

# CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

DEVELOPMENT OPPORTUNITY | FOR LEASE

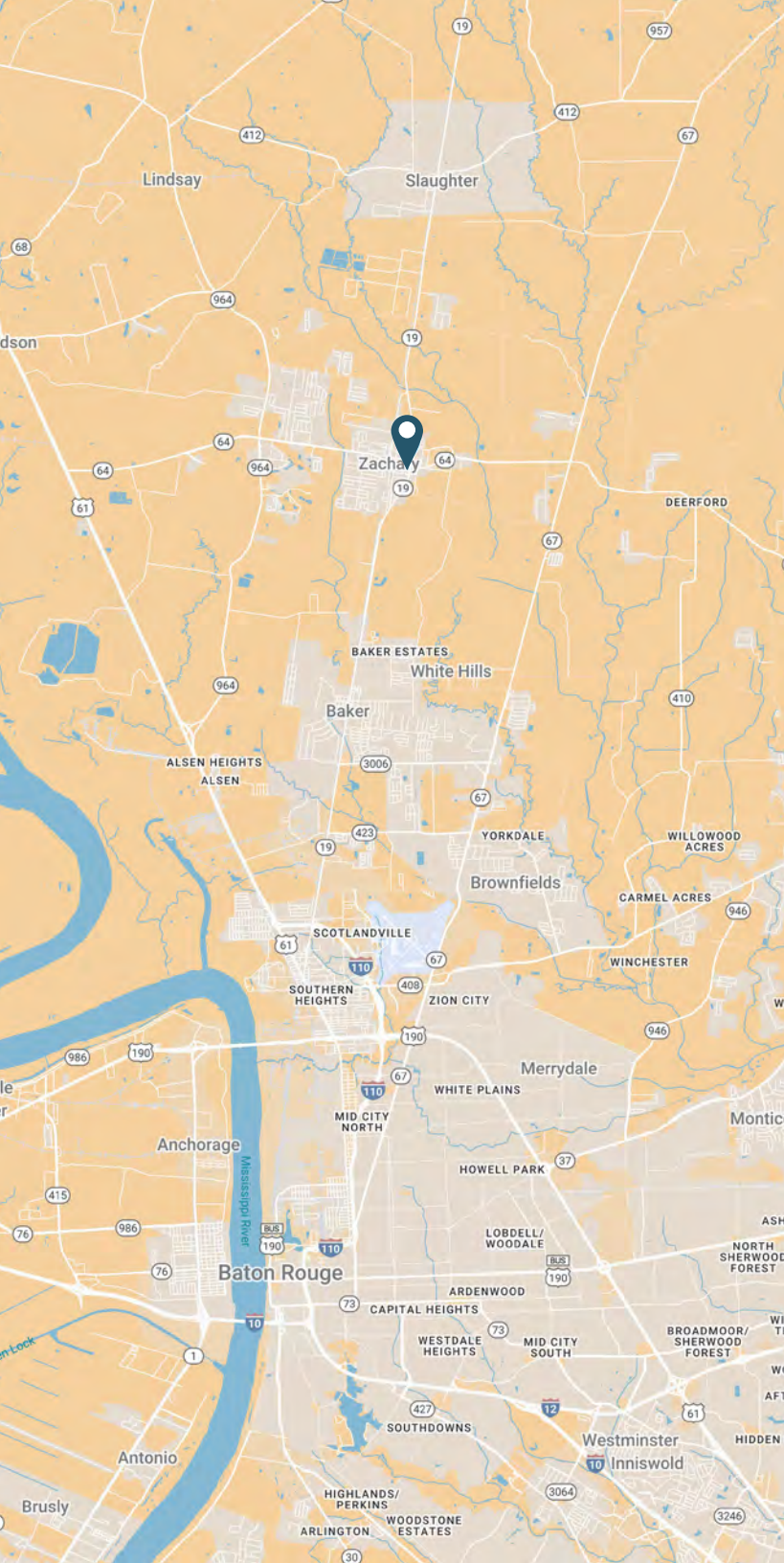
# Ground Lease on LA Hwy 64 at LA Hwy 19

**5005-5037 Main Street (LA Highway 64)**

ZACHARY, LA 70791

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## LA HIGHWAY 64 (MAIN ST.) WEST OF LA HWY 19

5005-5037 Main Street (LA Highway 64), Zachary, LA 70791

### DESCRIPTION

Zachary is a bedroom community to Baton Rouge and serves the surrounding communities of Baker, Clinton, St. Francisville, New Roads, and Jackson.

This land parcel is positioned along a major commercial thoroughfare and ideal for development as a ground lease. Retailers in the area include Walmart Supercenter, Home Depot, ALDI (to acquire Winn-Dixie), Walgreens, T.J. Maxx, Harbor Freight Tools, Five Below, and AMG Specialty Hospital - Zachary.

### OVERVIEW

#### SIZE

39,083 sf

209' x 187'

#### LEASE RATE

Contact Agent

#### ZONING

Commercial



**37,530  
PEOPLE**



**\$74,126  
MEDIAN  
HH INCOME**

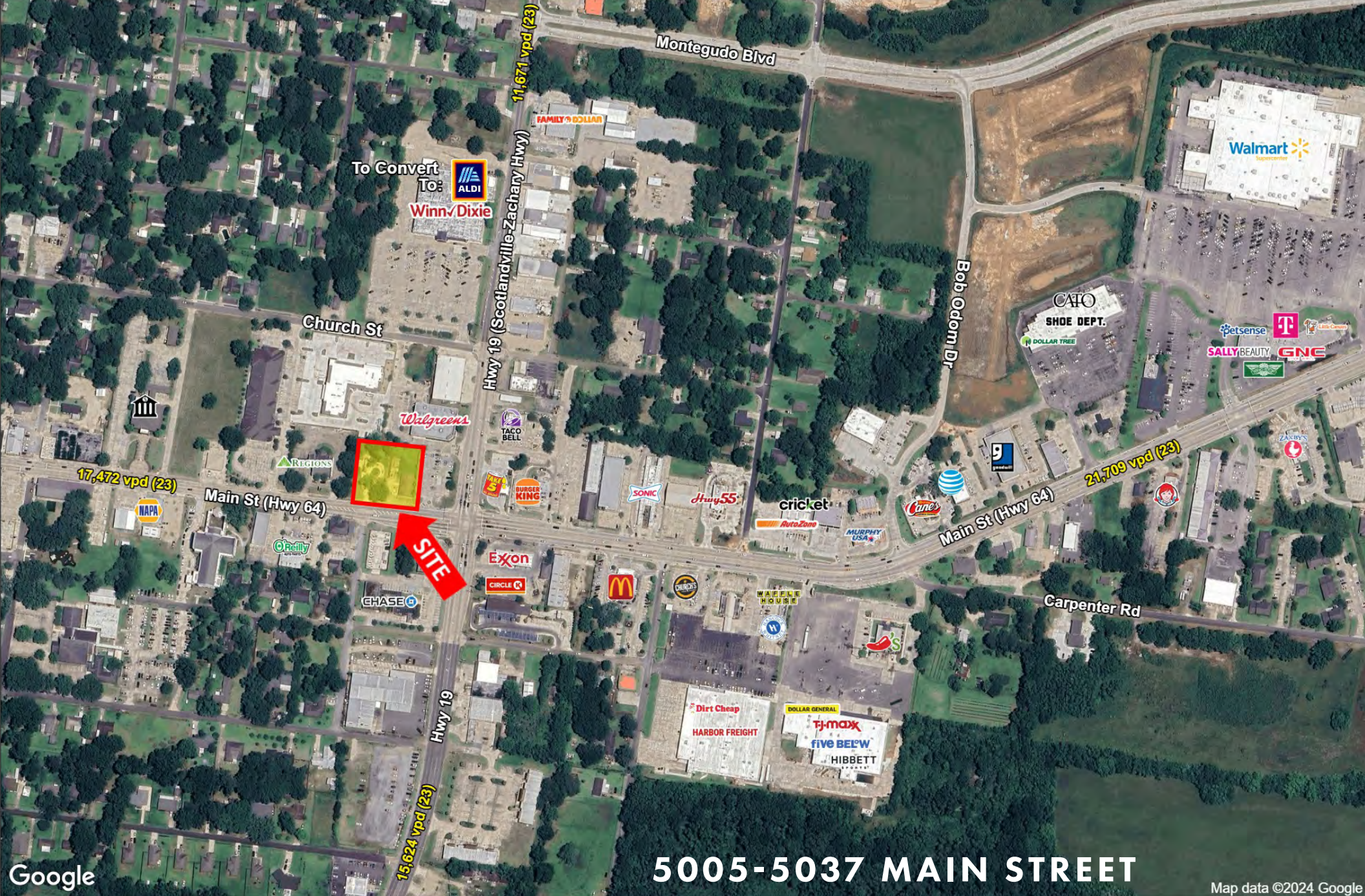


**10,883  
WORKERS**

*\*within a 5 mile radius of the site*

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To Convert To:  
**Winn-Dixie**  
**ALDI**

**SITE**

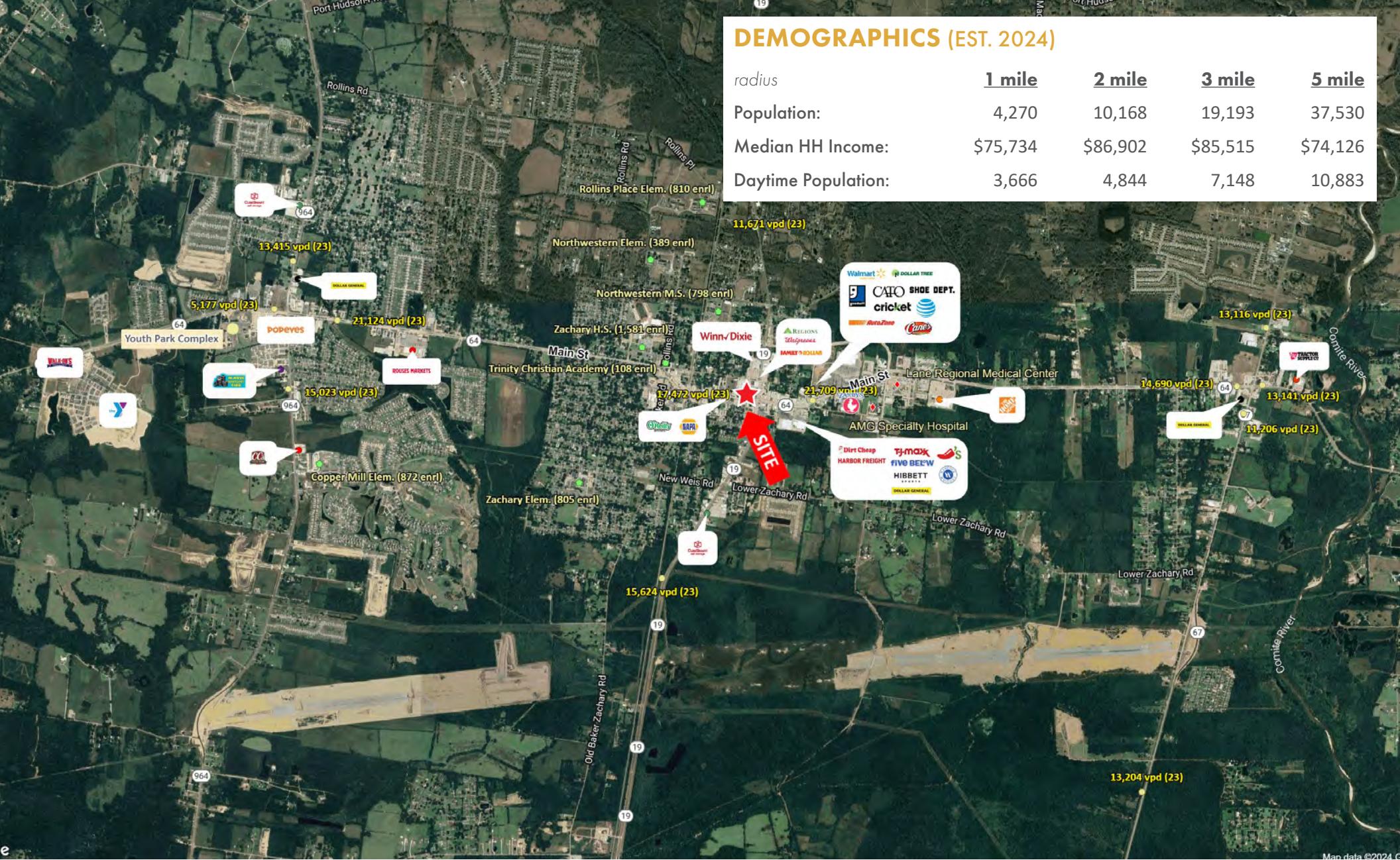
**5005-5037 MAIN STREET**

Google

Map data ©2024 Google

## DEMOGRAPHICS (EST. 2024)

radius	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	4,270	10,168	19,193	37,530
Median HH Income:	\$75,734	\$86,902	\$85,515	\$74,126
Daytime Population:	3,666	4,844	7,148	10,883



**5005-5037 MAIN STREET**



**CORPORATE REALTY**

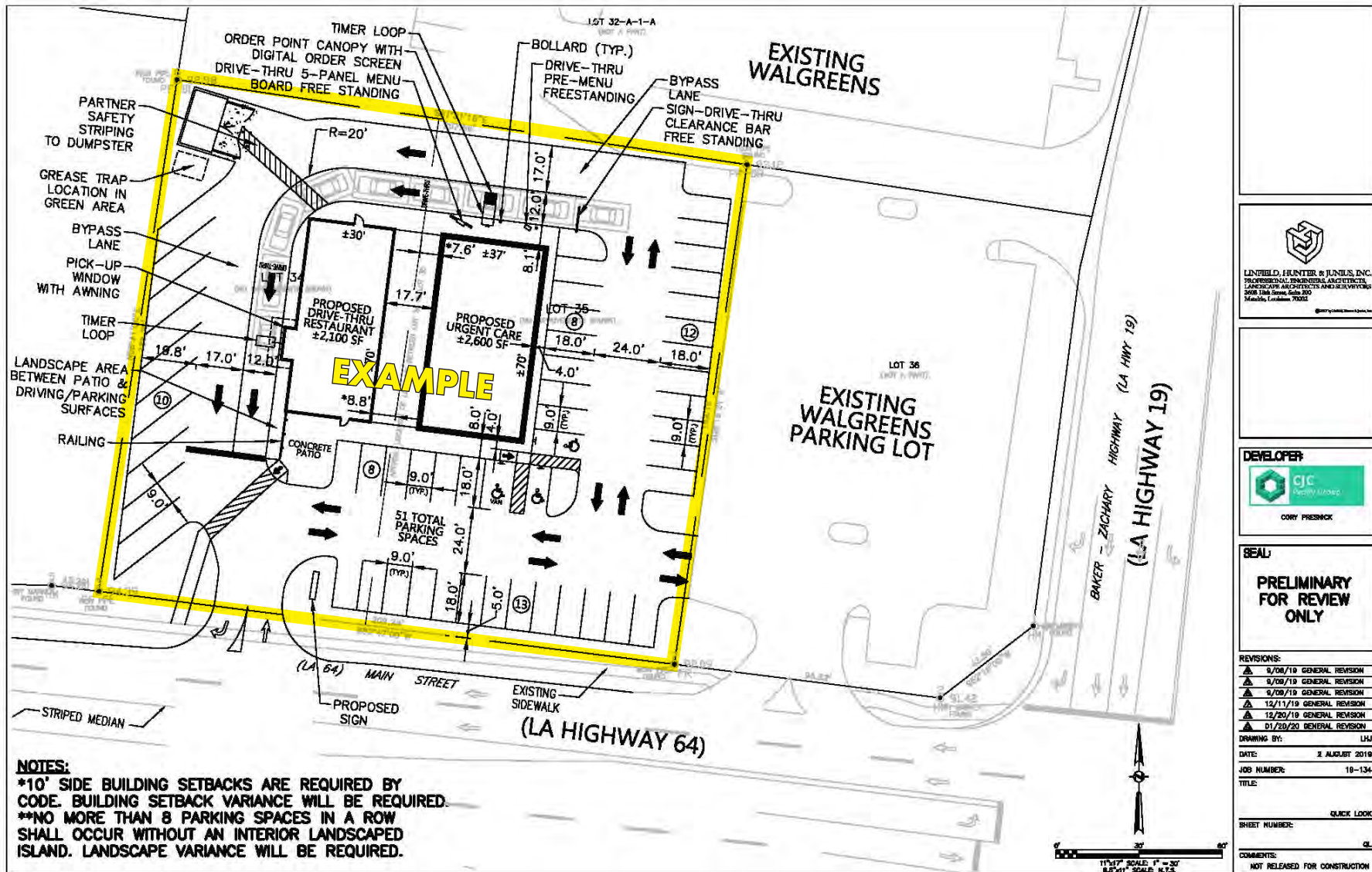
A MEMBER OF  
**CHAINLINKS**  
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# 5005-5037 MAIN STREET

## EXAMPLE DEVELOPMENT PLAN



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# 5005-5037 MAIN STREET

## ABOUT ZACHARY



### EMPLOYERS

Lane Regional Medical Center is the largest employer, with more than 800 team members and an 82,000-sf, four-story patient tower under construction that is scheduled to be completed by the end of 2024. Georgia-Pacific Paper Mill, a subsidiary of Koch Industries, plays an important role in both employment and local economy, and its investment in the Port Hudson Mill has expanded the production of premium paper towel products. The Zachary Community School District also provides vital employment; more than 650 teachers, administrators, and personnel are committed to the education opportunities for students. Family-owned and local businesses as well as national employers like ExxonMobile also contribute to the local economy.



### SCHOOLS

Since 2005, the Zachary Community School District, consisting of eight schools, has been recognized as one of the top performing school districts in the state of Louisiana.



### PROXIMITY

Zachary is 27.04 square miles. It is located about 16 miles from Baton Rouge, Louisiana's capital and its second largest city, and is part of the Baton Rouge Metropolitan Statistical Area. It is approximately 70 miles north of New Orleans.



### LOCATION

The site is located on the corner of Main Street and Louisiana Highway 19, also known as the Zachary-Slaughter Highway. This connects directly to downtown Slaughter as well as U.S. Hwy 61 in Baton Rouge. The site is along a major commercial thoroughfare, and commercial zoning permits a variety of uses.



### STABILITY

The community is committed to longevity and safety, ensuring it will continue to be a desirable place to live for future generations and that commercial property will retain its value.



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