

JUST LISTED!

ST LANDRY PLAZA

📍 1305 Heather Drive, Opelousas, LA 70570

INVESTMENT HIGHLIGHTS

- 221,508 SF Regional Grocery-Anchored Shopping Center
- National Tenancy: Hobby Lobby, CashSaver (Piggly Wiggly), Petsense, Ollie's Bargain Outlet, AT&T, Direct General, It's Fashion, among others
- Value-Add Potential: Outparcel development and rent growth opportunities
- Excellent Visibility: Direct visibility from I-49 with 45,000 VPD
- Evangeline Downs Racetrack & Casino: 1 mile from the property
- Stability With Upside: 4.5 WALT on leases
- Main Retail Shopping Corridor For a Significant Sized Trade Area
- Recent Big Ticket Capital Upgrades: Roof and Parking

INVESTMENT DETAILS

Price	Subject To Offer
NOI	\$1,205,428.77
Building Size	221,508 SF
Year Built	1981
Year Renovated	2022
Lot Size	21.392 Acres
Zoning	C-2





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