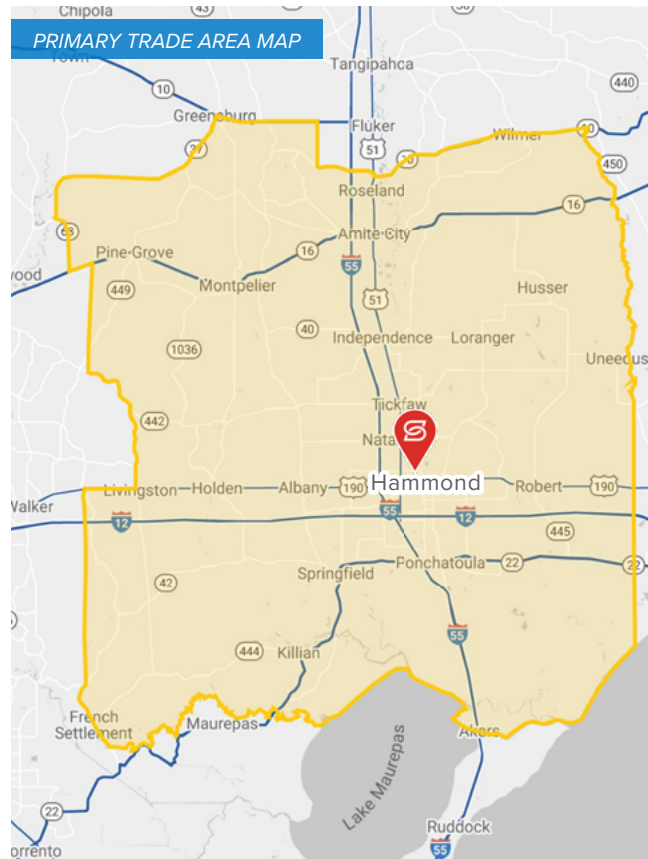
14,403

88,017

165,746

**2022 ESTIMATE**  
**AREA TRADE MAP**

172,153

**PRIMARY TRADE AREA MAP**


5 MIN

15 MIN

30 MIN



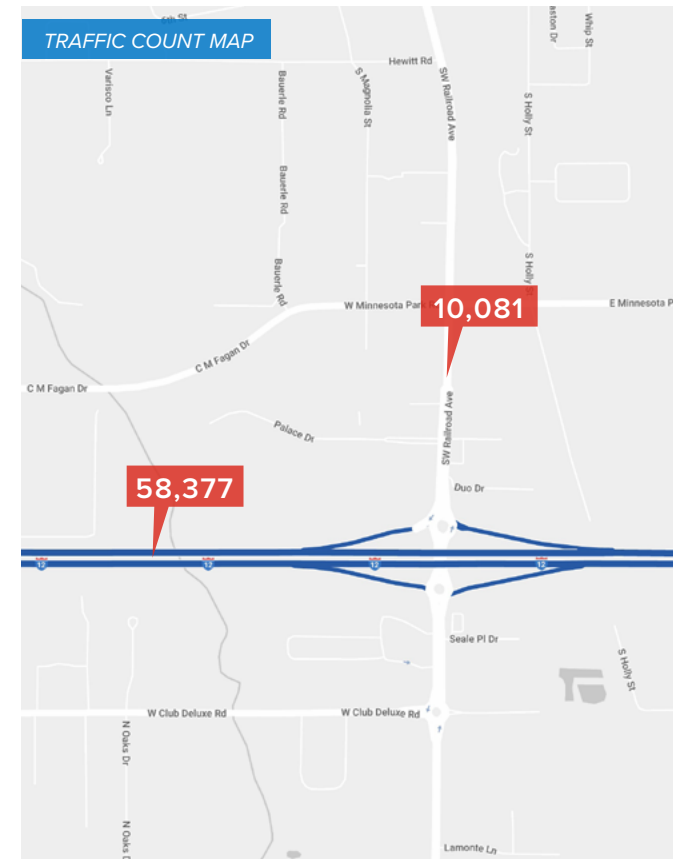
\$54,815

\$63,619

\$69,343

**2022 ESTIMATE**  
**AREA TRADE MAP**

\$64,305

**TRAFFIC COUNT MAP**


5 MIN

15 MIN

30 MIN



5,516

34,247

3,161

**2022 ESTIMATE**  
**AREA TRADE MAP**

65,766