



# CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

RETAIL SPACE | FOR SUBLEASE

## Sublease Adjacent to Aldi Grocery

**2302 W Thomas Street**

HAMMOND, LA 70401

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## SUBLEASE NEXT TO ALDI

2302 W Thomas Street, Hammond, LA 70401

### DESCRIPTION

Town & Country Plaza is a well-positioned retail center at a signalized intersection located along W Thomas Street (17,889 vpd), a major thoroughfare in Hammond. The retail center features pylon signage and abundant parking. Co-tenants include Ross Dress for Less, Petco, CitiTrends, Office Depot, Sally Beauty, CVS Pharmacy, and Starbucks.

The space will consist of 33,521 sf of sublease from ALDI, which recently opened next door. The space will be delivered in raw shell condition.

### OVERVIEW

SIZE	33,521 sf (168' x 180')
LEASE RATE	\$8.75/sf, NNN
NET CHARGES	approx. \$1.81/sf
PARKING	160 spaces directly in front of space plus cross parking throughout center



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# 2302 W THOMAS STREET

## DEMOGRAPHICS (EST. 2025)

radius/drive time	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>	<u>10 minute</u>
Population:	5,146	32,025	63,467	39,379
Average HH Income:	\$61,432	\$67,078	\$76,697	\$70,110
Median HH Income:	\$45,025	\$47,263	\$57,276	\$49,650
Daytime Population:	4,581	19,157	26,126	19,221

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