



LOCATION DESCRIPTION

This corner unit is located within the Beglis Plaza Shopping Center. This shopping center is centrally located on the busy Beglis Parkway and features several other retail stores along with ample parking.

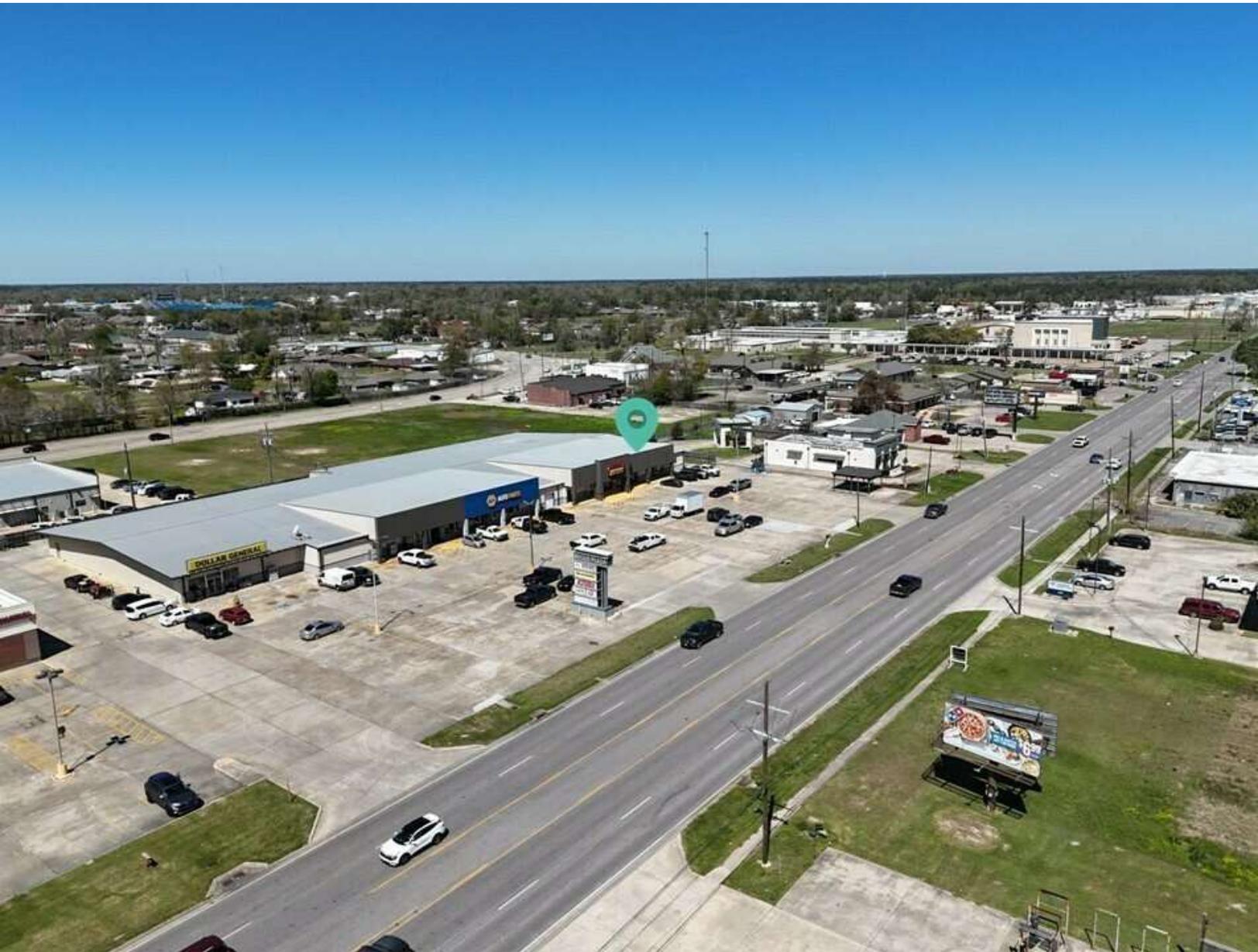
OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Unit SF:	4,363 SF
Building Size:	46,060 SF
Address:	1003 Beglis Parkway Sulphur, LA 70663

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,419	9,828	12,389
Total Population	6,024	25,154	32,382
Average HH Income	\$67,291	\$74,101	\$82,312

NVST Real Estate Solutions, LLC
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337.433.0511 | NVSTrealestate.com

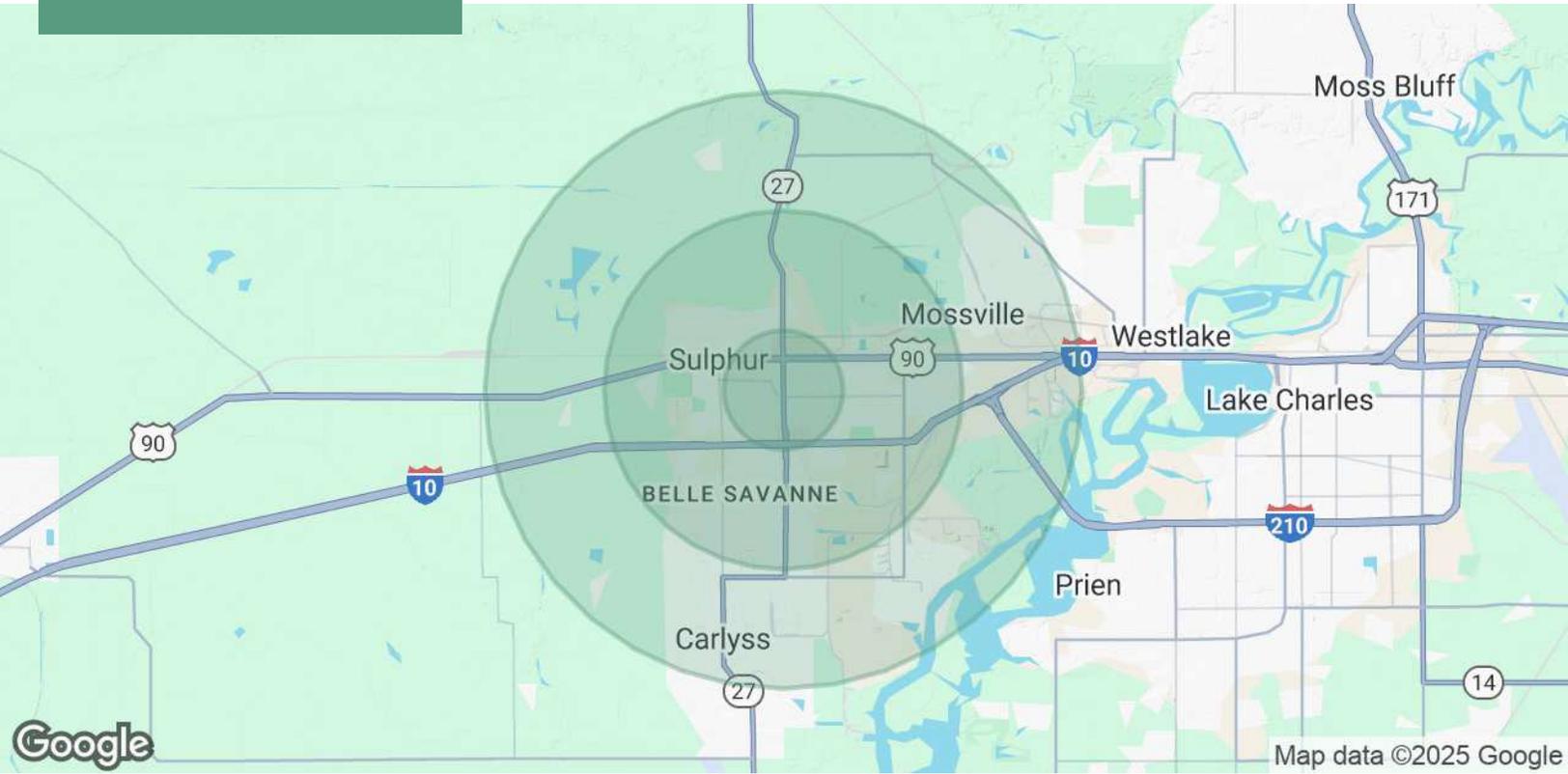
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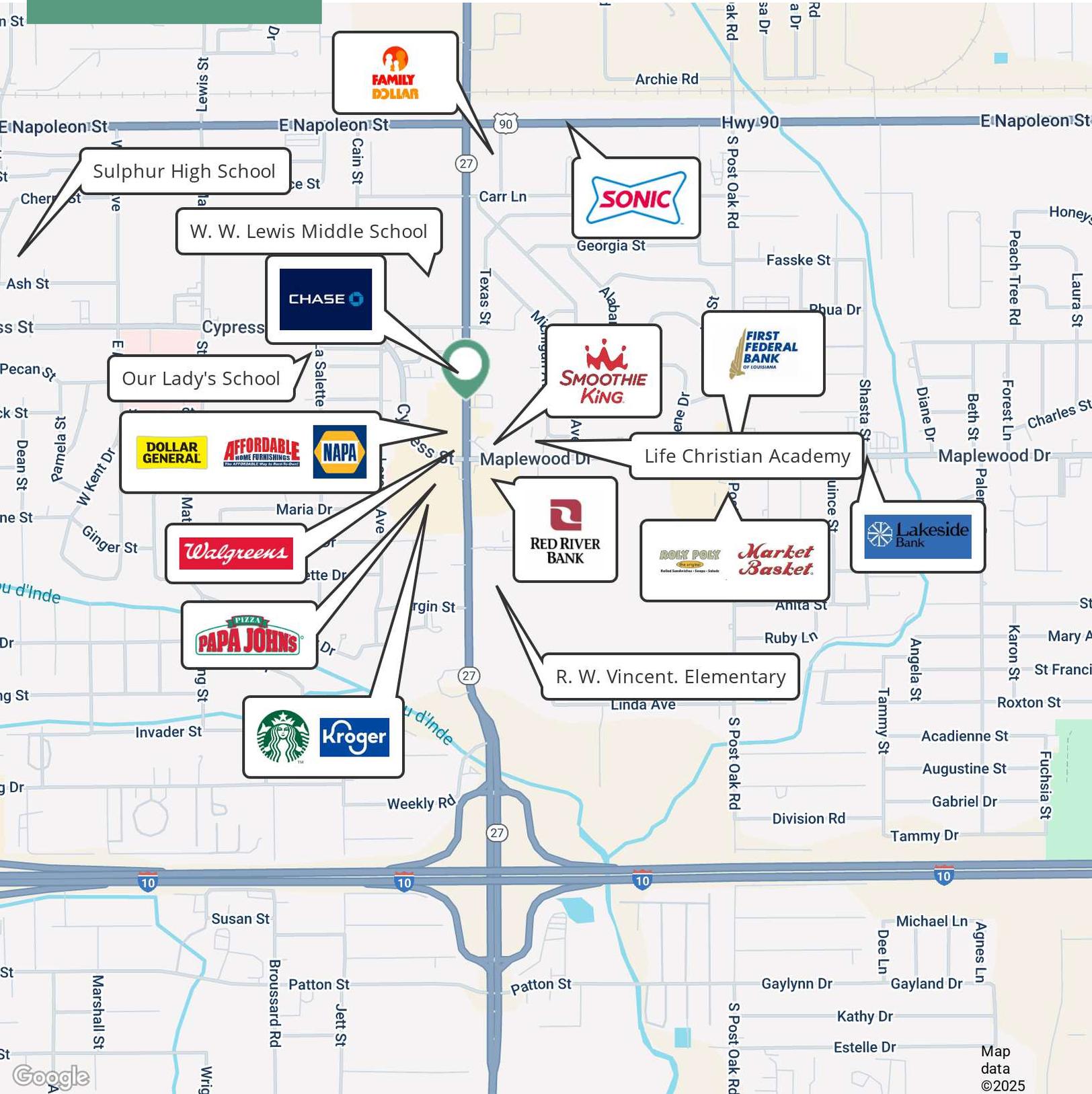
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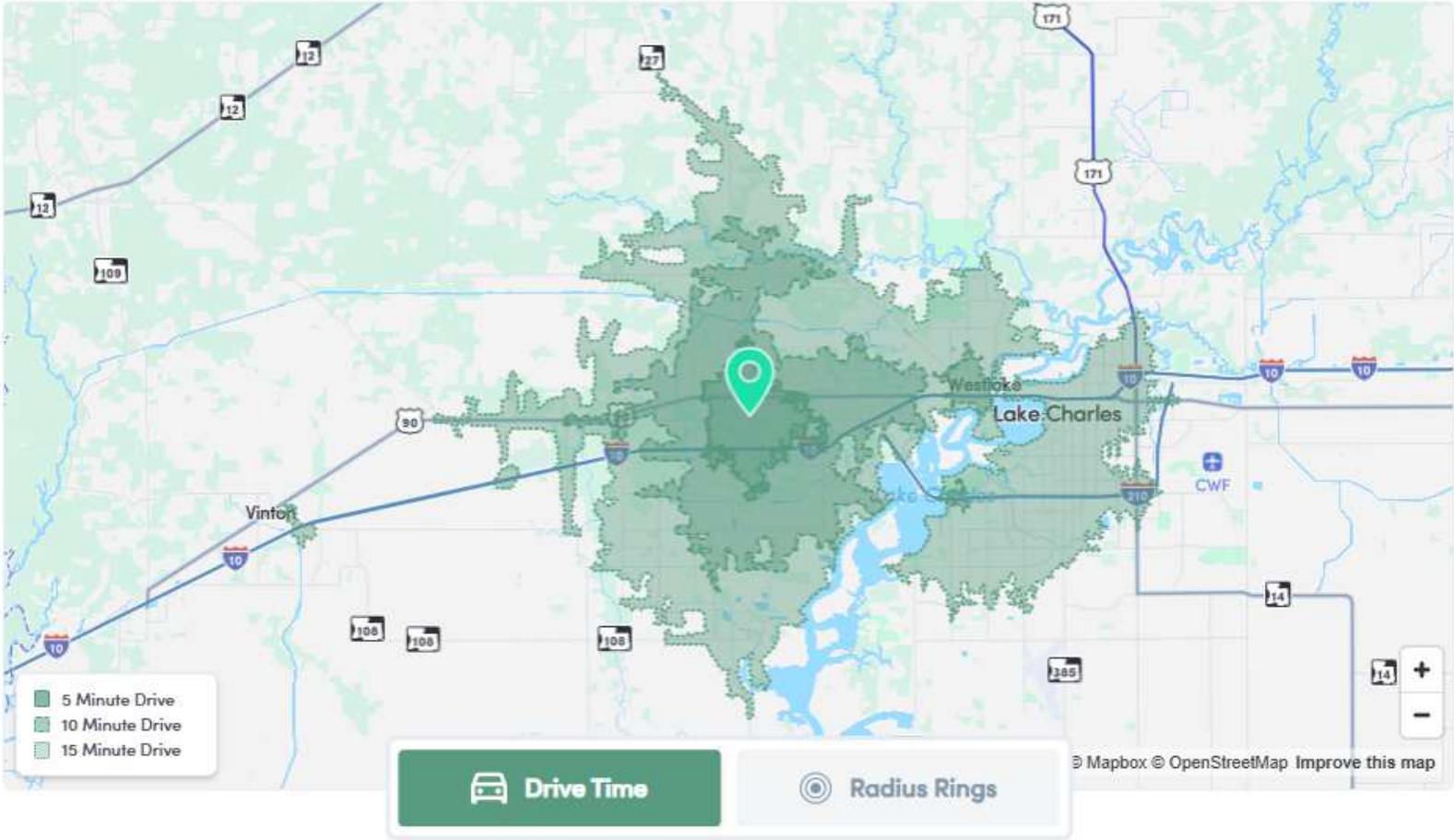
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,024	25,154	32,382
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,419	9,828	12,389
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$67,291	\$74,101	\$82,312
Average House Value	\$180,089	\$204,153	\$222,095

Demographics data derived from AlphaMap





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