

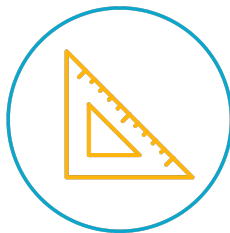
# Bayou Vista Plaza

Walmart Shadow Center

1079 Highway 90 East, Morgan  
City, LA 70381



**GLA**  
9,540 SF



**Space Available**  
1,980 SF



**True Trade Area Population**  
30,599



**Traffic Count**  
34,000

## Market Highlights

- Walmart Shadow Center with 1.9M annual visits
- High visibility due to location alongside US Hwy 90
- Nearby national retailers include Harbor Freight, Walgreens, Anytime Fitness, and Dollar Tree

Bayou Vista Plaza is anchored by a high-performing Walmart with 1.9M annual visits that draws shoppers from across Morgan City and surrounding small towns. The shopping center shares an entrance with Walmart, ensuring a steady stream of customers and high visibility for your business, making it a perfect location for retail, healthcare services, or a restaurant.

### For More Information:

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