

BUILD-TO-SUIT OPPORTUNITY IN PLAQUEMINE

LOTS 10 & 11, PLAZA DR., PLAQUEMINE, LA 70764

7,000 SF

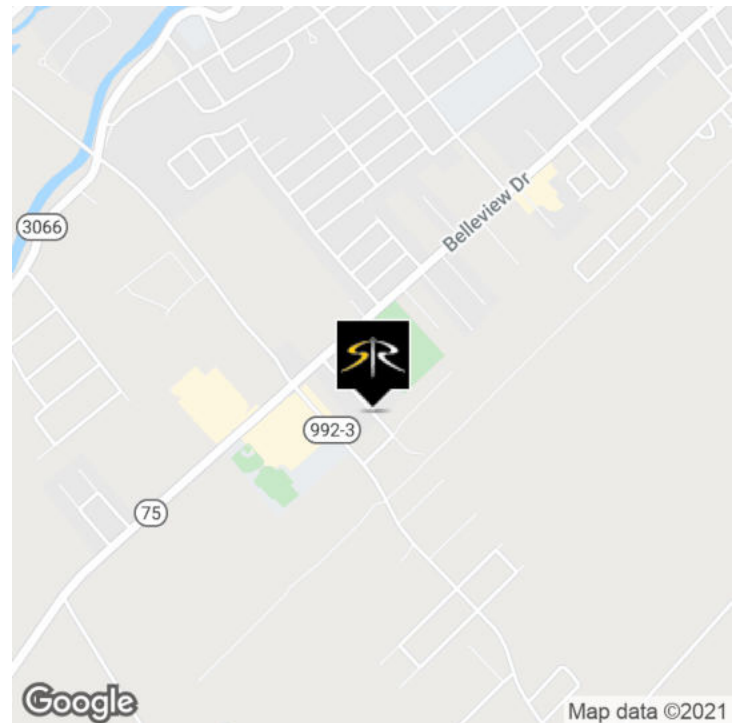


OFFERING SUMMARY

Lease Rate:	\$15.00 - 20.00 SF/yr (NNN)
Available SF:	1,500 - 7,000 SF

PROPERTY HIGHLIGHTS

- BUILD-TO-SUIT OPPORTUNITY in Plaquemine
- Perfect for Medical, Hospice, Office, Retail
- Owner will Build to suit
- Great location.
- Ready to Build Commercial Site located just off of Belleview Hwy. on Plaza Dr. near Medical and Office Buildings and Nursing Homes, including Pediatric Associates, Legacy Nursing and Rehabilitation, and Landmark Nursing Home.
- Located across from Walmart and near Plaquemine High School and the Civic Center
- Perfect for Medical, Urgent Care, Garden-style Offices
- Great Office or Retail Location
- Located near Industry/Medical/Schools/Neighborhoods/Retail
- Flood Zone X
- Access to Utilities



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SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE

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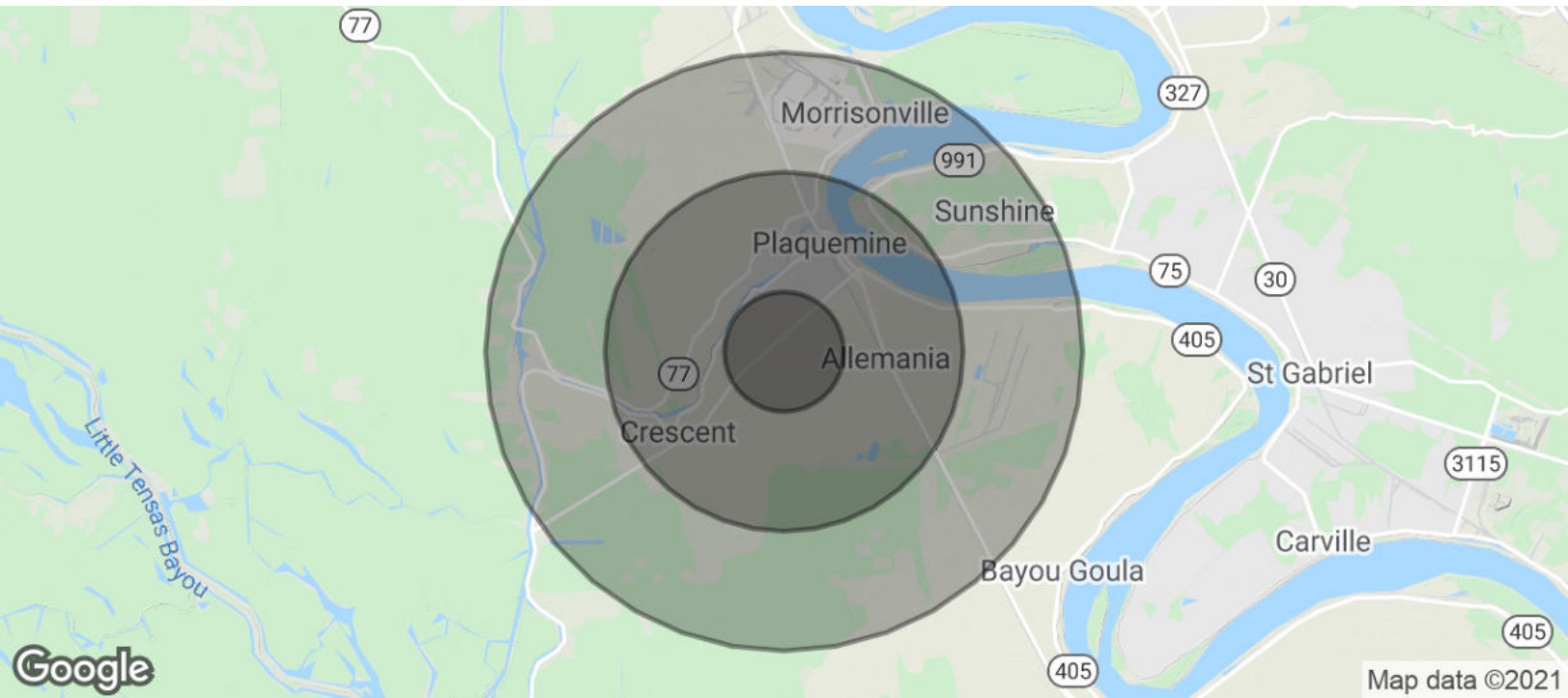
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,723	8,637	12,163
Average Age	36.8	37.1	37.3
Average Age (Male)	36.4	35.8	35.1
Average Age (Female)	40.2	40.6	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,498	3,411	4,557
# Of Persons Per HH	2.5	2.5	2.7
Average HH Income	\$48,154	\$49,421	\$52,029
Average House Value	\$102,686	\$102,988	\$108,918

* Demographic data derived from 2010 US Census

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