



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE MAIN STREET PLAZA SHOPPING CENTER

WALMART SHADOW CENTER

5810 Main Street
Zachary, LA 70791

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
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MAIN STREET PLAZA SHOPPING CENTER: **WALMART SHADOW CENTER**

FOR LEASE: **MOVE IN SPECIAL!**

5810 & 5850 MAIN STREET, ZACHARY, LA 70791

20,252 SF

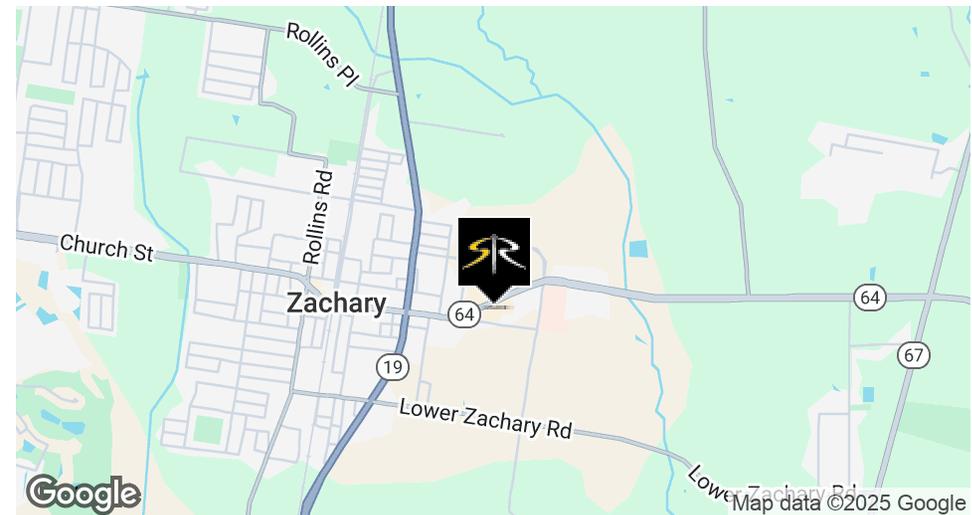


OFFERING SUMMARY

| | |
|---|---------------------|
| Lease Rate (Move In Special!!!): | \$10.50 SF/yr (NNN) |
| Building Size: | 20,252 SF |
| Available SF: | 1,000 - 3,900 SF |
| CAM: | \$4.63 SF/yr |
| Lot Size: | 2.4 Acres |
| Year Built: | 2000/2011 |
| Zoning: | C-1 |

PROPERTY OVERVIEW

- High-End Shopping Center located in Zachary, Louisiana. Prime End-Cap with Excellent Visibility Available.



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LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,000 - 3,900 SF | Lease Rate: | \$10.50 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------------------|-----------|-----------|------------|---------------|-----------------------------------|
| 5810 Ste. 1 | Available | 1,500 SF | NNN | \$10.50 SF/yr | End-Cap with Excellent Visibility |
| 5810 Ste. 2 | Available | 1,000 SF | NNN | \$10.50 SF/yr | In-Line or Together with End-Cap |
| 5810 Ste. 3 | Available | 1,200 SF | NNN | \$10.50 SF/yr | In-Line or Together with End-Cap |
| 5850 Ste. 3, 4, 5 | Available | 3,900 SF | NNN | \$10.50 SF/yr | End Cap |



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AVAILABLE SPACES

- **5810 Main St.**
- Suite 1: 1,500 SF
- Suite 2: 1,000 SF
- Suite 3: 1,200 SF
- **5850 Main St.**
- Suite 3,4,5: 3,900 SF (Available Feb. 1, 2026)
- **Can be leased together or separately**
- **Total Available Space: 3,700 SF (combined) or 3,900 SF**
- Prime end-cap space with excellent visibility
- Convenient access with ample parking
- Move-In Ready: Formerly occupied by Drop Box Mattress, and Dance Studio; adaptable for multiple uses
- **IDEAL USES**
- Retail Boutique
- Office Space
- Specialty Store
- Health & Wellness Business
- Quick-Service Restaurant
- Professional Services
- Dance Studio
- Beauty Supply
- Mattress Store

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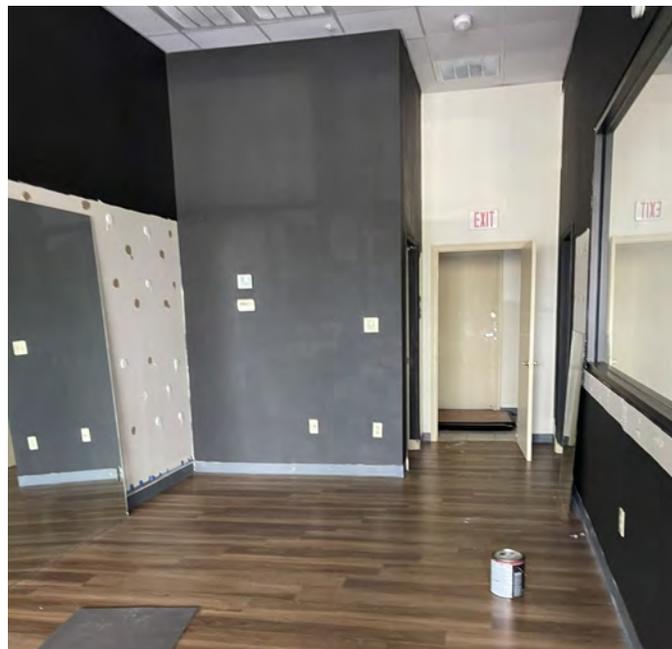
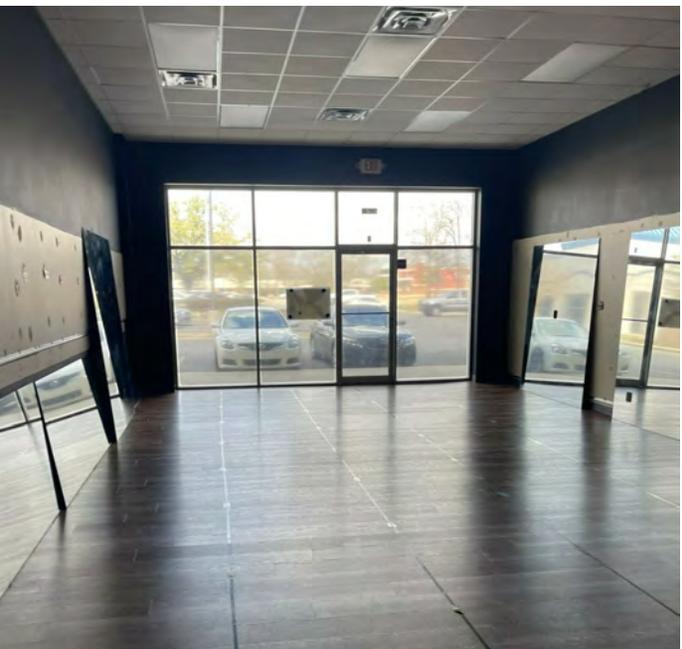
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20,252 SF



• LOCATION HIGHLIGHTS

- Located directly across from Walmart, ensuring high traffic exposure
- Surrounded by major retailers and businesses
- Nearby new Aspen Dental and 7 Brew



• NEIGHBORING TENANTS

- Mami's Mexican Restaurant
- H&R Block
- Town Donuts
- Blue Bubble
- Pelican State Credit Union
- Zachary Nails
- Next Step Performing Arts Center
- Rain Stone Massage Spa

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ZACHARY NAILS



BLUE BUBBLE



TOWN DONUTS & BREAKFAST

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MAMI'S MEXICAN

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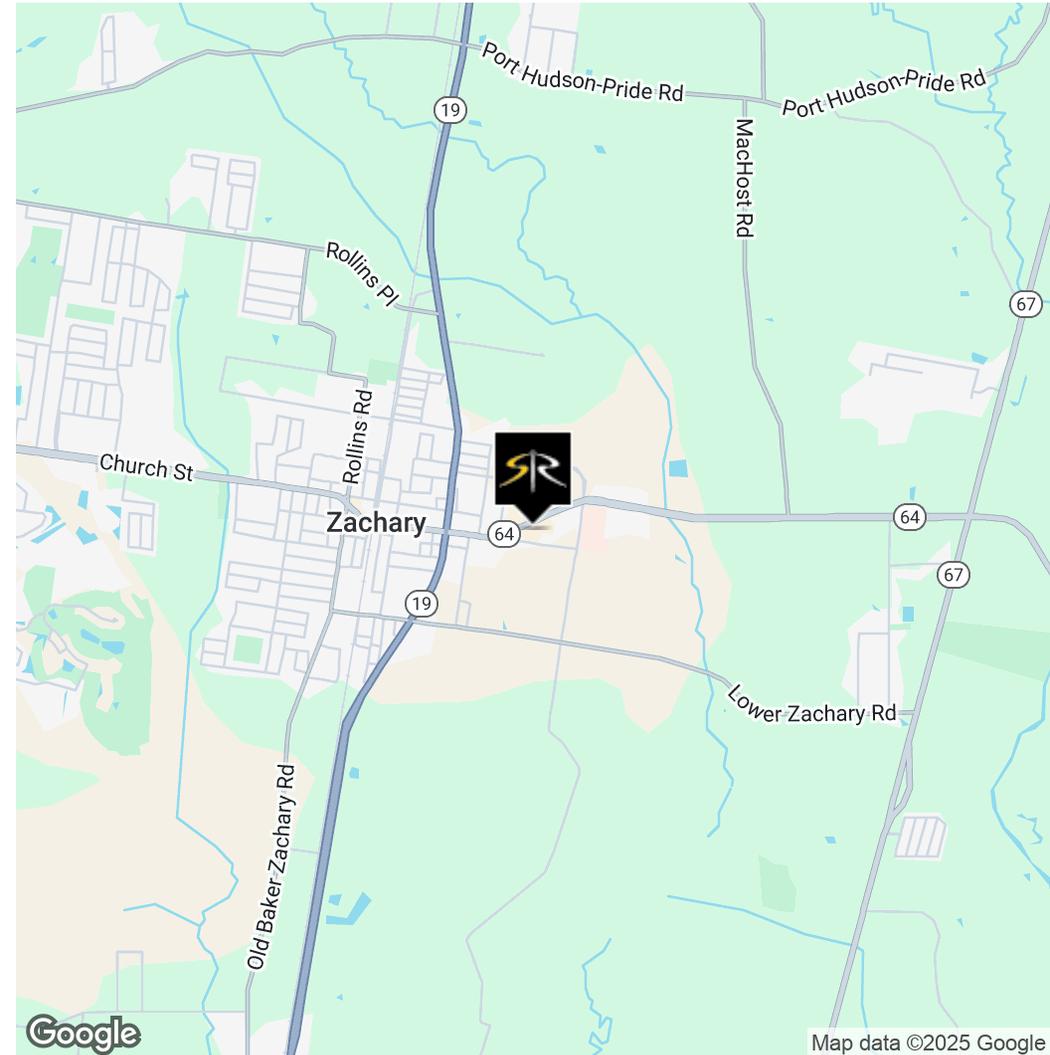
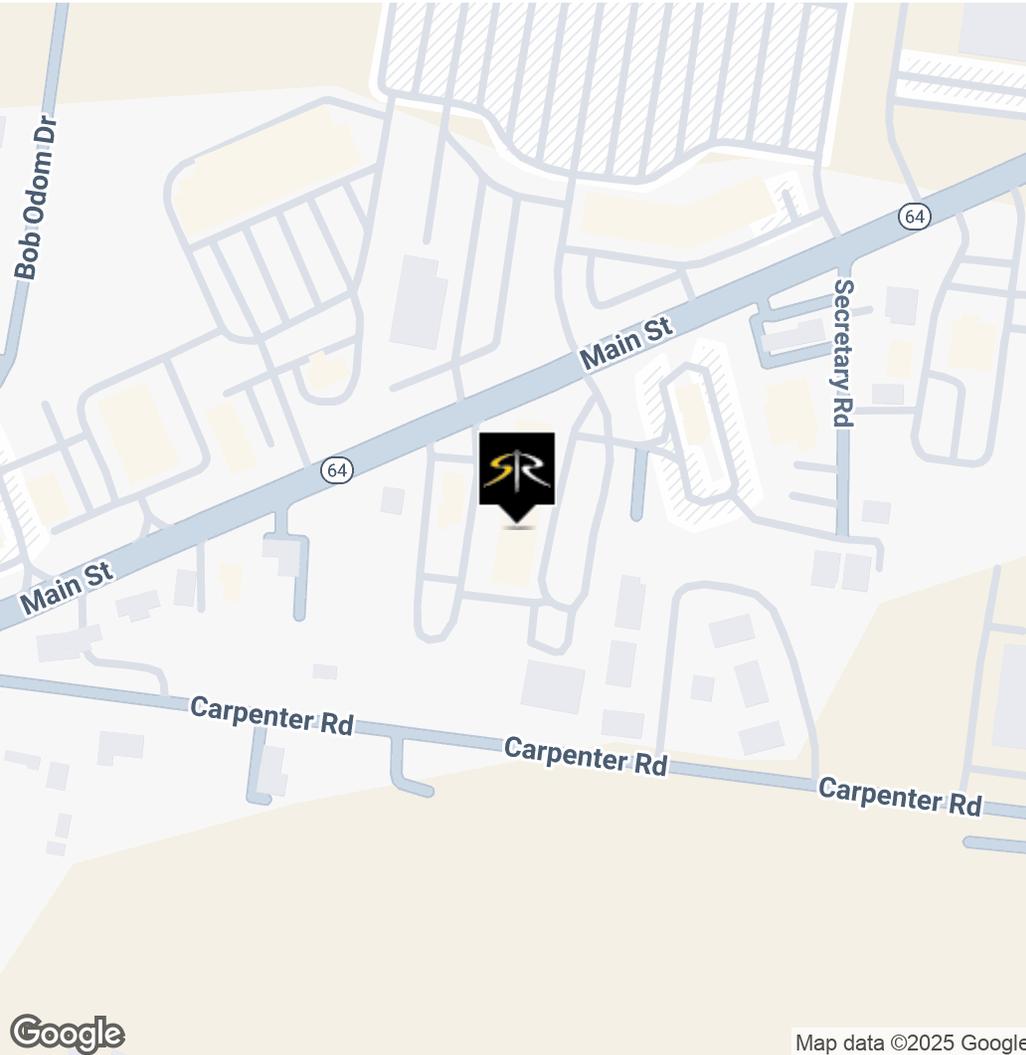
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LOCATION MAPS

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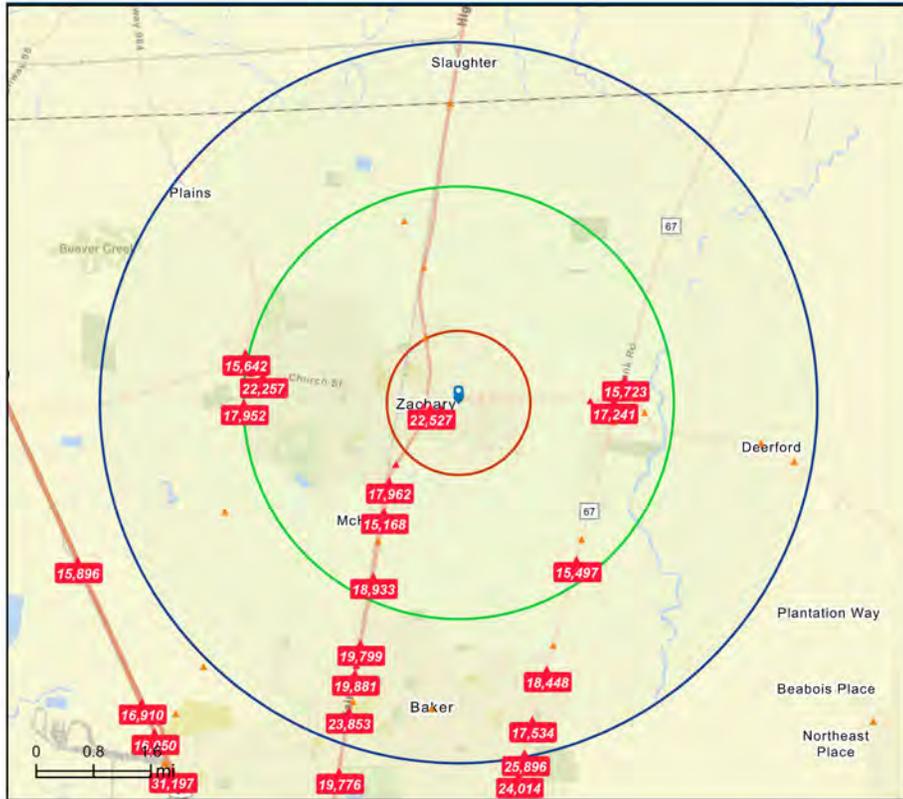


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TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII & DRIVE TIME MAP: 5, 10, 15 MINUTES MAIN STREET PLAZA SHOPPING CENTER: **WALMART SHADOW CENTER**

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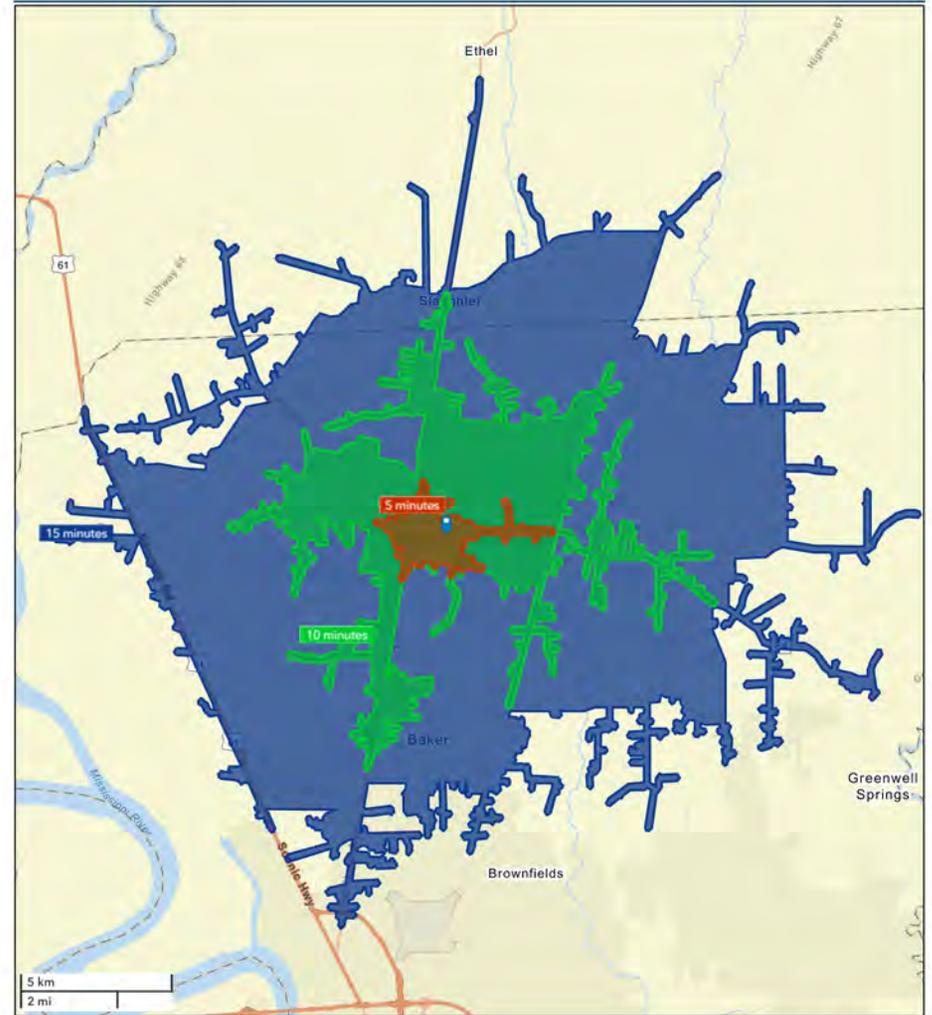


Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

March 05, 2025



5 km
2 mi

March 05, 2025

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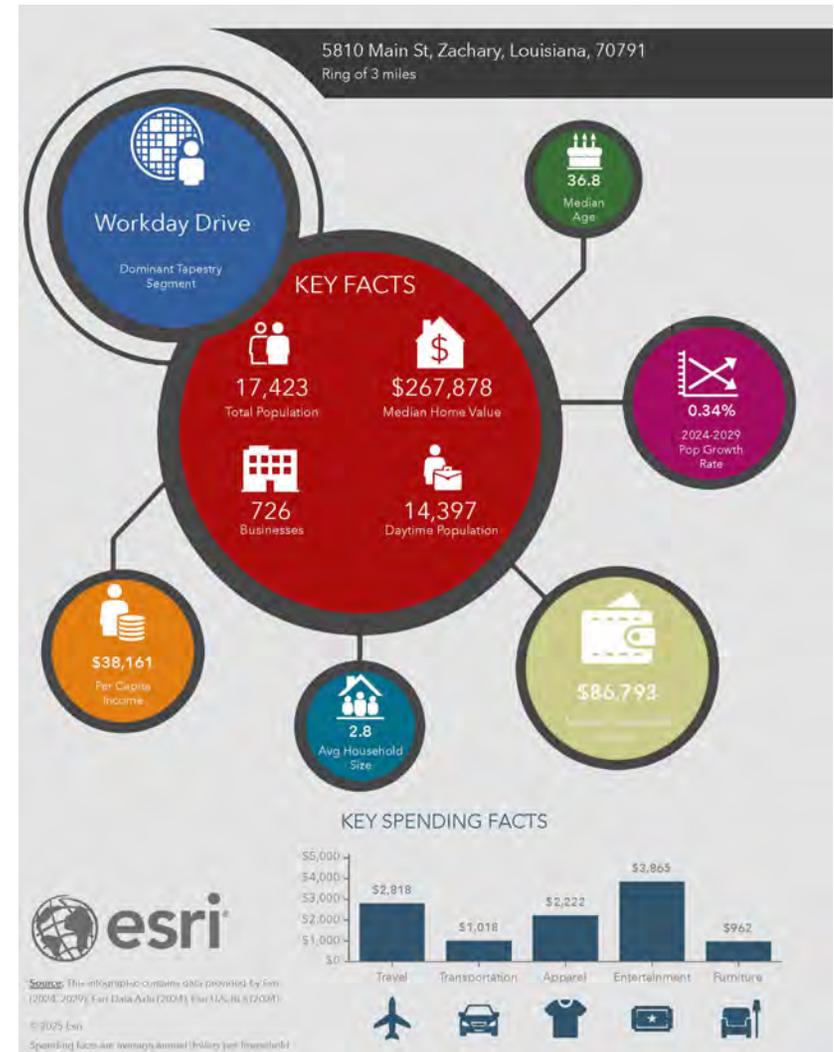
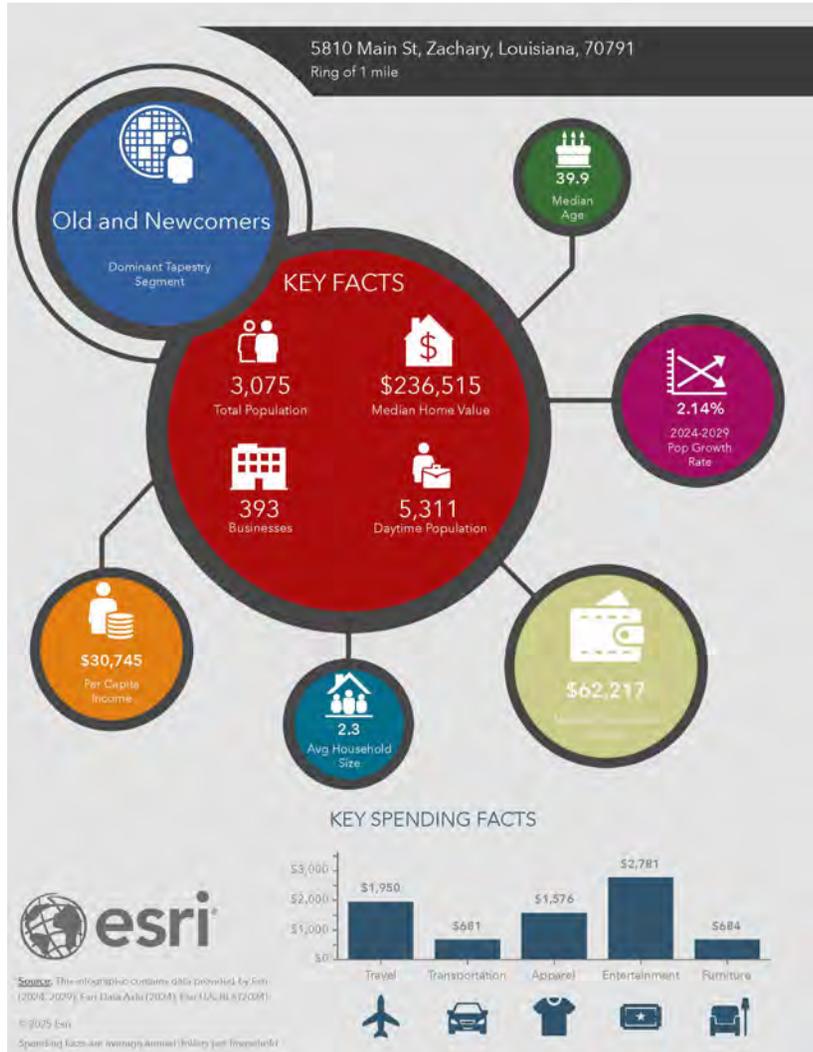


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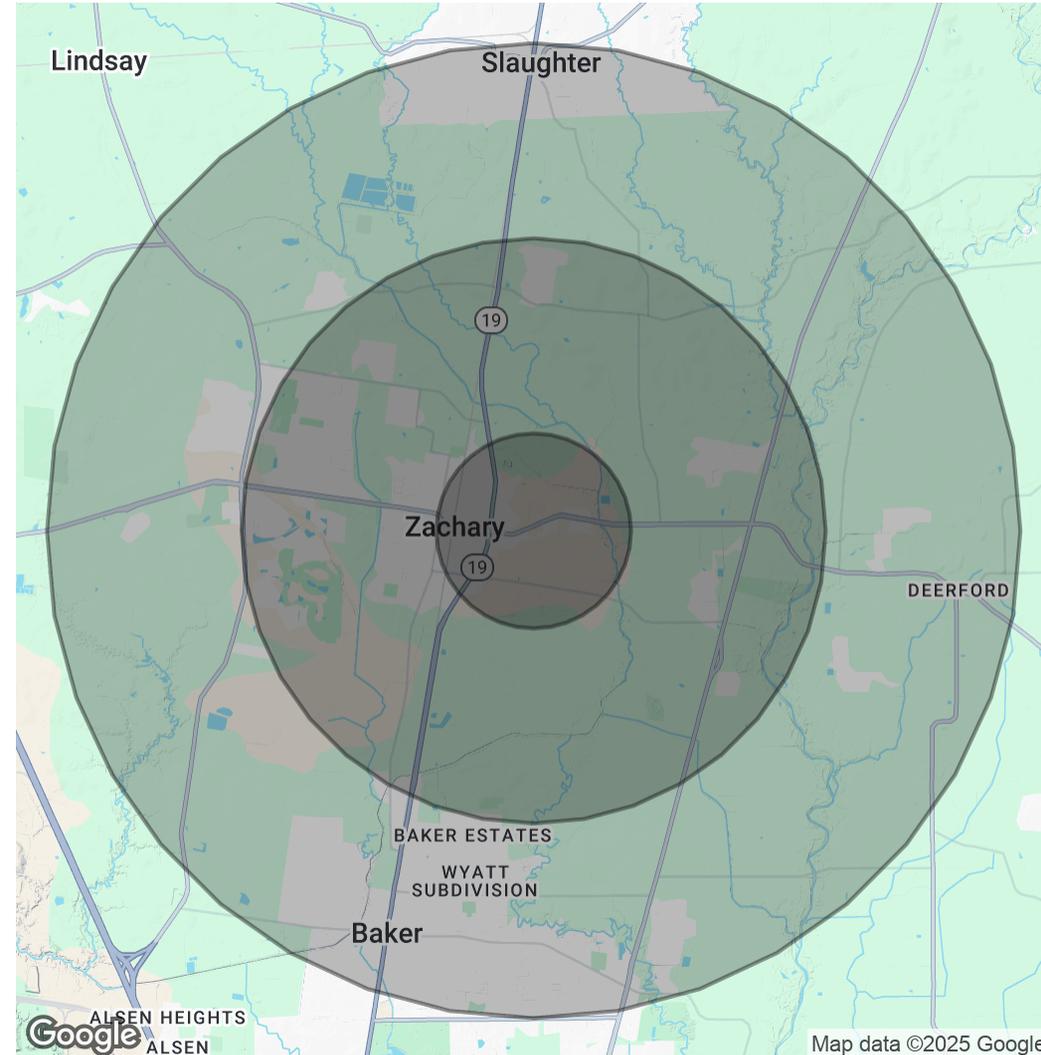
DEMOGRAPHIC SUMMARY

5810 & 5850 MAIN STREET, ZACHARY, LA 70791

20,252 SF

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 2,469 | 18,115 | 35,747 |
| Average Age | 42 | 38 | 38 |
| Average Age (Male) | 38 | 36 | 37 |
| Average Age (Female) | 45 | 39 | 39 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,020 | 6,505 | 13,063 |
| # Of Persons Per HH | 2.4 | 2.8 | 2.7 |
| Average HH Income | \$77,474 | \$103,389 | \$91,875 |
| Average House Value | \$251,828 | \$302,454 | \$281,156 |

Demographics data derived from AlphaMap



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