

SUMMARY

RETAIL MAP

SITE PLAN

EXTERIOR PHOTOS

INTERIOR PHOTOS

DEMOGRAPHICS

FOR LEASE

AVAILABLE

- 3,000 - 6,252 SF
- Tenant Improvement Allowance: \$75.00 PSF

LEASE RATE

- \$29.00 SF/yr (NNN)

PROPERTY DESCRIPTION

Premium retail location in Laplace, Louisiana, featuring a gross leasable space of 57,780 square feet. This exceptional center is anchored by a Walmart Supercenter, ensuring high foot traffic and visibility. The location boasts excellent ingress and egress, facilitating smooth access for both customers and deliveries. The center is enveloped by residential neighborhoods, elementary and high schools, and benefits from robust traffic counts along this bustling retail corridor.

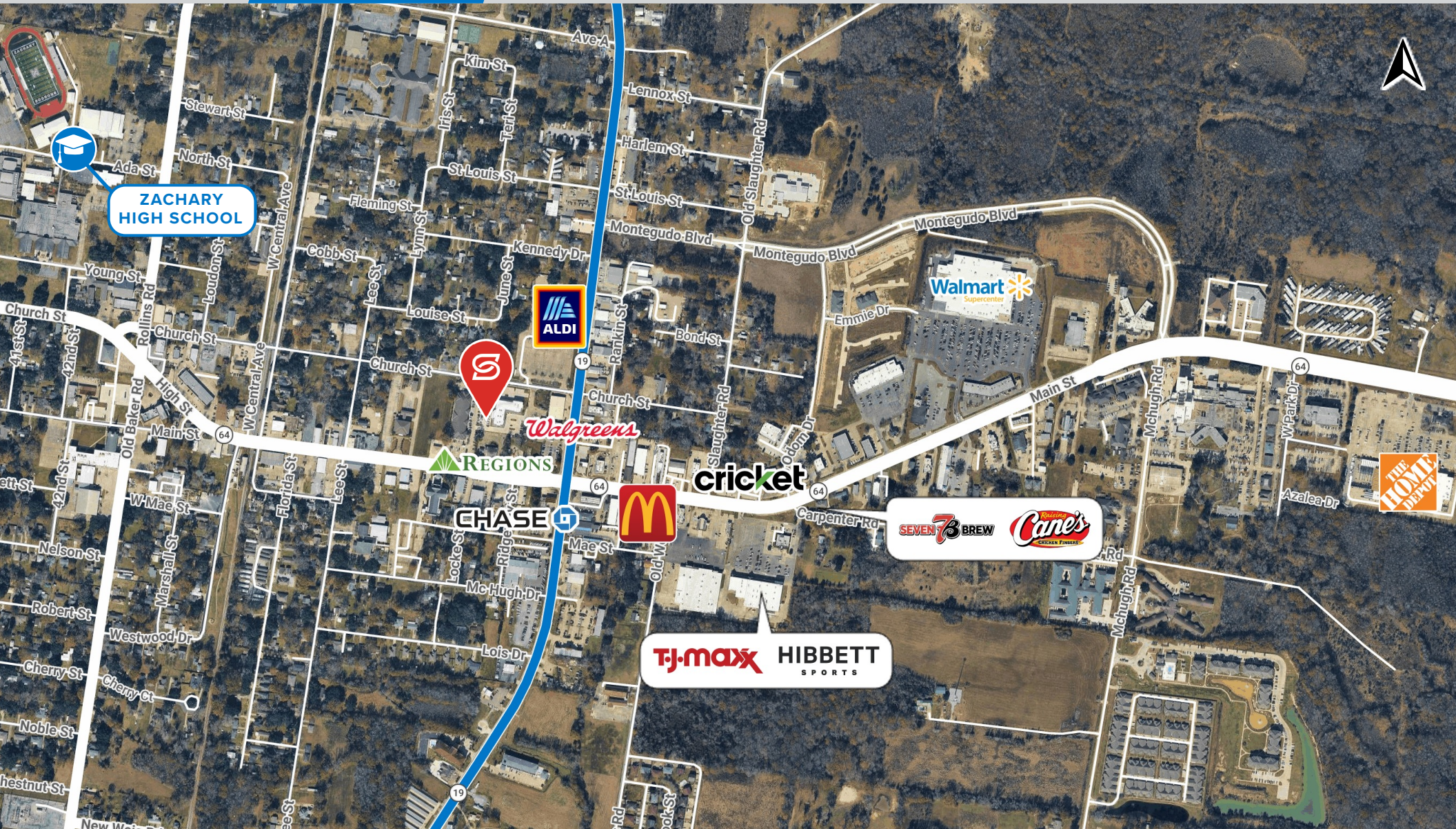
PROPERTY HIGHLIGHTS

- Prominent frontage on Church Street, across from Winn-Dixie
- Ingress and egress on Main Street as well as Church Street
- Centrally located in Zachary; convenient access to Baton Rouge and surrounding area
- New construction to be delivered as a grey shell
- Landlord to provide build-out allowance to medical tenant

BUILDING INFO

- Building Size: 20,050 SF
- Number of Units: 3







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2026 DEMOGRAPHICS



1 MILE	3 MILE	5 MILE
5,304	19,278	37,083



1 MILE	3 MILE	5 MILE
\$109,259	\$121,450	\$101,503



1 MILE	3 MILE	5 MILE
2,002	6,868	13,408

