

### SUMMARY

### RETAIL MAP

### AERIAL MAP

### PROPERTY OWNERS

### AREA INFO

### DEMOGRAPHICS

## FOR SALE

### ACREAGE

+/-. 7.20

### ADDITIONAL ACREAGE FOR ASSEMBLAGE

- Parcel A: 6 Acres
- Parcel B: 5.27 Acres
- Parcel C: 1.01 Acres
- Parcel D: 0.9 Acres
- Parcel E: 0.95 Acres

Unlock the potential of this 7.20-acre parcel in the heart of Hammond, Louisiana, directly adjacent to Hammond Square, the region's premier retail destination. With an additional 14.13 acres available for assemblage, this site offers a rare opportunity to develop up to 21.33 acres in a high-traffic, rapidly growing commercial corridor.

This property is ideal for big-brand retail, mixed-use development, or hospitality seeking maximum visibility and accessibility. Situated in a thriving retail hub with strong consumer demand and excellent connectivity, this site benefits from immediate access to major highways, a strong local economy, and an established customer base.

### NEARBY RETAILERS

**Anchors:** The Home Depot, Target, JCPenney, Dillard's, Academy Sports + Outdoors, AMC Theatres, Best Buy, T.J.Maxx, HomeGoods, Michaels, Books-A-Million, SHOE DEPT. Encore, PetSmart, Old Navy, ULTA Beauty, and Five Below

**Retail:** Bellagio Salon & Spa, Hibbett Sports, Firestone Complete Auto Care, Chase, maurices, Cato, Verizon, The Children's Place, America's Best Contacts & Eyeglasses, Foot Locker, Affordable Dentures & Implants, Obsession/Tailored, Buff City Soap, Zales, Kay Jewelers, Claire's, GNC, Sport Clips, and Twirl

**Restaurants:** Walk-On's Sports Bistreaux, Olive Garden, Santa Fe Cattle Co., Nagoya Sushi & Japanese Steakhouse, Albasha Greek & Lebanese Cafe, Margaritas Mexican Restaurant, East of Italy, Raising Cane's, Le Saigon Restaurant, Chipotle, Five Guys, Smoothie King, Great American Cookies, Crumbl Cookies, Marble Slab Creamery, Poké City, and Menchie's Frozen Yogurt

### TRAFFIC COUNT (ADT 2023)

- On Interstate 12, east of US 51 Business (SW Railroad Avenue): 81,357
- On US 51 Business (SW Railroad Avenue), north of Interstate 10: 26,569





The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 3/25

SUMMARY

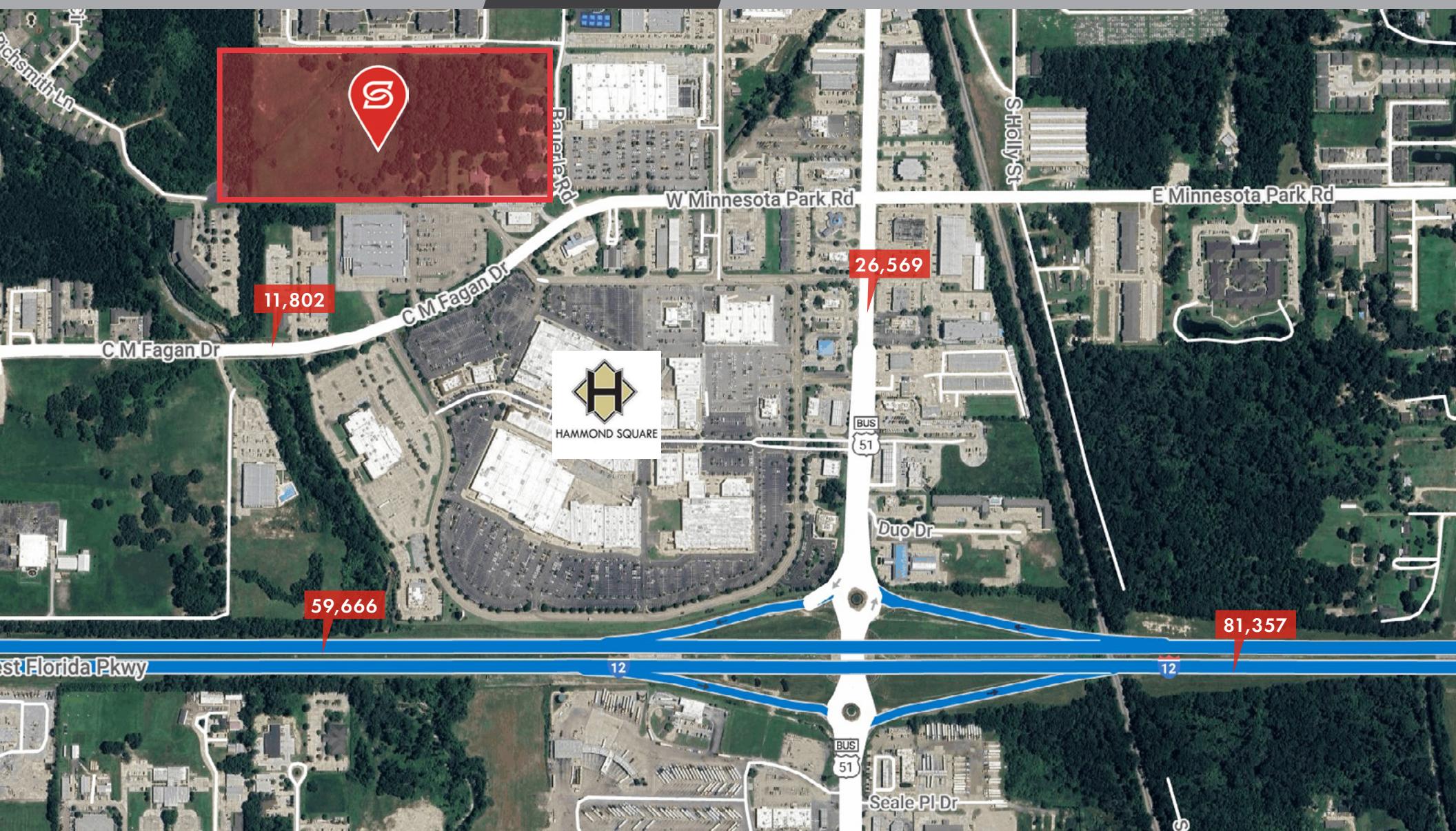
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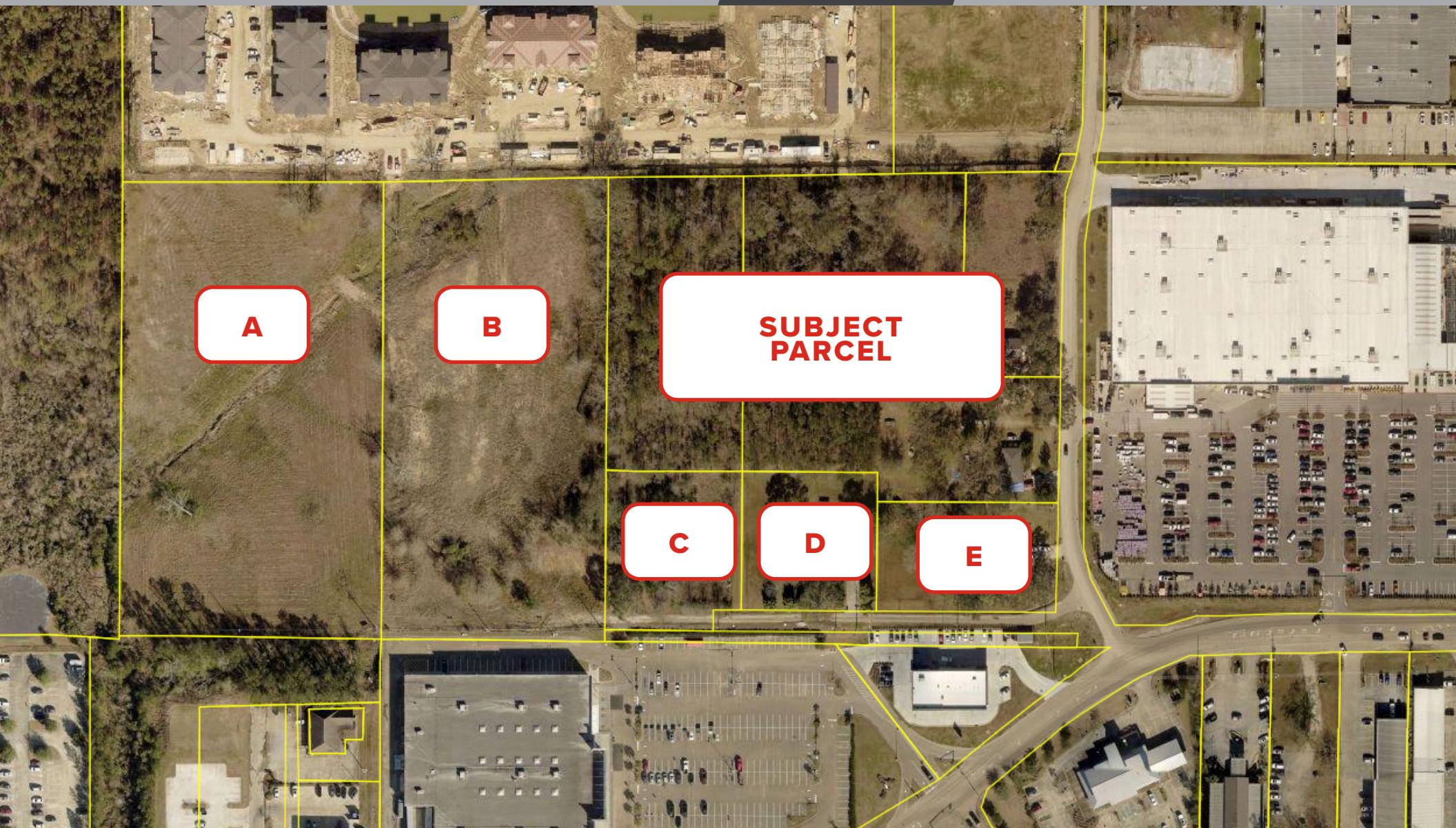
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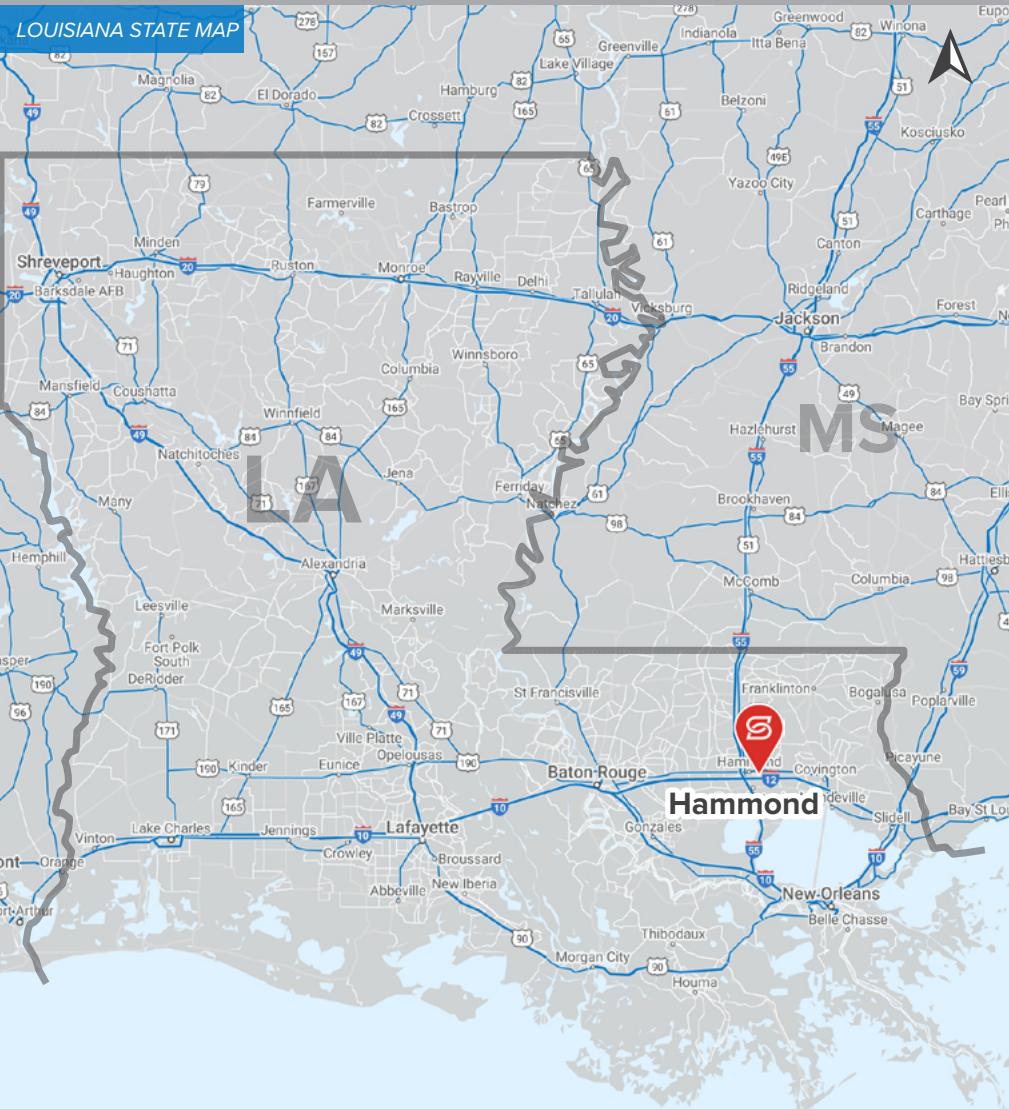
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### LOUISIANA STATE MAP



### HAMMOND MAP



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## 2025 DEMOGRAPHICS

### HAMMOND RETAIL TRADE AREA

According to Southeastern Louisiana University's Business Research Center's Hammond Retail Study, the Hammond Retail Trade Area includes 17 zip codes between Walker and Covington, and stretching from French Settlement to Amite. We have adopted this trade area as the Primary Trade Area for Hammond Square. Due to the recent increase in population, Hammond has become its own metropolitan statistical area (MSA) in 2015.

2025 ESTIMATE	2010 CENSUS	PERCENTAGE CHANGE
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#### POPULATION

170,621      147,970      + 15.3%



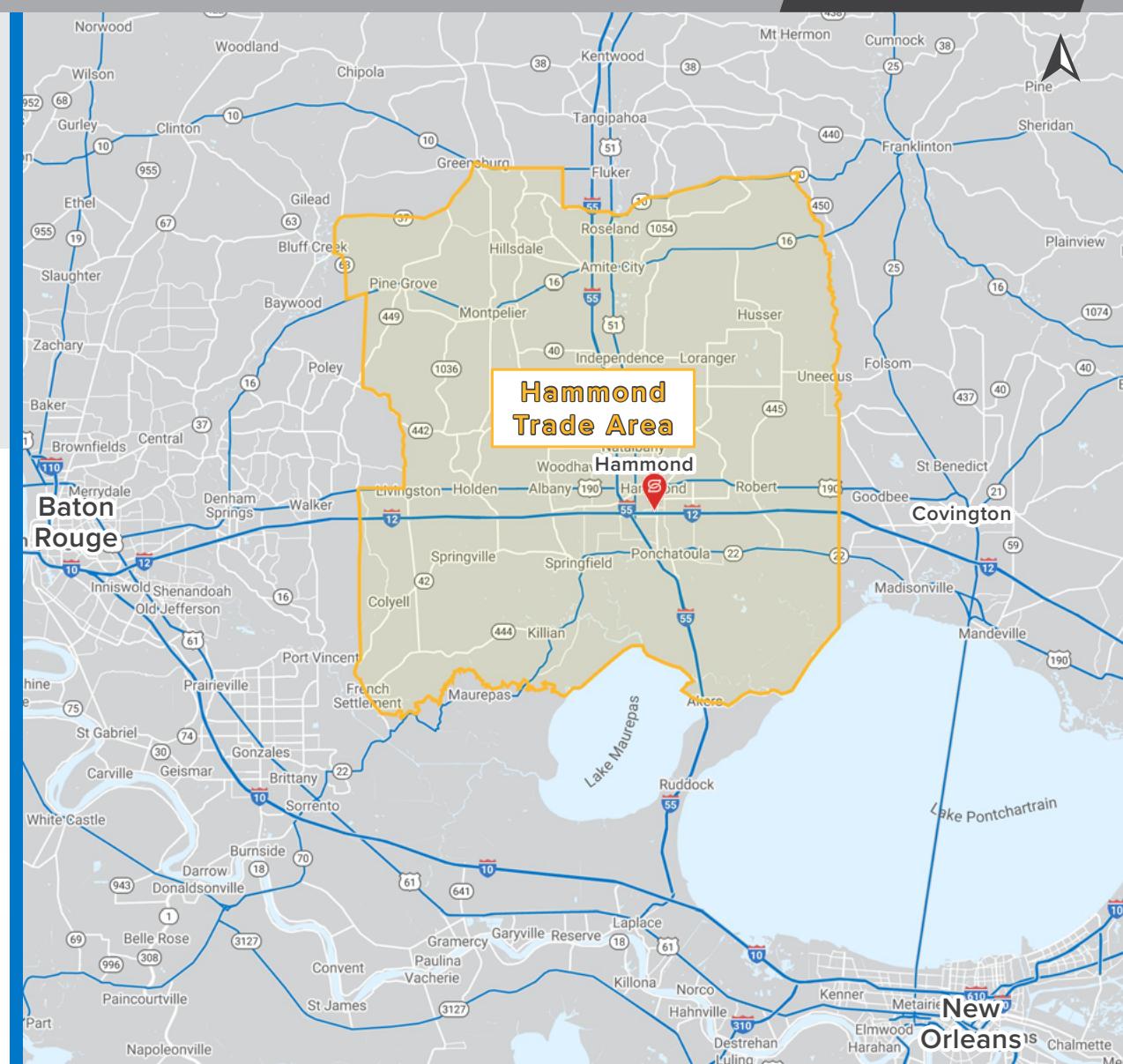
#### AVG. HOUSEHOLD INCOME

\$75,305      \$52,523      + 43.4%



#### HOUSEHOLDS

66,507      54,842      + 21.3%



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