

RETAIL FOR LEASE

Maplewood Plaza

2227 Maplewood Dr, Sulphur, LA 70663



PROPERTY DESCRIPTION

- One of Sulphur's Busiest Neighborhood Centers
- Center is Anchored by Market Basket Grocery Store & Smokehouse
- Center is Almost Fully Occupied
- 1,800 SF Space is Built Out For Restaurant Use
- Roof As Been Recently Renovated
- Center Has Ample Parking Available

LOCATION DESCRIPTION

- Located on Maplewood Dr, In Between S Beglis Pkwy & S Cities Service Hwy
- Center is a 3 Minute Drive From I-10
- Center is a 10 Minute Drive From L'auberge, Golden Nugget, and The Horseshoe Casino & Resorts
- Traffic Count Estimated at 6,001 - 15,000 Vehicles per Day on Maplewood Dr
- Traffic Count Estimated at 86,969 - 108,106 Vehicles per Day on That Part of I-10

OFFERING SUMMARY

Lease Rate:	\$10.00 - 16.00 SF/yr (NNN)
Number of Units:	11
Available SF:	1,800 - 8,450 SF
Building Size:	55,000 SF

For More Information:

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The Investors Group of Louisiana, LLC

127 Broad Street, Lake Charles, LA 70601
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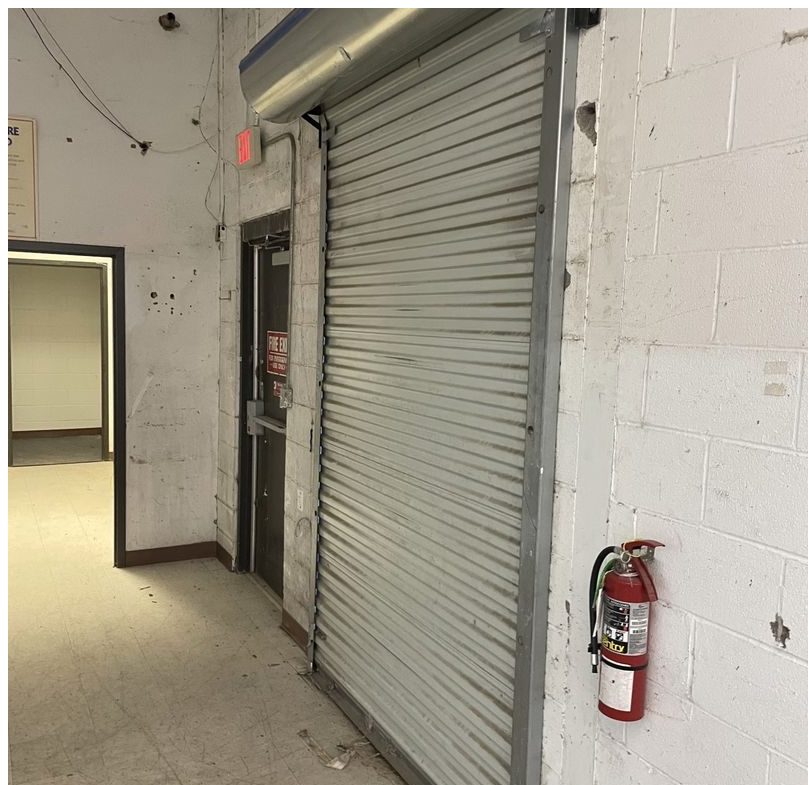
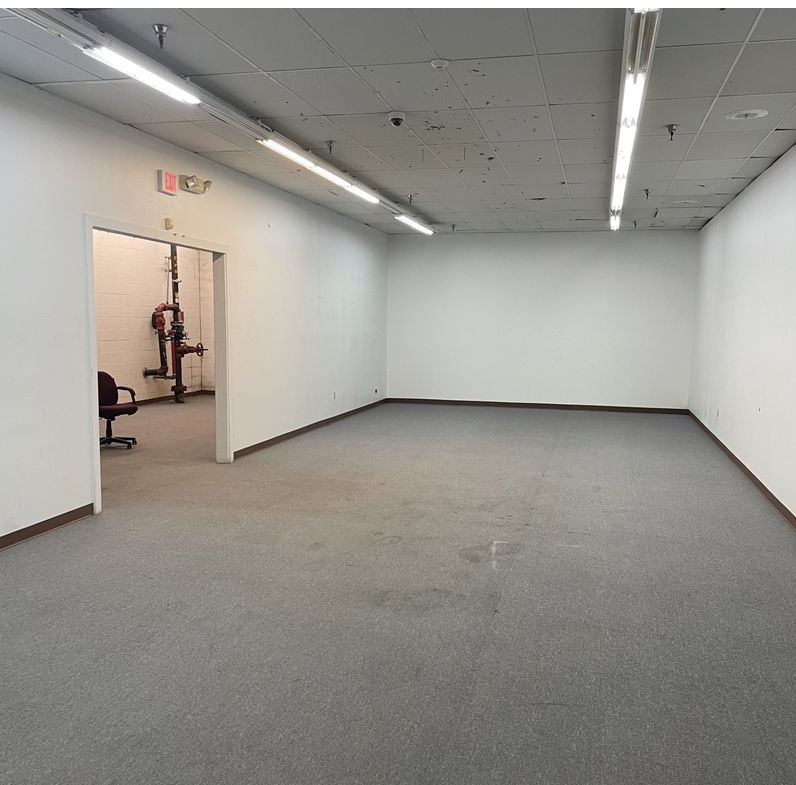
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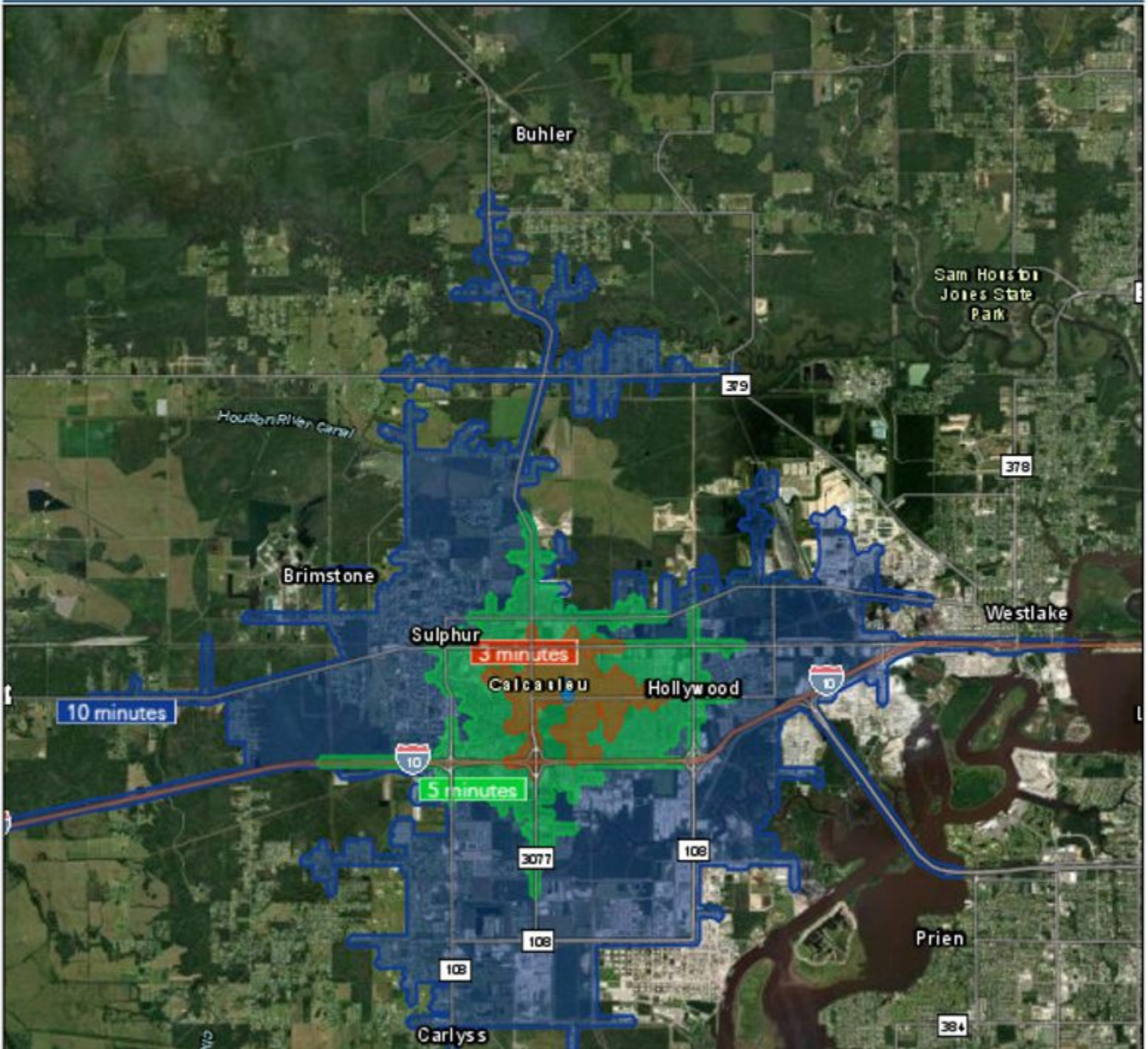
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3,5,10 Minute Drive Times



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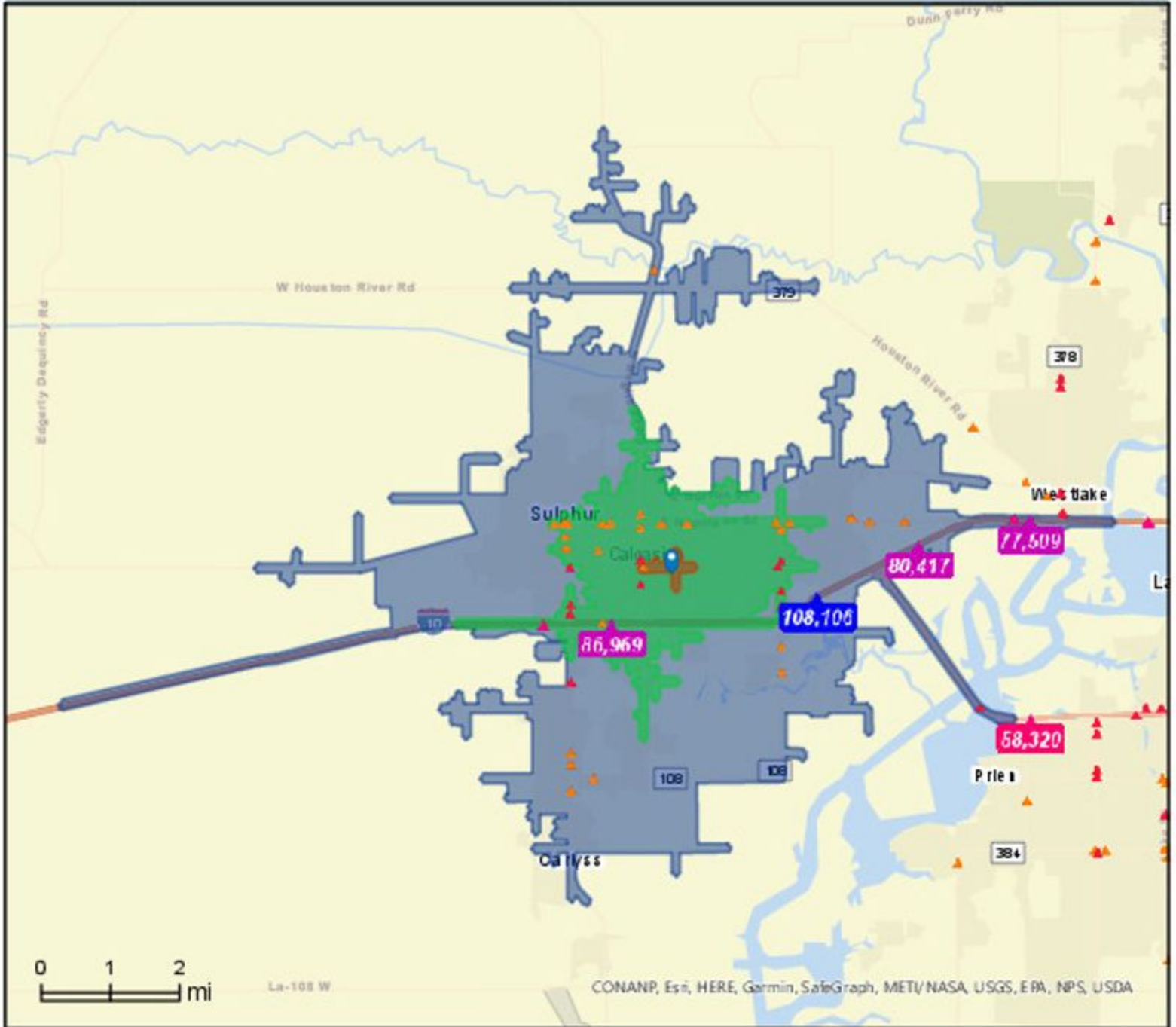
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Traffic Count Map

2227 Maplewood Dr, Sulphur, Louisiana, 70663
Drive Time: 1, 5, 10 minute radii

Prepared by Esri
Latitude: 30.22651
Longitude: -93.35182



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