



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

COLONIAL PLAZA SHOPPING CENTER FOR LEASE

6433 LA-182
Morgan City, LA 70380

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
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FOR LEASE

6433 LA-182, MORGAN CITY, LA 70380

7,500 SF



OFFERING SUMMARY

Lease Rate:	\$8.00 - 12.00 SF/yr (NNN)
Total Available SF:	23,700 SF
LEASED Space 1:	16,200 SF
AVAILABLE Space 2: (Stage Shoes)	7,500 SF
Lot Size:	292,320 SF
Zoning:	COMMERCIAL

PROPERTY HIGHLIGHTS

- ROUSE'S GROCERY ANCHORED Shopping Center; the Town Square in the heart of Morgan City, Louisiana
- 7,500 SF remaining of Clean Second Generation Retail Space
- Formerly STAGE SHOES
- Ample Parking
- Large Pylon Sign
- Great Visibility
- ADA Restrooms
- Fixtures Available
- Co-Tenancy includes: Rouses, Bealls Outlet, H&R Block, Clearwater Swimming Pools, Auto Zone, Subway, Charming Nails, etc.
- NNN Lease
- TI Available

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RETAIL MAP

6433 LA-182, MORGAN CITY, LA 70380

7,500 SF



Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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AERIAL OVERVIEW

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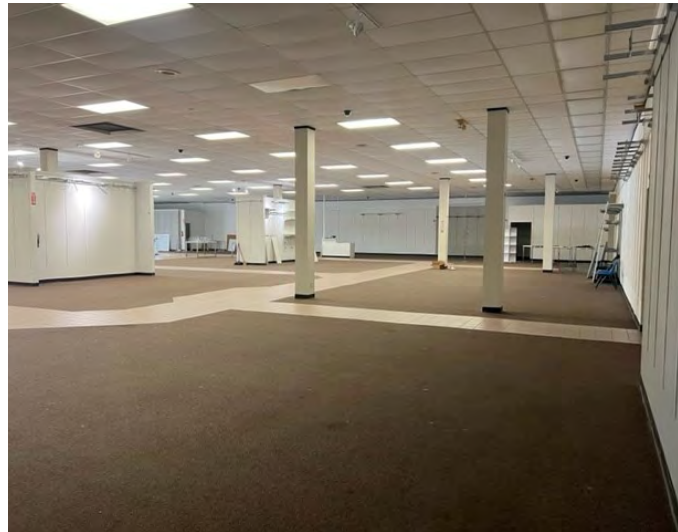


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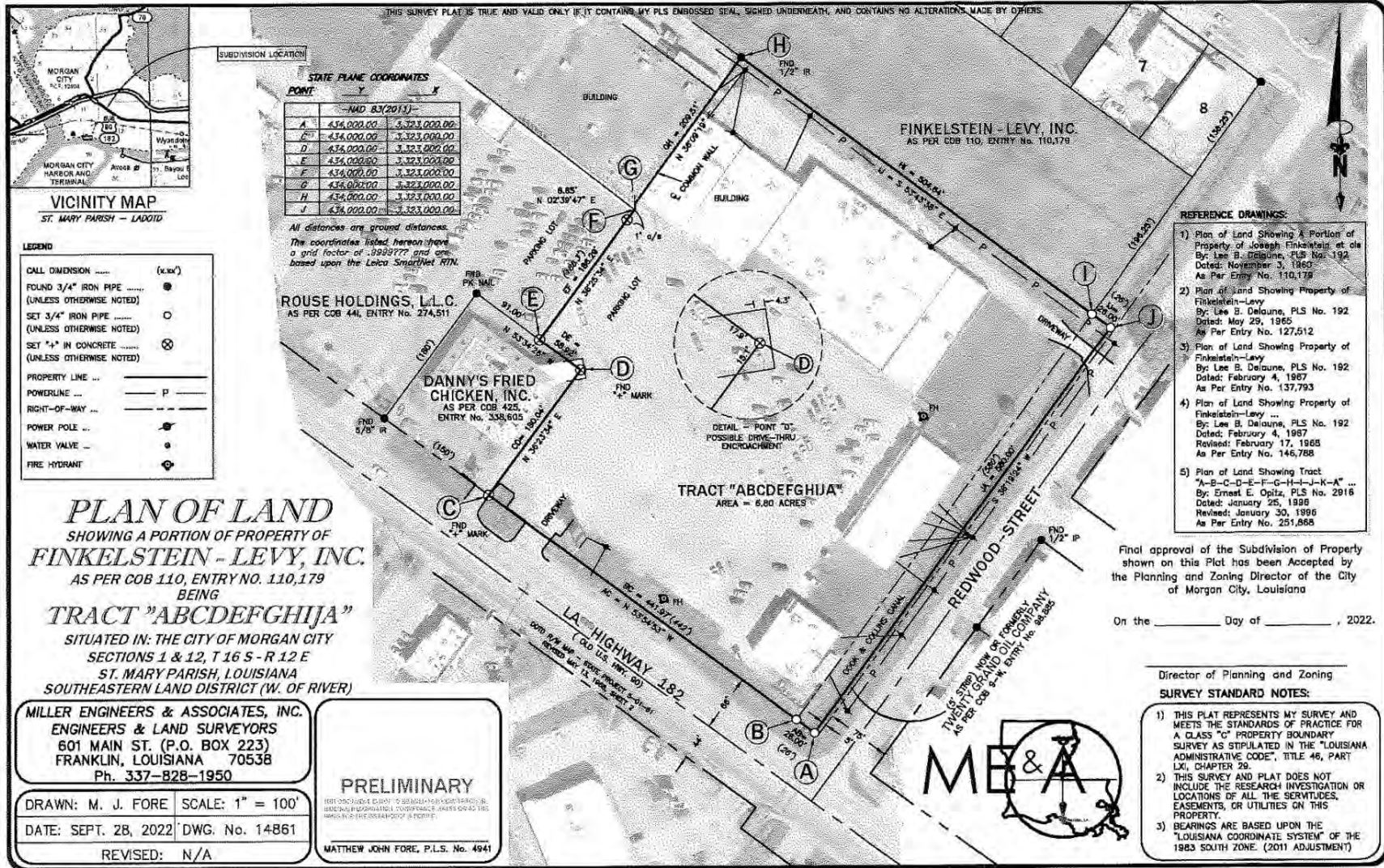
SOURAGE ROTENBERG
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COLONIAL PLAZA SHOPPING CENTER FOR LEASE

6433 LA-182, MORGAN CITY, LA 70380

SURVEY

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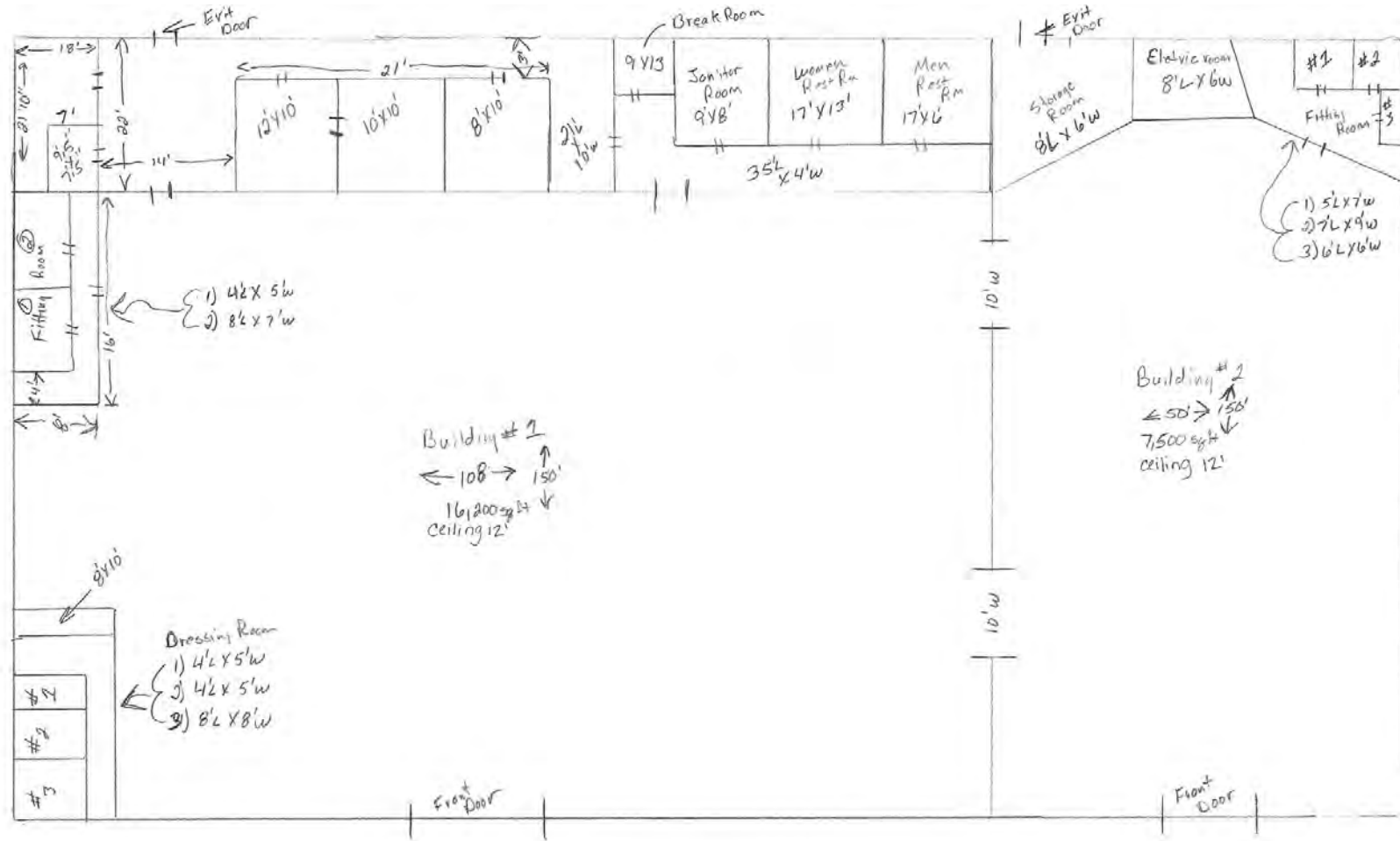


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TRAFFIC COUNT MAP

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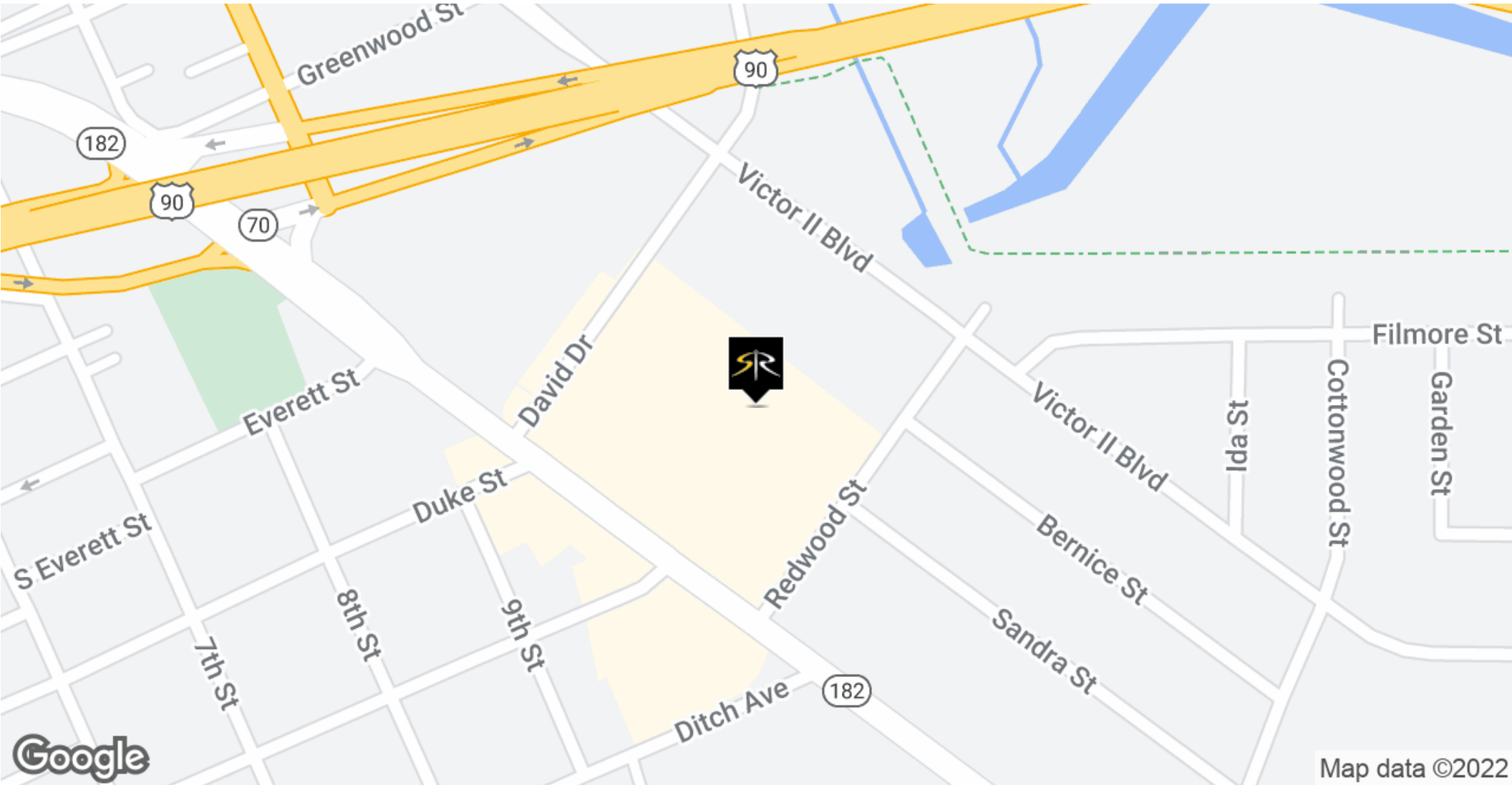
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LOCATION MAP

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DEMOGRAPHICS

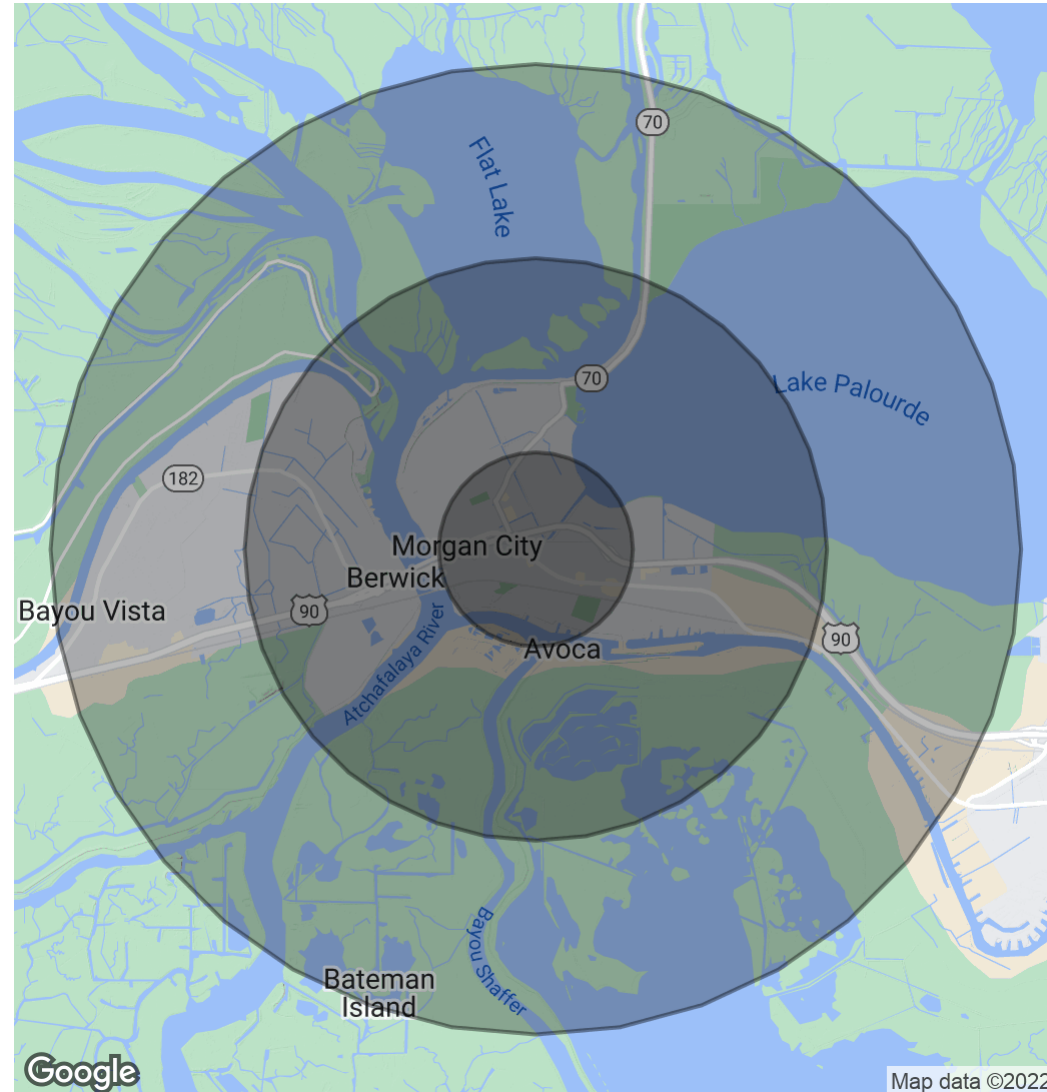
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,375	15,114	21,520
Average Age	47.5	42.0	40.1
Average Age (Male)	47.5	41.0	38.6
Average Age (Female)	48.0	43.1	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,314	7,566	10,517
# Of Persons Per HH	1.6	2.0	2.0
Average HH Income	\$36,324	\$42,032	\$42,907
Average House Value	\$128,626	\$120,040	\$125,822

* Demographic data derived from 2020 ACS - US Census



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