

FOR LEASE

PROPERTY OVERVIEW

Beautiful street facing neighborhood strip center in Ponchatoula, LA with over 360' of parallel frontage along Highway 22. Built in 2012, Village Oaks Strip Center holds 13 units with an existing drive thru end cap. Located only 1.2 miles from downtown Ponchatoula and 1 mile from Ponchatoula High School, this center is strategically positioned for long term retail success. Traffic counts along Hwy 22 exceed 6,700 cars per day and falls outside the flood zone. The center falls inside the city limits and therefore benefits from city sewer and water while also having natural gas tie in currently run only to Suite M. Parking includes +/-90 spaces in the front parking area as well as +/-35 spaces along the rear of the building for employee and drop off/pick up parking.

PROPERTY DETAILS

- Total Size: 17,985 SF
- Available SF: 4,125
- Land Size: 1.66 Acres
- Parking: +/-125 Total Spaces
- Frontage: 360'
- Zoning: C-2 Highway Commercial
- Flood Zone: X

LEASE DETAILS

- Rent: \$2,200 per month
- Type: Gross

CURRENT TENANTS AND VACANCY

- Suites A – E (6,930 SF): SNAP Fitness
- Suites F – G (2,750 SF): Physical Therapy
- **Suites H (1,375): VACANT**
- Suite I (1,375): Jones & Co.
- Suites J (1,375 SF): Jones & Co.
- Suite K (1,375 SF): Restoration Worship
- Suite L (1,375 SF): Just BeYOUtiful Glam Spot
- Suite M (1,430 SF): The Barbeque Station



OVERVIEW

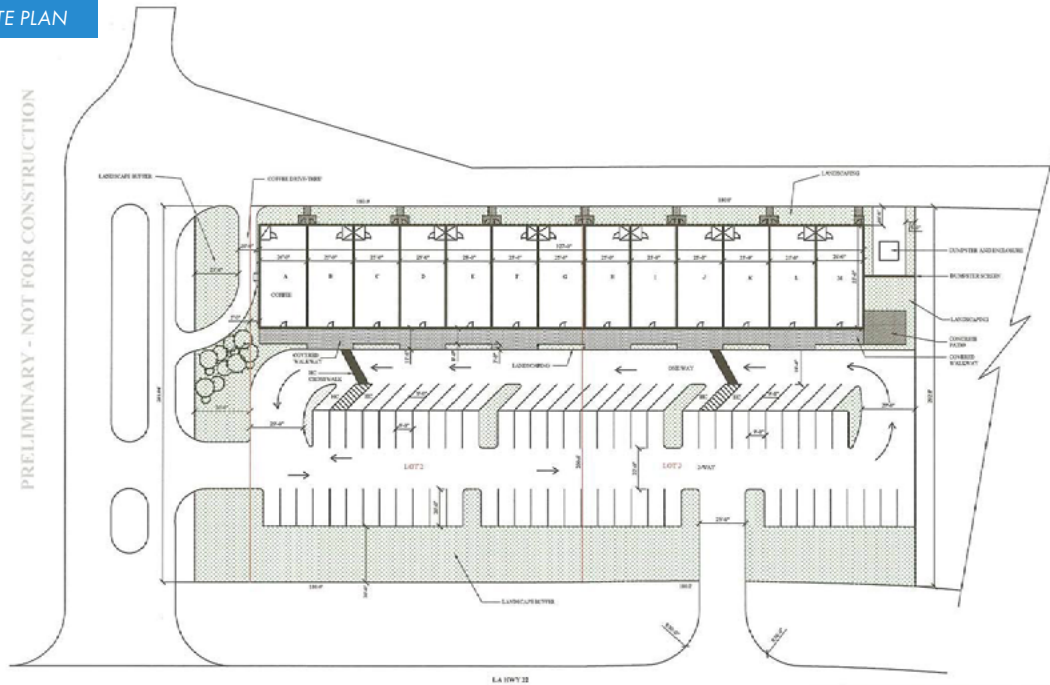
SITE PLAN

DEMOGRAPHICS

PHOTOS

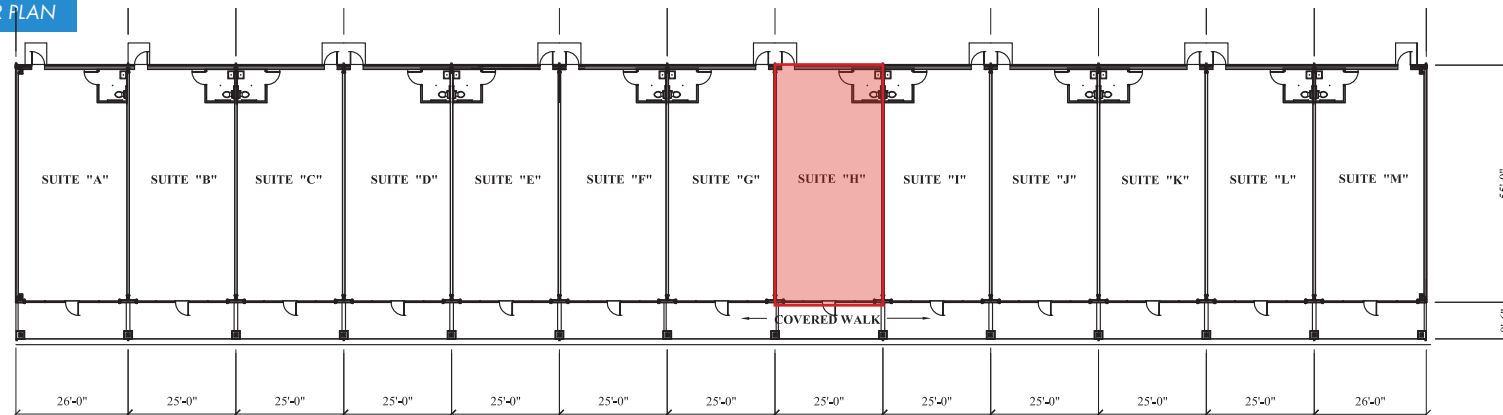
MORE PHOTOS

SITE PLAN



Click image for larger view

FLOOR PLAN



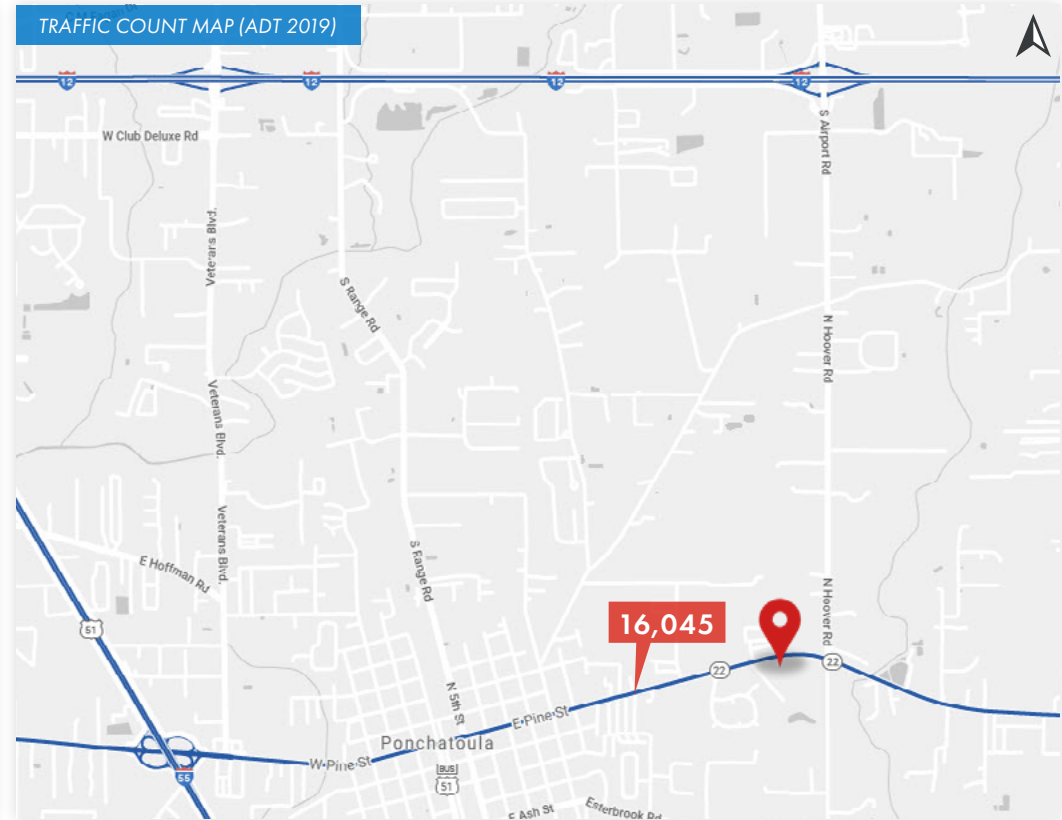
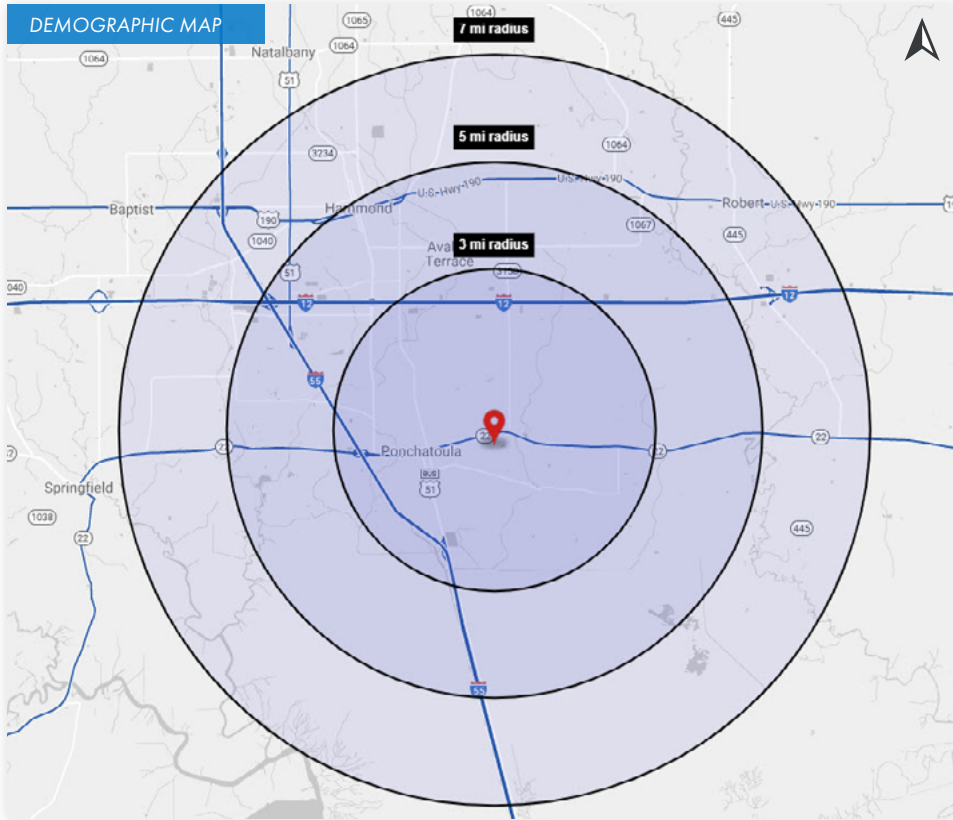
OVERVIEW

SITE PLAN




DEMOGRAPHICS

PHOTOS

MORE PHOTOS



2024 DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE	3 MILE	5 MILE	7 MILE	3 MILE	5 MILE	7 MILE		
 POPULATION	21,469	43,4758	71,069	 AVG. HH INCOME	\$83,614	\$69,916	\$77,901	 HOUSEHOLDS	8,387	17,464	27,210

OVERVIEW

SITE PLAN

DEMOGRAPHICS

PHOTOS

MORE PHOTOS



OVERVIEW

SITE PLAN

DEMOGRAPHICS

PHOTOS

MORE PHOTOS



SUITE H - INTERIOR



SUITE H - INTERIOR



SUITE H - INTERIOR



SUITE H - INTERIOR