

The Oaks Shopping Center

RETAIL PROPERTY FOR LEASE

400 W St Francis St Brusly, LA 70719

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaubox.com



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PROPERTY SUMMARY



Property Description

The Oaks Shopping Center is located off of W St Francis Street just behind The Cottonport Bank, Walk-On's, and Lit Pizza. Easy access to Highway 1 by a signalized intersection. Offers great visibility with over 38,000 average daily traffic counts. Ample parking spaces available with 301 spaces. Access to pylon signage along Highway 1 for additional exposure. \$4.15 PSF NNN which includes water, sewer, & Garbage.

Suite B-2 is the Former JV Industrial office space offering 8,000 Sf at \$10.00 PSF NNN

Tenant mix includes Family Dollar, Broc Therapy, Allstate, Bellissimo Learning Center, Maddie's Ice Cream, Just 4 Him, Go Auto, 1st Heritage Credit, Republic Finance, Empire MMA, Smokin Aces Smoke Shop, Burger Me, Sassy's Nails, & Rio Mexican Grill.

Offering Summary

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	8,000 SF
Building Size:	39,700 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	208	12,426	73,900
Total Population	592	31,222	192,487
Average HH Income	\$67,721	\$46,011	\$59,930

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LEASE SPACES



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite B-2	Available	8,000 SF	NNN	\$10.00 SF/yr	Former JV Industrial . Located between Family Dollar and Republic Finance. 8 smaller back offices, 2 large open areas in the front, large open reception/back office, men & women restrooms in the front and rear of the suite. Current buildout is ideal for Staffing agency or Express DMV. \$4.15 PSF NNN which includes water, sewer, and garbage.

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LOCATION MAP



Map data ©2023

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SUITE B-2 PHOTOS



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DEMOGRAPHICS MAP & REPORT

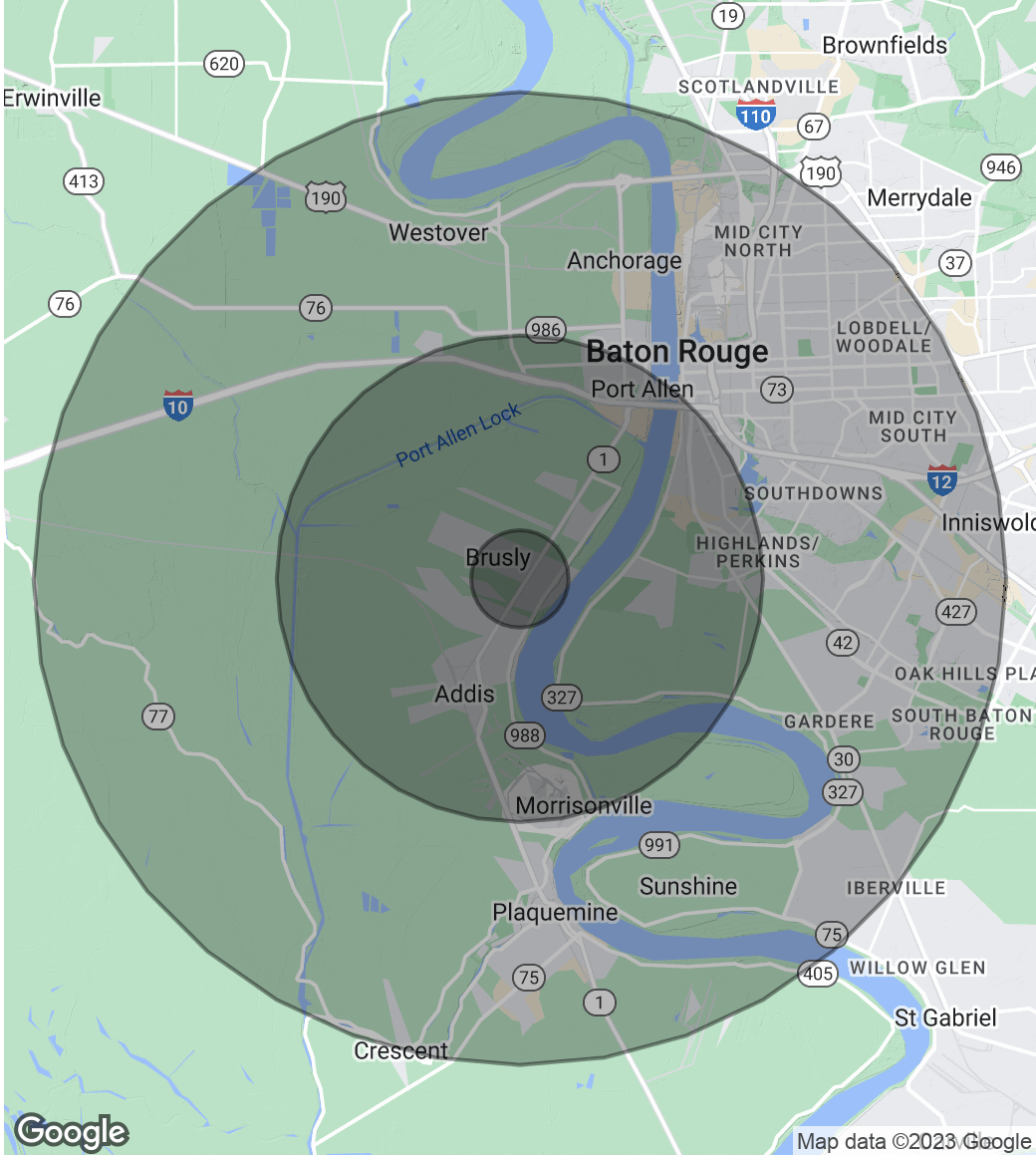
Population

	1 Mile	5 Miles	10 Miles
Total Population	592	31,222	192,487
Average Age	34.2	27.0	31.4
Average Age (Male)	32.8	26.5	29.7
Average Age (Female)	36.0	27.6	33.4

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	208	12,426	73,900
# Of Persons Per HH	2.8	2.5	2.6
Average HH Income	\$67,721	\$46,011	\$59,930
Average House Value	\$159,178	\$198,767	\$231,881

* Demographic data derived from 2020 ACS - US Census



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