



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

PRIME RETAIL SPACE IN ST. AMANT FOR LEASE

44034 Louisiana 429
Saint Amant, LA 70774

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
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carmen@sr-cre.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

PRIME RETAIL SPACE AVAILABLE IN ST. AMANT

44034 LOUISIANA 429, SAINT AMANT, LA 70774

8,320 SF

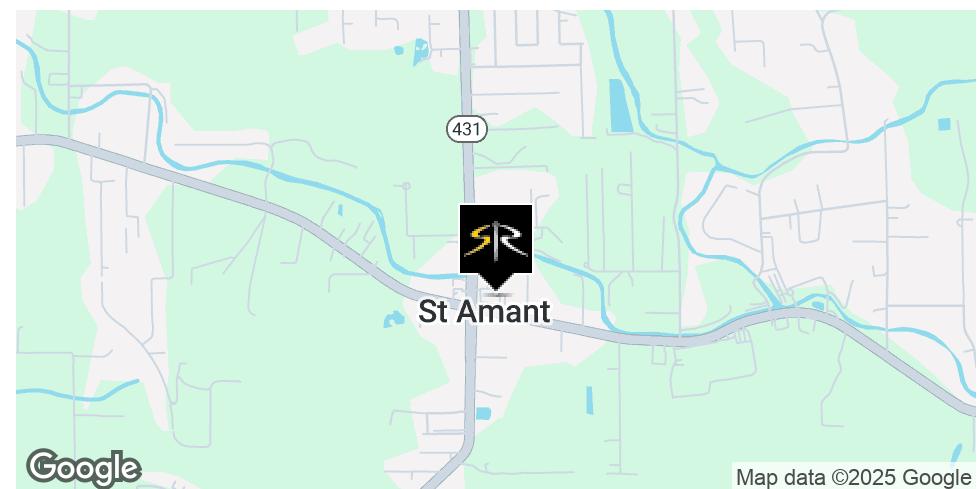


OFFERING SUMMARY

Lease Rate:	\$10.00 - 12.00 SF/yr (NNN)
Building Size:	8,320 SF
Lot Size:	0.98 Acres
Year Built:	2018

PROPERTY HIGHLIGHTS

- Prime Retail Space Available in St. Amant, LA
- Welcome to a premier retail opportunity in the heart of St. Amant! This spacious 8,320 square foot retail site, previously occupied by Family Dollar, offers an ideal location for your business to thrive. Strategically situated on LA-Highway 429, this property benefits from high visibility and ample traffic, making it an excellent choice for retailers seeking to expand their presence in the area.



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LOCATION:

- Located on Hwy. LA-429 near hard corner of Hwy. 431 & Hwy. 429 which is the main thoroughfare in St. Amant, LA
- Traffic counts in excess of 12,000 vehicles daily in front of the store.
- 5-mile population of 43,976 residents.
- Average annual household income of approximately \$86,160.
- St. Amant is 25 miles southeast of Baton Rouge and 50 miles northwest of New Orleans
- National Retail Tenants in St. Amant include Walmart, Walgreens, McDonald's, Sherwin Williams, O'Reilly Auto Parts, Wendy's, AutoZone, Taco Bell, and many more.

FEATURES:

- High Visibility: The property enjoys prominent frontage along LA-Highway 429, ensuring maximum exposure to passing motorists.
- Modern Construction: Built in 2018, the retail space features modern construction and amenities, providing a contemporary setting for your business operations.
- Versatile Layout: With 8,320 square feet of flexible space, the property offers ample room for a variety of retail concepts, from apparel and electronics to home goods and more.
- Parking Convenience: Ample parking space ensures hassle-free access for customers, enhancing the overall shopping experience.

IDEAL FOR:

- Retail Stores
- Beauty Supply
- Specialty Shops
- Restaurants
- Fitness Centers
- Medical Offices
- And More!
- Don't miss out on this exceptional opportunity to establish your business in one of St. Amant's premier retail destinations. Contact us today to schedule a viewing and secure your spot in this prime location!

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AERIAL OVERVIEW

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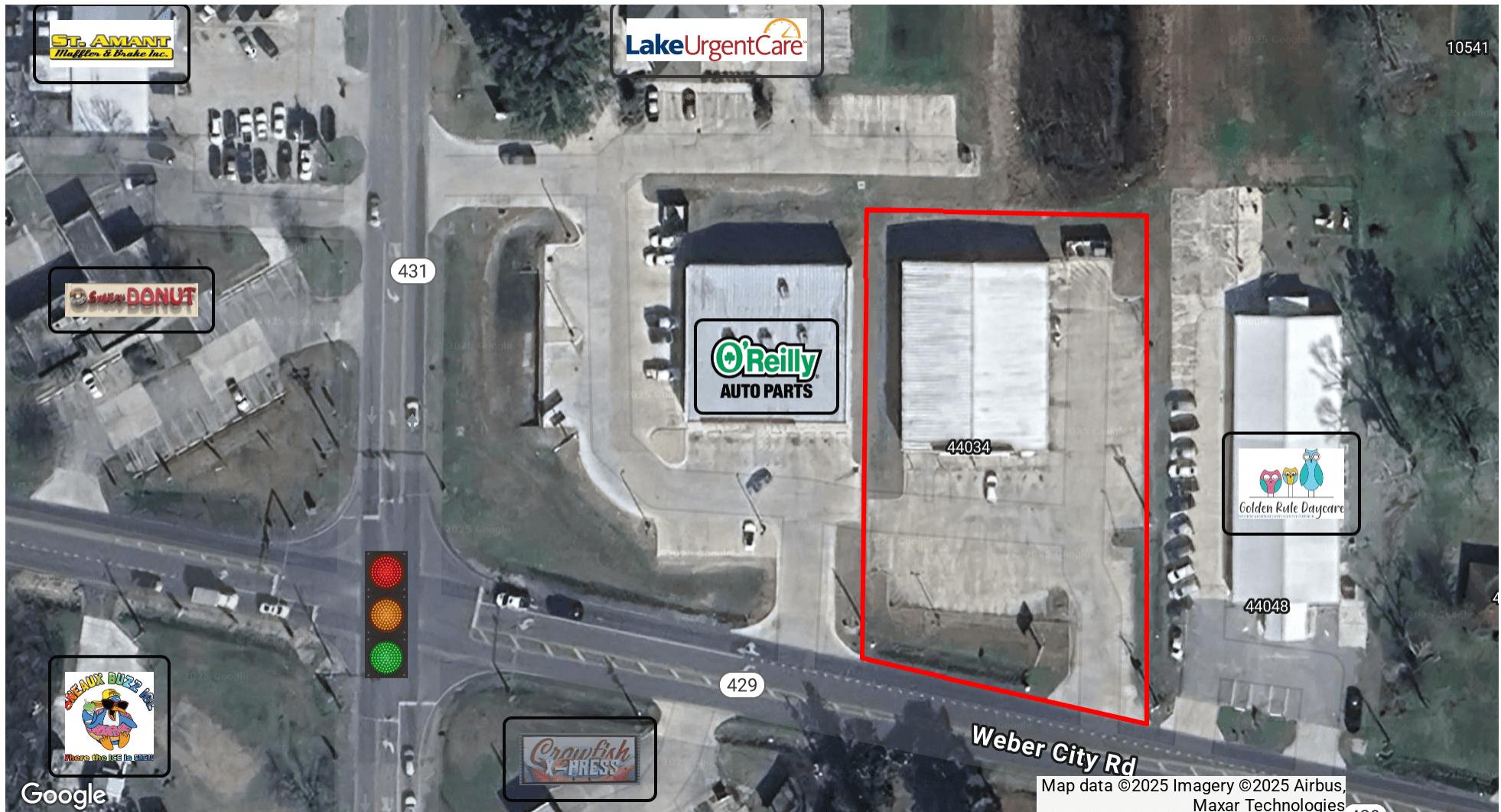
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AERIAL OVERVIEW (CLOSE UP)

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SITE PLAN

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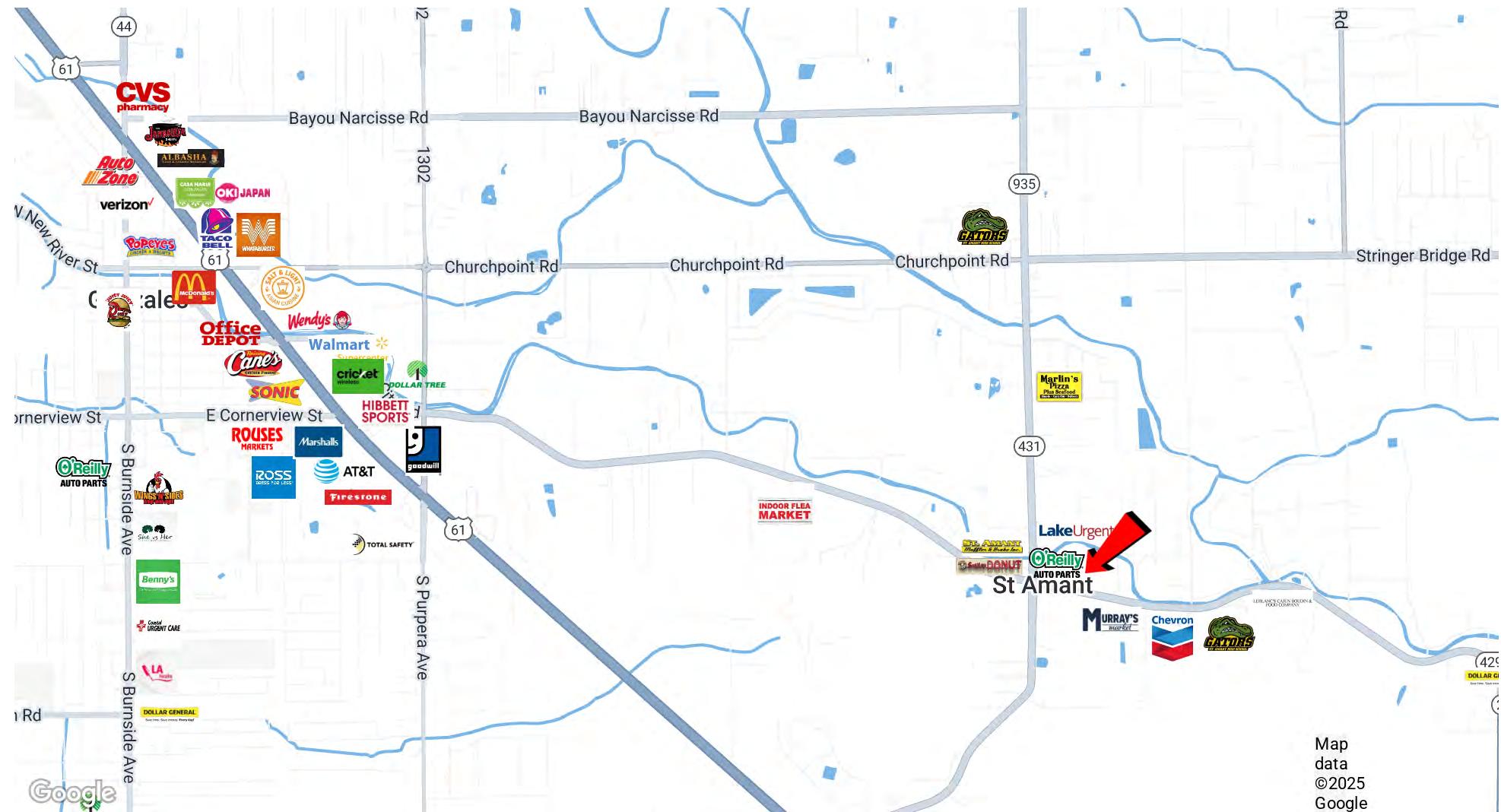
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RETAIL MAP

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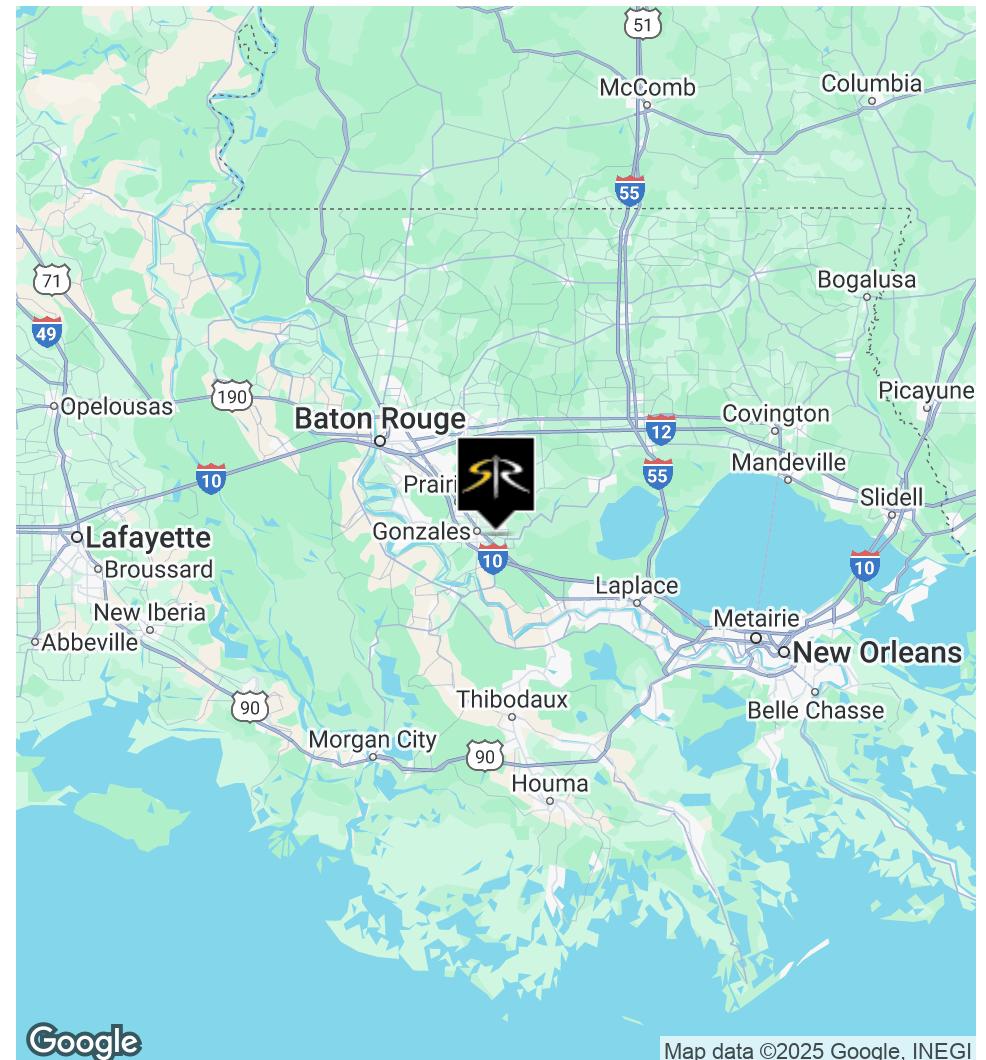
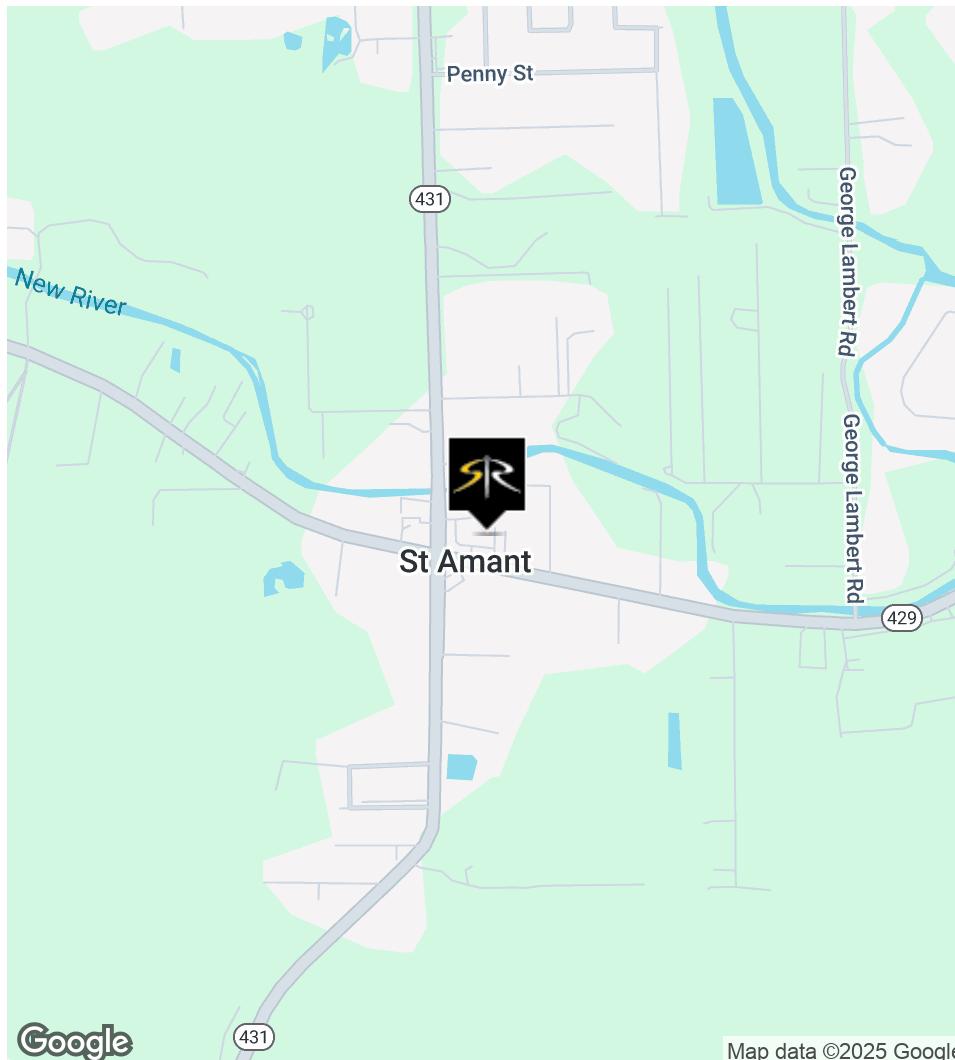
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LOCATION MAPS

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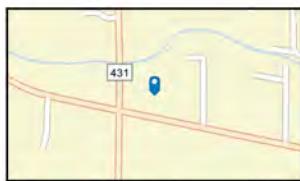
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TRAFFIC COUNT MAP (CLOSE UP) & TRAFFIC COUNT MAP (1, 3, 5 MILE RADII)

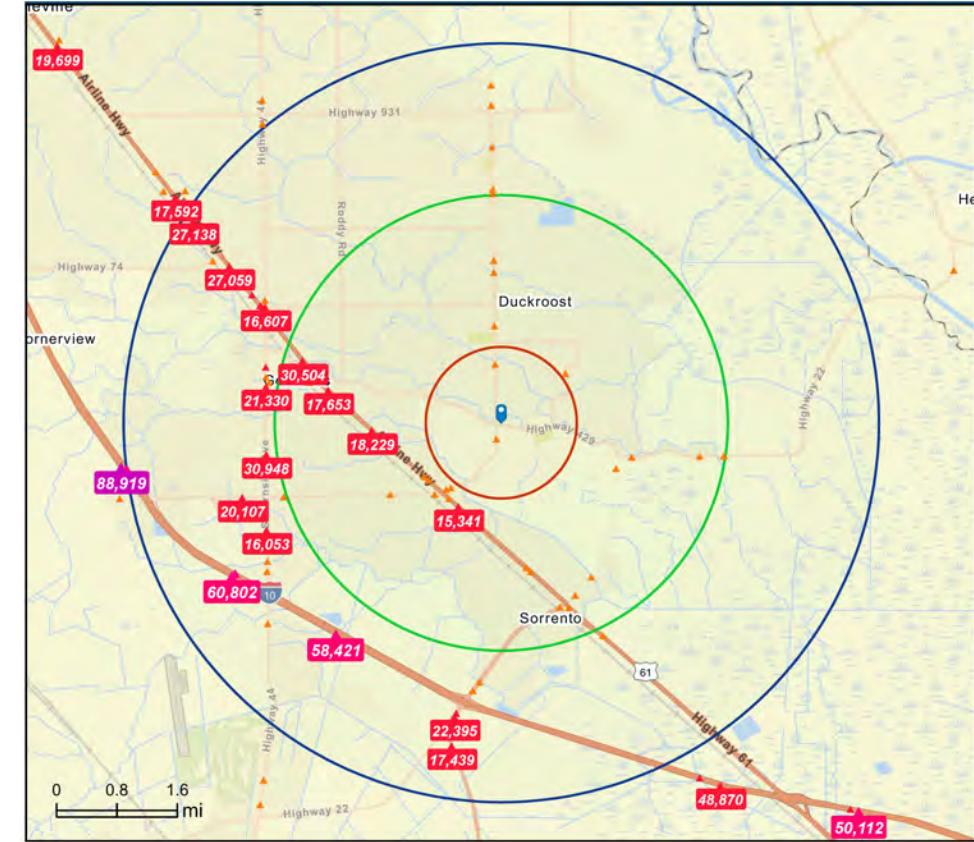
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Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



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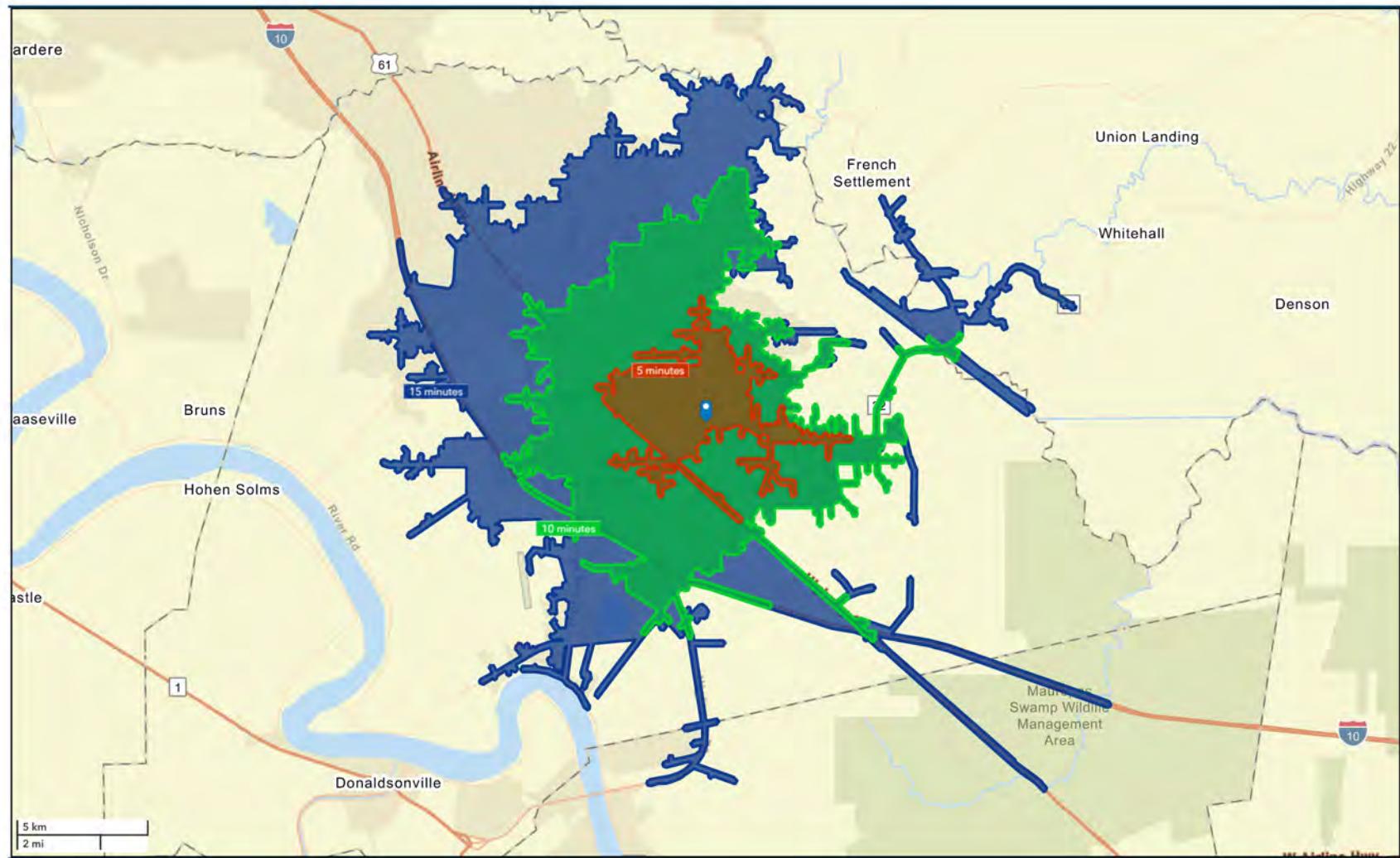
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DRIVE TIME MAP: 5, 10, 15 MINUTES

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BATON ROUGE

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MARKET OVERVIEW

BATON ROUGE

- Baton Rouge was founded in 1699 and is the capitol of Louisiana, it is the second largest city in the state with a estimated population of 227,715. The surrounding population is estimated to be 830,480 people. Baton Rouge is a major industrial, petrochemical, medical, research, motion picture, and growing technology center of the American South. It is also the location of Louisiana State University, the state's flagship university and the largest public university in the state.
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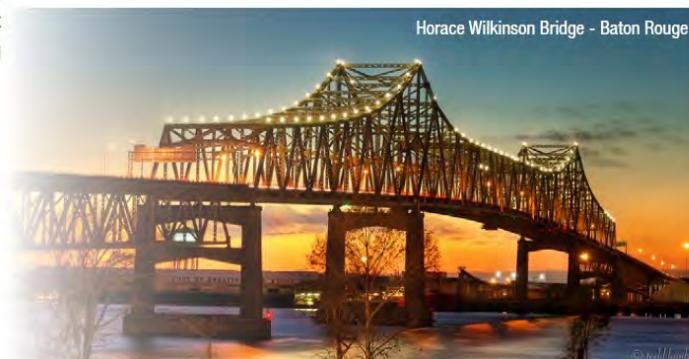
► The Port of Greater Baton Rouge is the tenth largest in the United States in terms of tonnage shipped, and is the farthest upstream Mississippi River port capable of handling Panamax ships.

► Baton Rouge is a culturally rich center, with settlement by immigrants from numerous European nations and African peoples. Baton Rouge was influenced by seven different governments: French, British, and Spanish in the colonial era, West Floridian, United States territory and state, Confederate, and United States again.

Louisiana State University

LSU is ranked the highest rated public university in Louisiana. LSU has over 235 fields of study with degrees varying from Coastal Science to Pre-Health and Engineering. The current campus was founded in 1853 and consists of 250 buildings located on a 650 acre plateau on the banks of the Mississippi River. LSU is the most comprehensive university in Louisiana. In 2017, the university enrolled over 25,000 undergraduate and over 5,000 graduate students in 14 schools and colleges. LSU is ranked among the 16th most popular universities in the nation.

The LSU Tigers football program, also known as the Fighting Tigers, represents Louisiana State University in the sport of American football. LSU is part of the SEC conference and has consistently been ranked in the top ten teams in the SEC championships.



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ASCENSION PARISH

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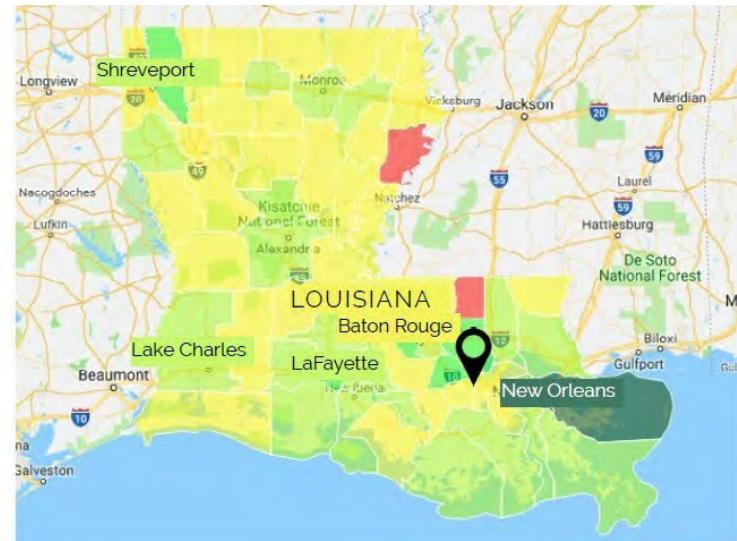
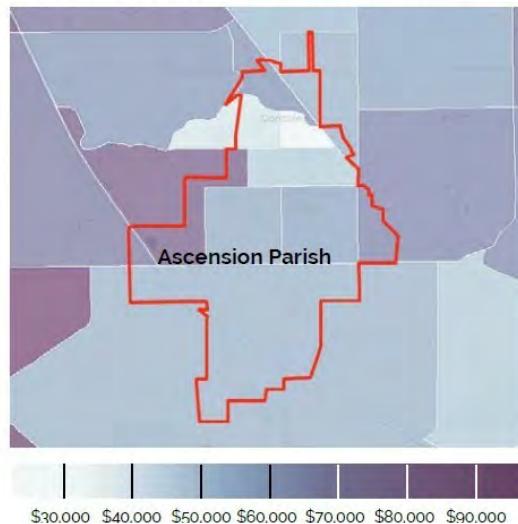
SAINT AMANT, LOUISIANA

St. Amant is located in Ascension Parish in Louisiana. It is situated about 25 miles southeast of Baton Rouge and 50 miles northwest of New Orleans.

ECONOMY

- Employment in Ascension Parish has increased to 5.7% where the US average is 5.2%. Job growth is currently at 2.11% with future job growth predicted at 38.51%. The local economy is specialized in Retail (11.55%); Manufacturing (16.36%); and Healthcare (13.86%) with additional industries such as Financial (4.86%) and Educational Services (6.8%).

Ascension Parish median household income.



MAP OF POPULATION CHANGES IN LOUISIANA PARISHES

-5% Change	
5-10% Change	
1-5% Change	
5-10% Change	
>10%	

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DEMOGRAPHICS

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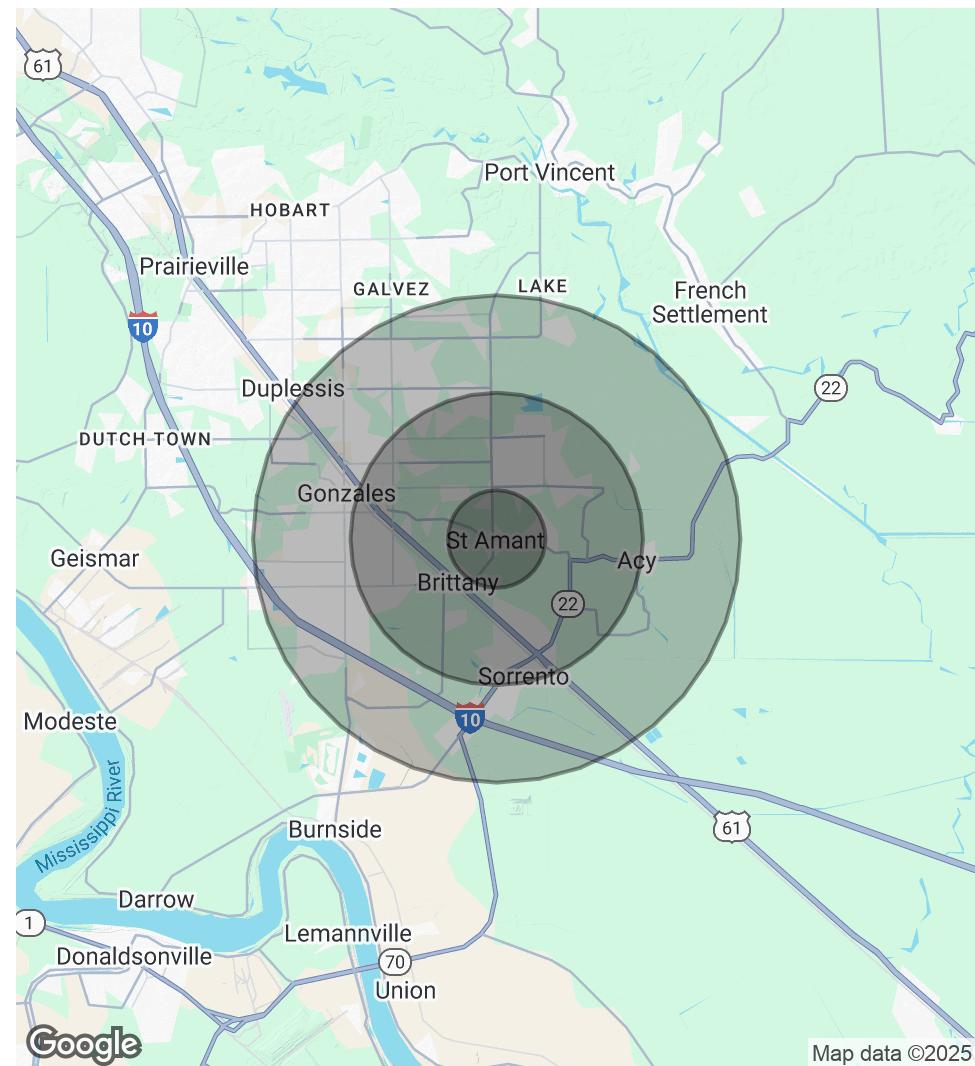
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,049	19,483	41,555
Average Age	41	40	39
Average Age (Male)	39	39	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	792	7,483	15,908
# Of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$97,935	\$93,582	\$89,994
Average House Value	\$242,955	\$244,679	\$242,768

Demographics data derived from AlphaMap



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