

RETAIL PROPERTY FOR LEASE  
MAY 2025

# ASCENSION MARKETPLACE

17535 AIRLINE HWY  
PRAIRIEVILLE, LA

stirling







### PROPERTY DESCRIPTION

Welcome to Ascension Marketplace, located at 17535 Airline Highway in the heart of rapidly growing Prairieville, LA. This high-visibility retail center offers excellent frontage along Airline Highway, ensuring consistent exposure and foot traffic. Thus, making this property ideal for a wide range of businesses—from retail and service-based companies to office and medical uses. Surrounded by strong national and local retailers, this location benefits from a high daily traffic count and a thriving residential base in one of Ascension Parish's most desirable communities. Whether you're launching a new venture or expanding your footprint, Ascension Marketplace offers the accessibility, visibility, and flexibility your business needs to succeed.

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$17.00 SF/yr (NNN)
<b>NNN's:</b>	\$4.90 SF/yr
<b>Available SF:</b>	1,200 - 1,600 SF
<b>Lot Size:</b>	1.28 Acres

### PROPERTY HIGHLIGHTS

- Located in a thriving commercial corridor with strong demographics
- Surrounded by national retailers, restaurants, and dense residential development
- Flexible suite layouts to accommodate various business needs
- Rapidly growing area with strong population and income growth



# stirling

## ASCENSION MARKETPLACE

17535 AIRLINE HWY PRAIRIEVILLE, LA 70769

Retail Property For Lease



**JOHN DEARMOND**

Licensed in LA

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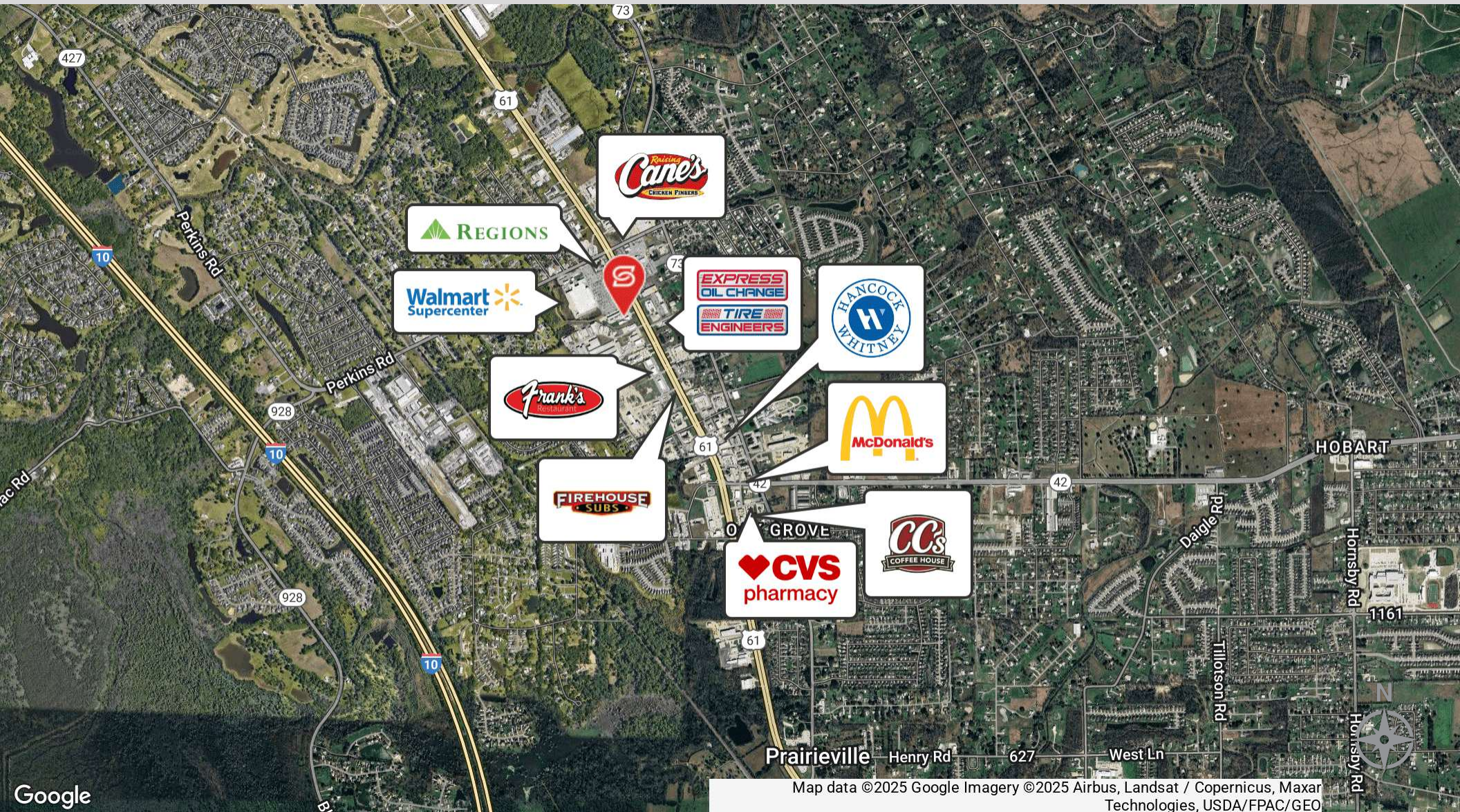
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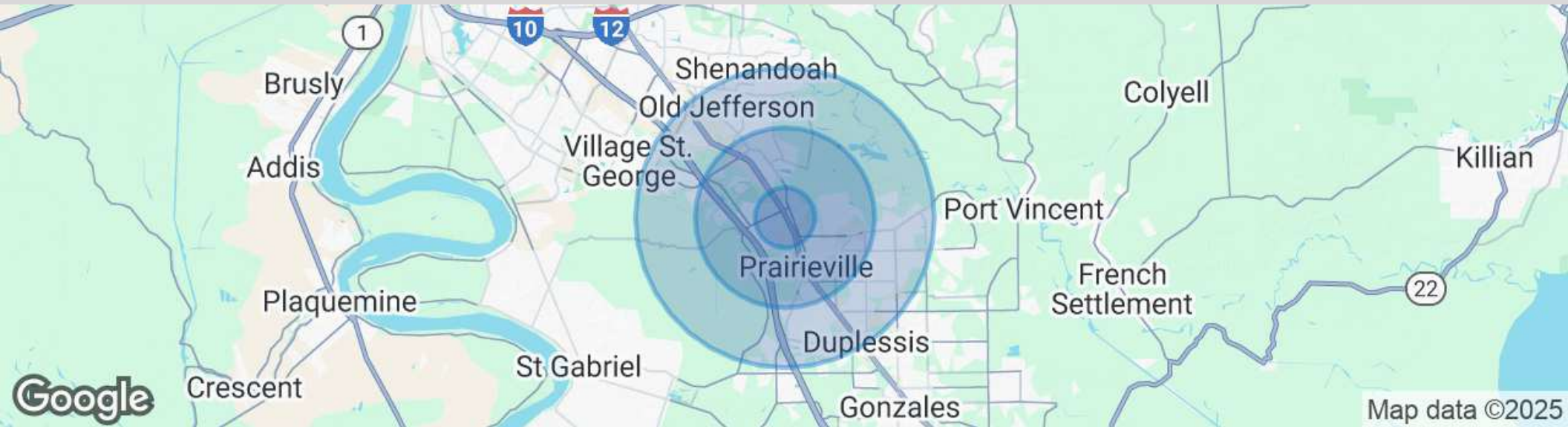
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,507	32,876	85,206
Average Age	36	39	39
Average Age (Male)	36	38	38
Average Age (Female)	37	40	39

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,924	12,117	31,461
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$127,832	\$143,317	\$133,869
Average House Value	\$362,700	\$368,998	\$348,349

Demographics data derived from AlphaMap

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