

FOR LEASE

PROPERTY SUMMARY

Freestanding Former Bank Building now available for lease in Reserve, LA! This well-placed building features a drive through with three bays, plenty of dedicated parking, sign band in place on the building, and power in place for tenant to add pylon signage facing LA-44 if desired. Situated on the corner of W 8th St and LA-44, this site is easily accessible from Airline Hwy via W 10th St and just blocks away from the beautiful, brand-new St. John the Baptist Parish Library Reserve Branch. Surrounded by industry and residences, this site sees an average of 5,495 vehicles per day passing directly in front of the building on LA-44. Formerly occupied by Capital One bank, the building is in great shape to be occupied by another bank, an office user, or could easily be converted for retail use. **Call today for a showing!**

AVAILABLE

- 5,210 SF – \$12.00 per SF NNN

BUILDING INFO/ZONING

- Zoning
- Parking Spaces: 30±

NEARBY LANDMARKS

- St. John Baptist Parish Library – Reserve Branch
- Liberty Christian Academy
- Historical Godchaux-Reserve House
- Mississippi River Trail
- St John Theatre

TRAFFIC COUNTS (ADT 2023)

- On W Jefferson Hwy, southwest of site: 5,229

2024 DEMOGRAPHICS	3 MI	5 MI	10 MI
Population	9,390	25,297	54,053
Avg. HH Income	\$66,465	\$81,680	\$89,990



