



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE BUILD-TO-SUIT OPPORTUNITY

**39281 Louisiana 42
Prairieville, LA 70769**

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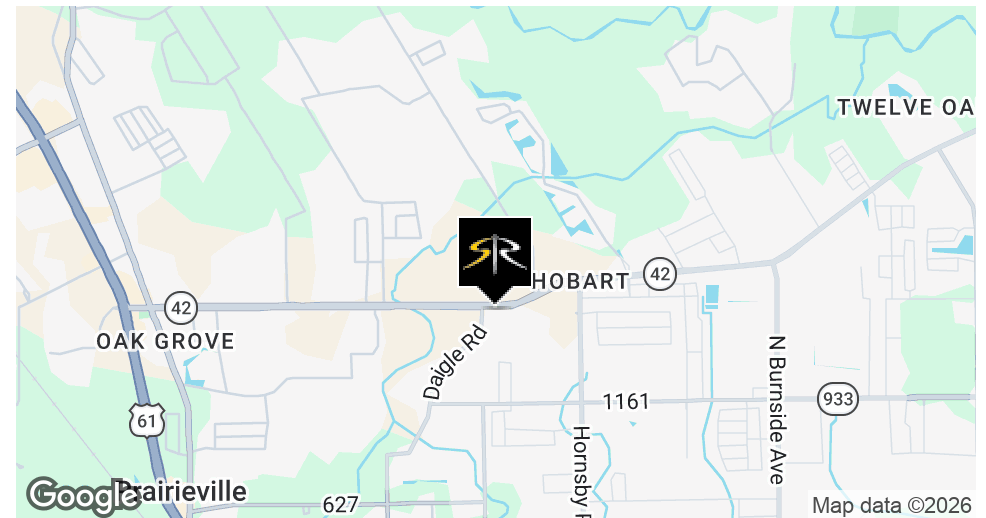
OFFERING SUMMARY

Lease Rate:	\$24.00 - 28.00 SF/yr (NNN)
Available SF:	6,000 - 9,000 SF
Lot Size:	0.95 Acres
Zoning:	MU-1

PROPERTY OVERVIEW

Build-to-suit opportunity offering 6,000–9,000 square feet of customizable office, medical or retail space.

The project will be designed to meet tenant-specific requirements, providing efficient layouts, modern finishes, and high-visibility positioning suitable for a variety of commercial uses. Final rate determined by tenant specifications.



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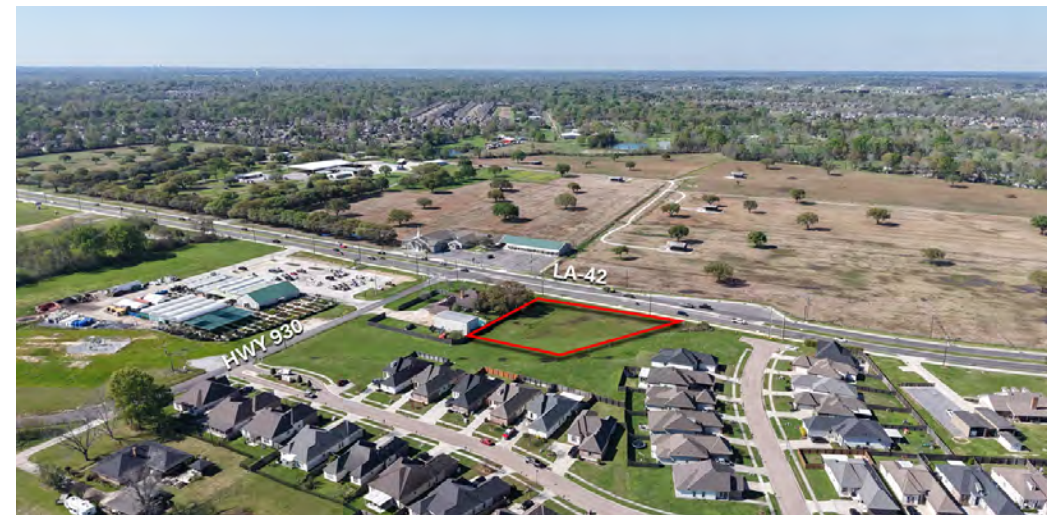
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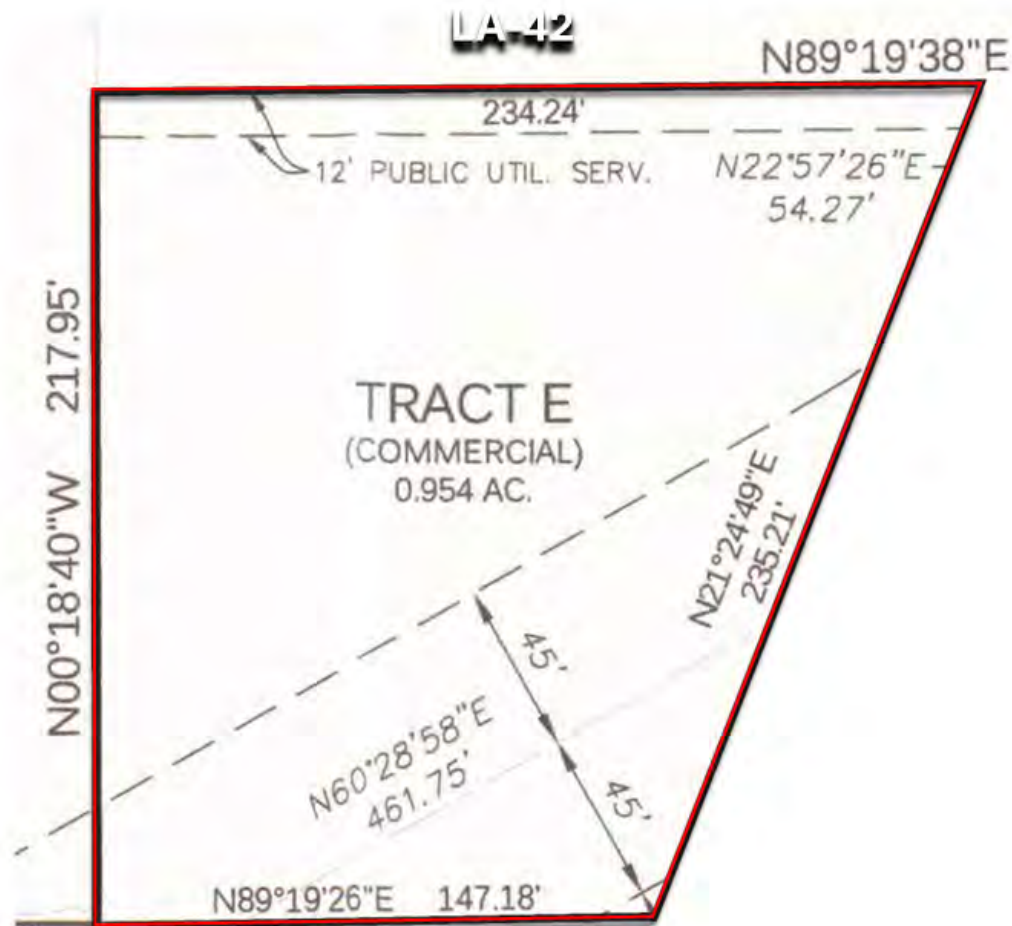
6,000 - 9,000 SF



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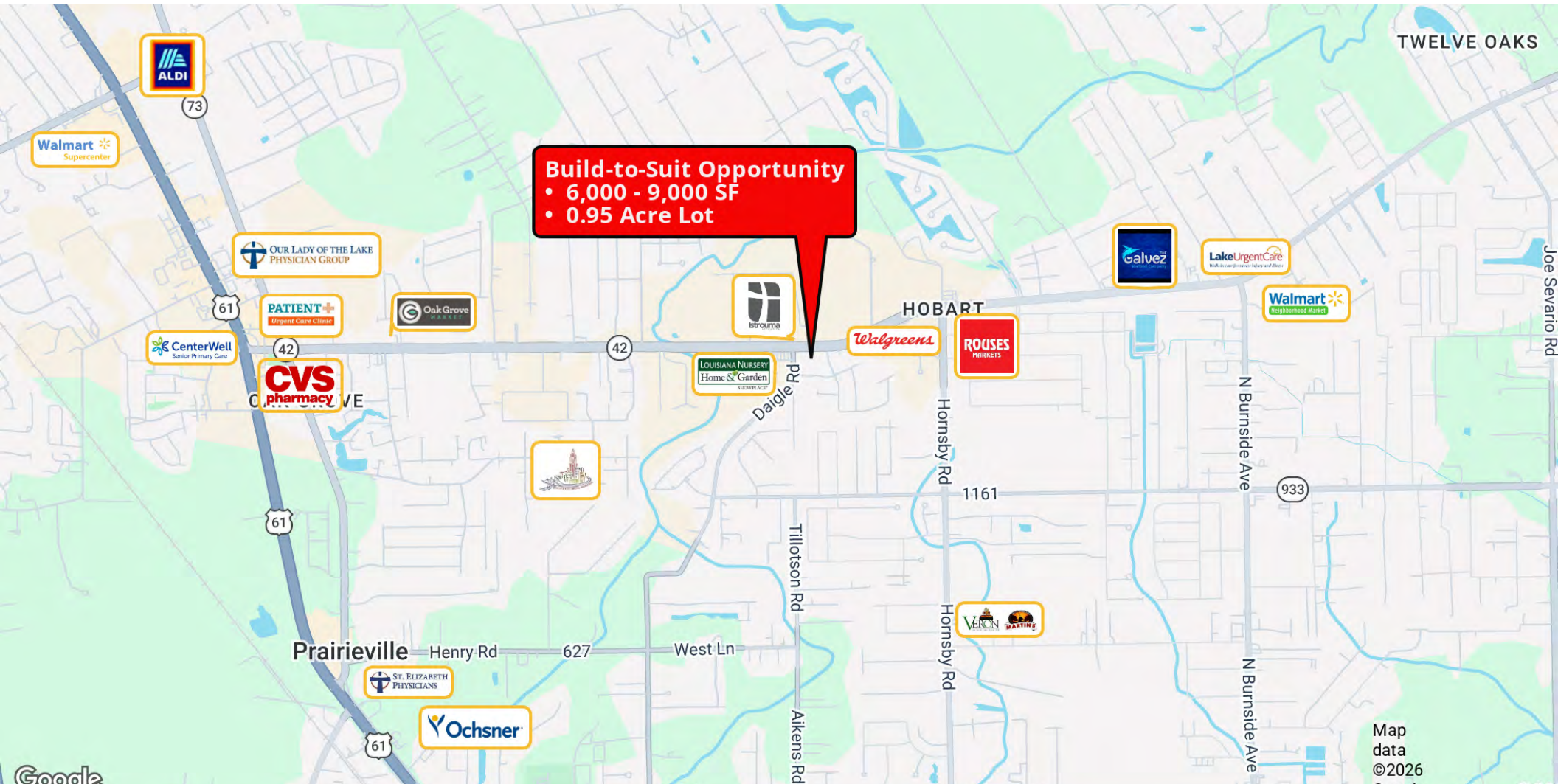


Survey

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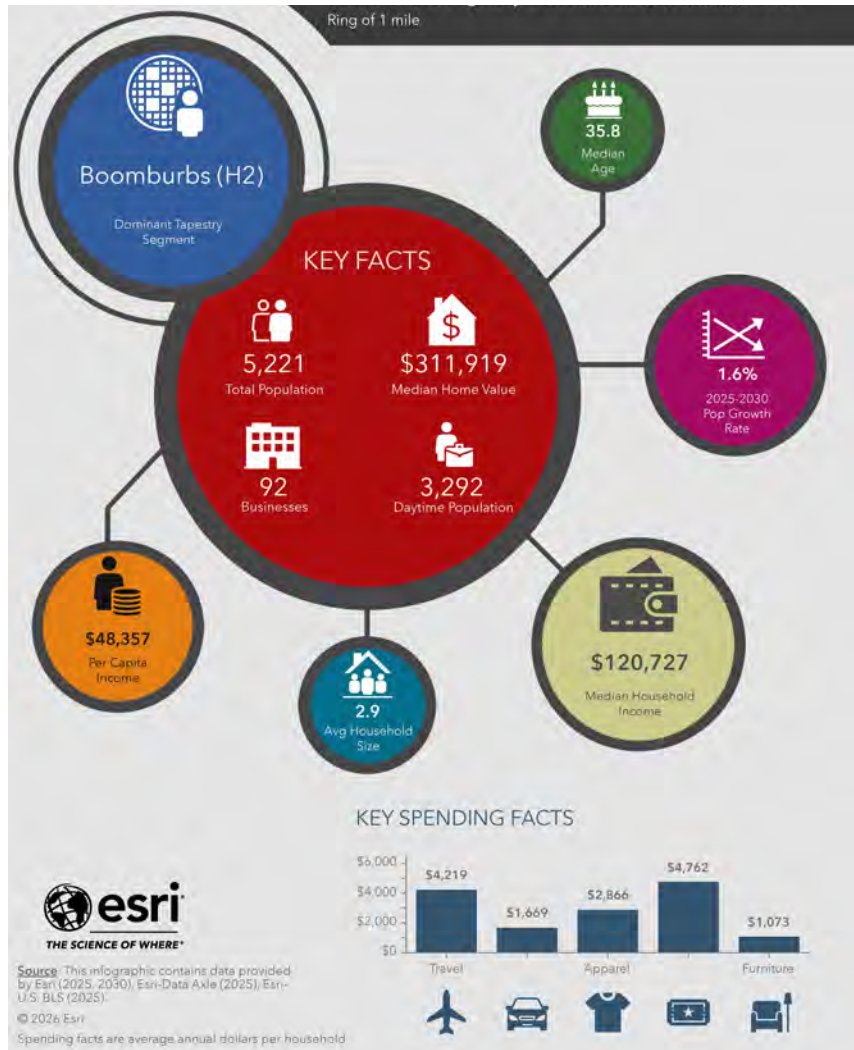
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KEY FACTS: 1 & 3 MILE RADII

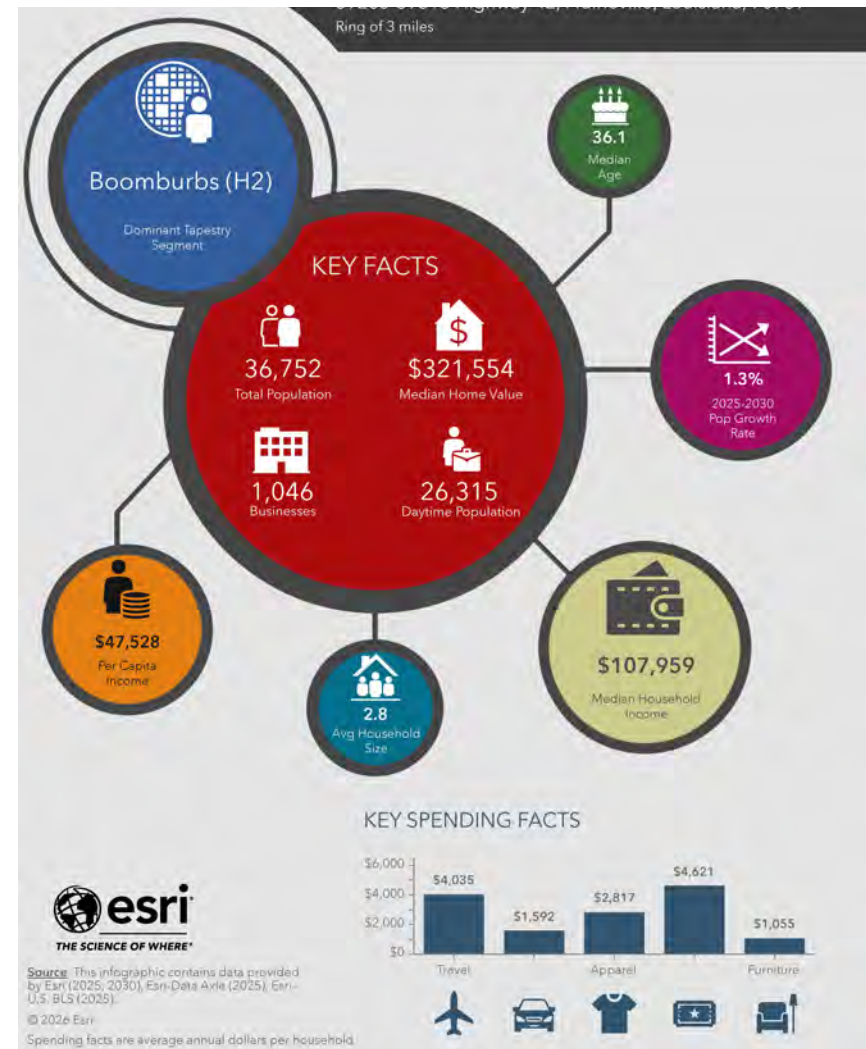
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06,000 - 9,000 SF



Key Facts: 1 Mile Radii



Key Facts: 3 Mile Radii

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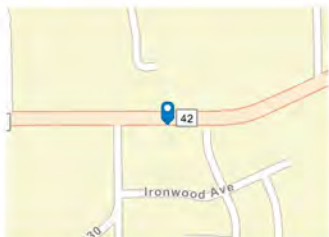
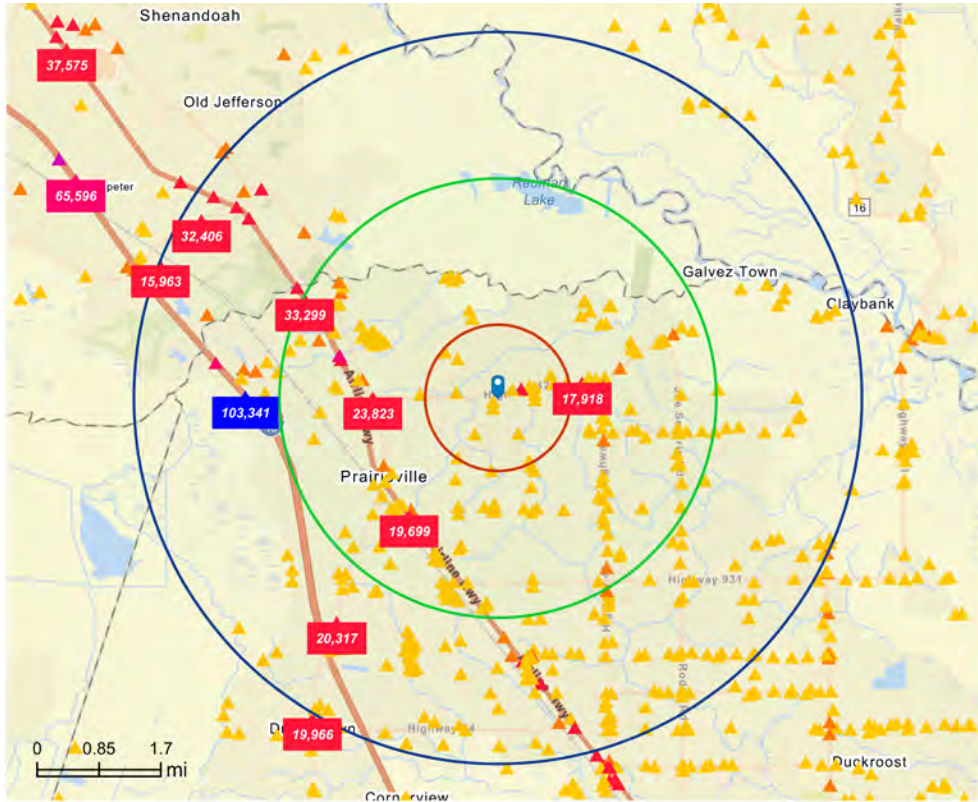
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TRAFFIC COUNT MAP | DRIVE TIME MAP: 5, 10, 15 MINUTES

BUILD-TO-SUIT OPPORTUNITY

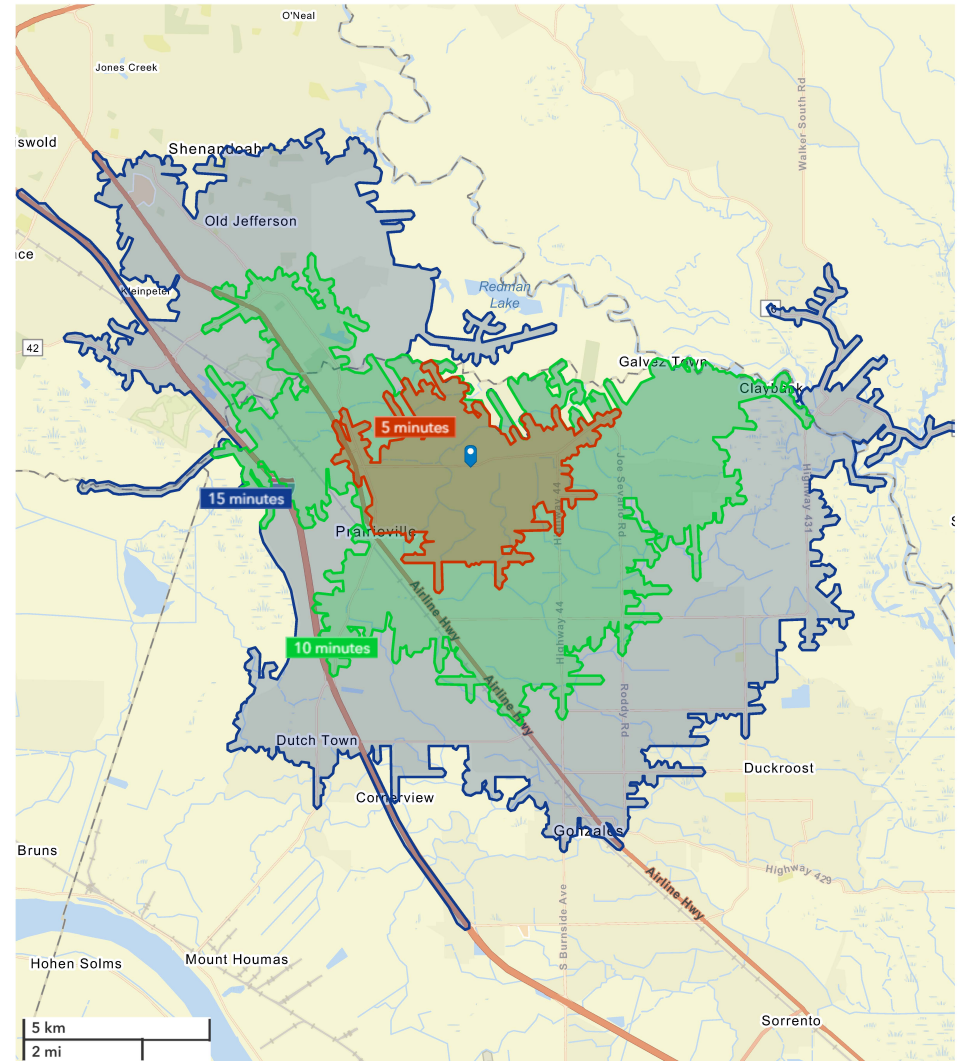
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6,000 - 9,000 SF



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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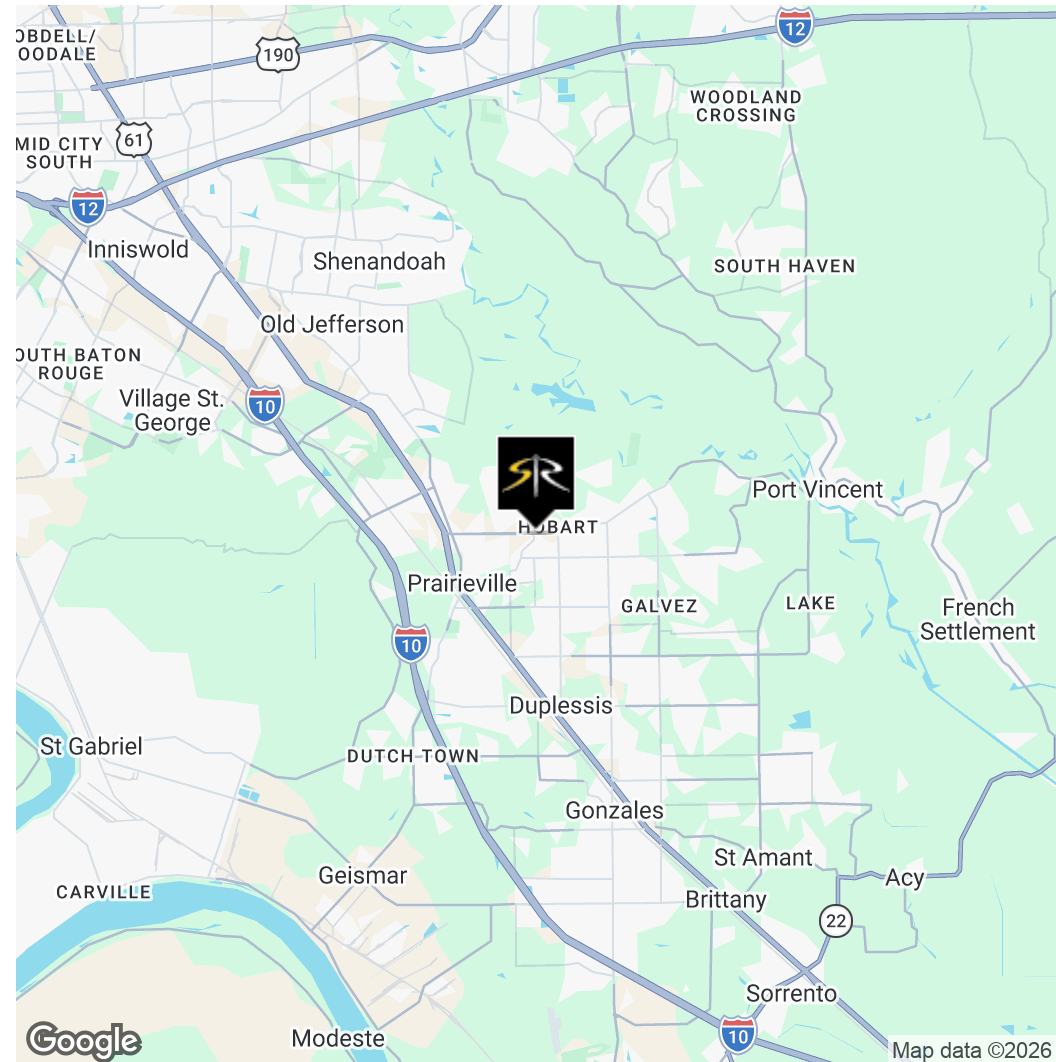
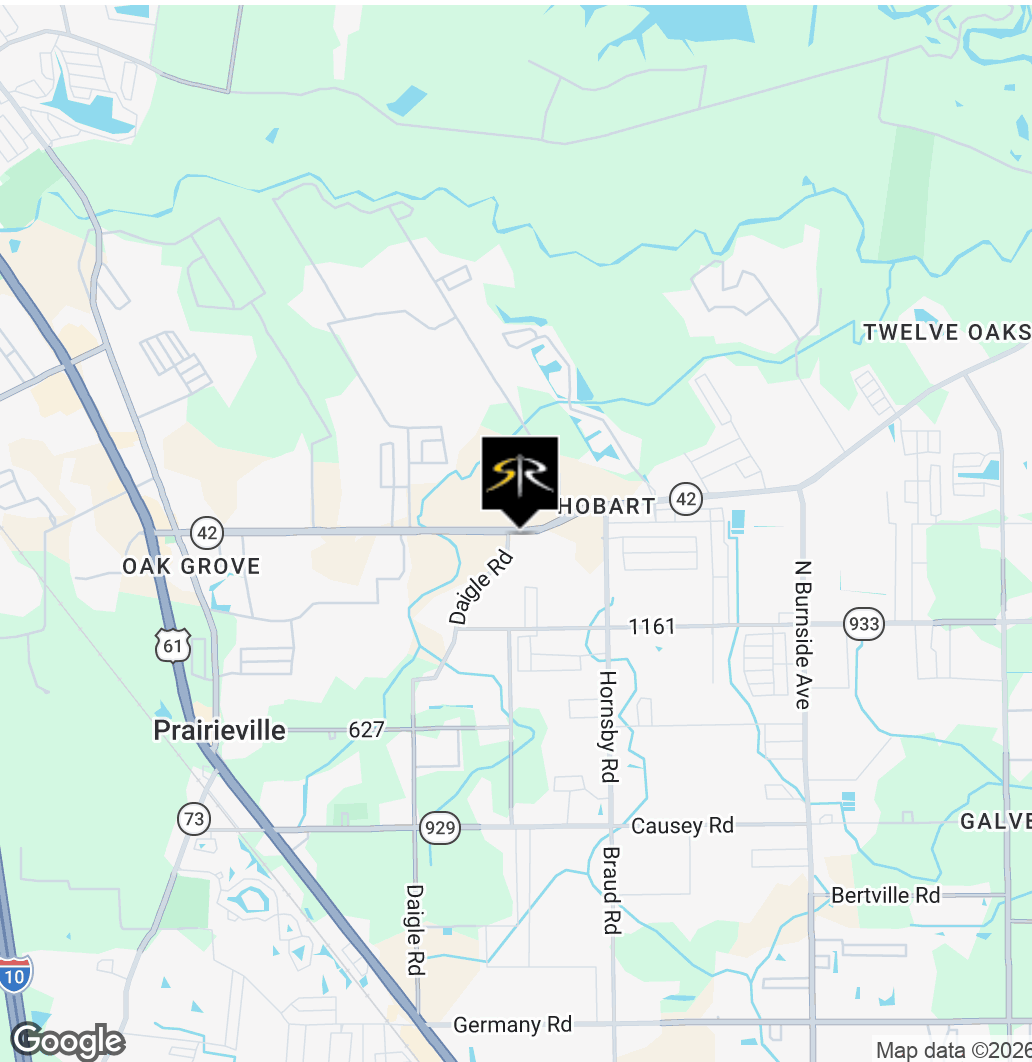
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LOCATION MAPS BUILD-TO-SUIT OPPORTUNITY

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DEMOGRAPHIC SUMMARY

BUILD-TO-SUIT OPPORTUNITY

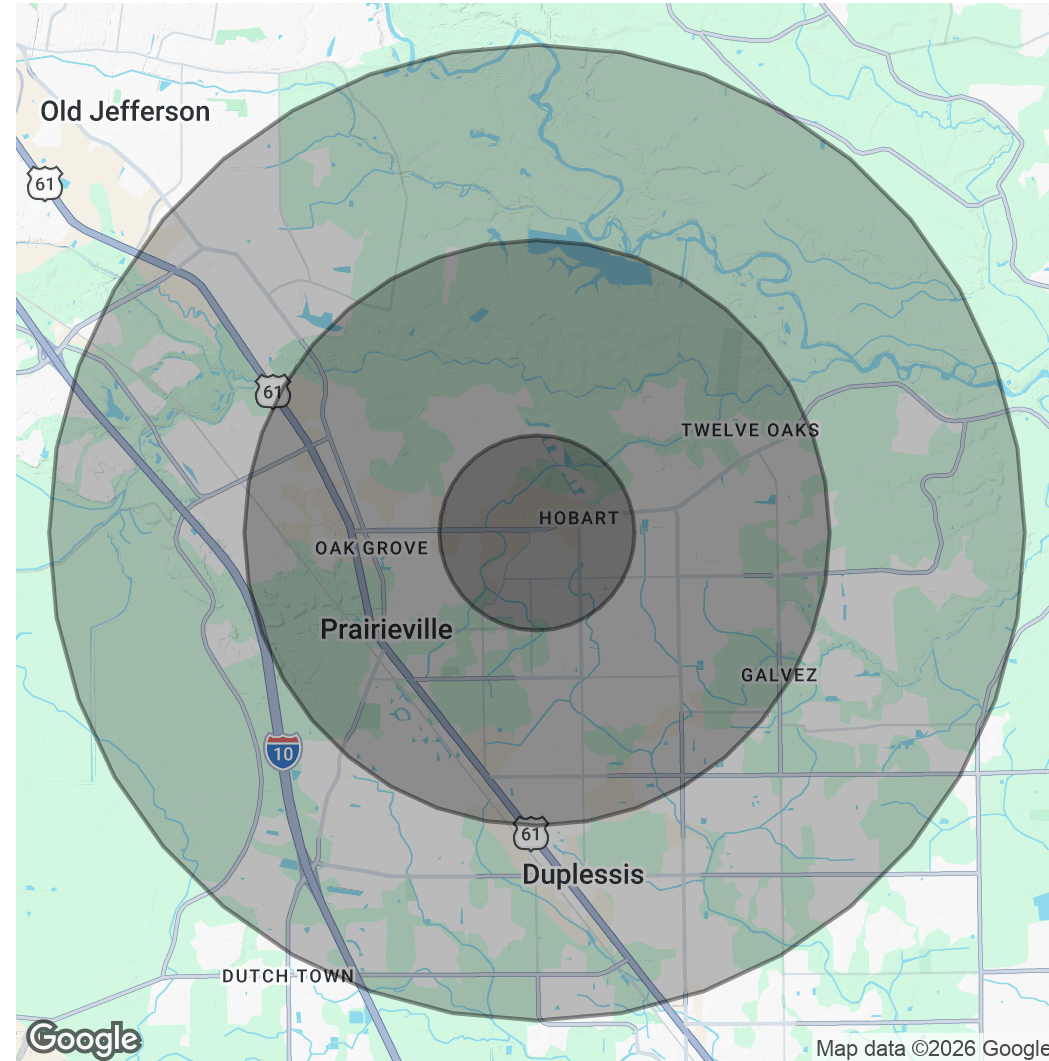
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	398	1,565	5,257
Average Age	32.8	33.2	35.8
Average Age (Male)	29.8	30.3	34.8
Average Age (Female)	35	35.4	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	136	549	1,857
# Of Persons Per HH	2.9	2.9	2.8
Average HH Income	\$121,418	\$125,640	\$133,402
Average House Value	\$340,850	\$335,838	\$309,298

2023 American Community Survey (ACS)



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