

### SUMMARY

### LAYOUT

### AERIAL

### ZONING

### DEMOGRAPHICS

#### PROPERTY OVERVIEW

Ideal downtown Ponchatoula location with 4,350 Sq. Ft. of space available.

Suite B has showroom/retail potential along with group office and call center or can serve as a great retail location for a variety of uses such as antiques, furniture, appliances, etc., or can be converted for a centrally located office and/or showroom.

Suite A is laid out in a general office floorplan with 6 private offices, a reception area, and a kitchen.

#### AVAILABLE SUITES

- Suite B - 2,200 SF -Leased
- Suite A - 2,150 SF

#### PRICE

- \$15.00 PSF Modified Gross (includes CAM, Electric, Water & Sewer)

#### ZONING

- C-2 Commerical

#### BUILDING INFORMATION

- Total Building - 10,000 SF
- Year Built - 1993
- Ceiling Height - 10 ft
- Parking Spaces - 20



SUMMARY

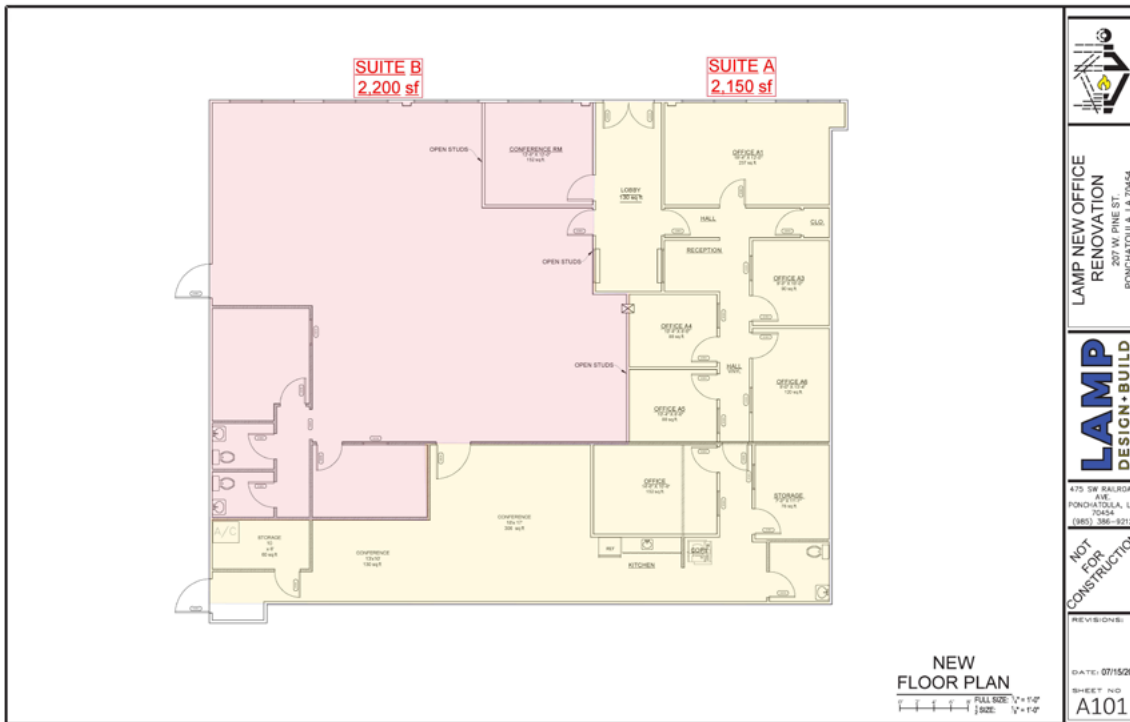
LAYOUT

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### FACILITY LAYOUT





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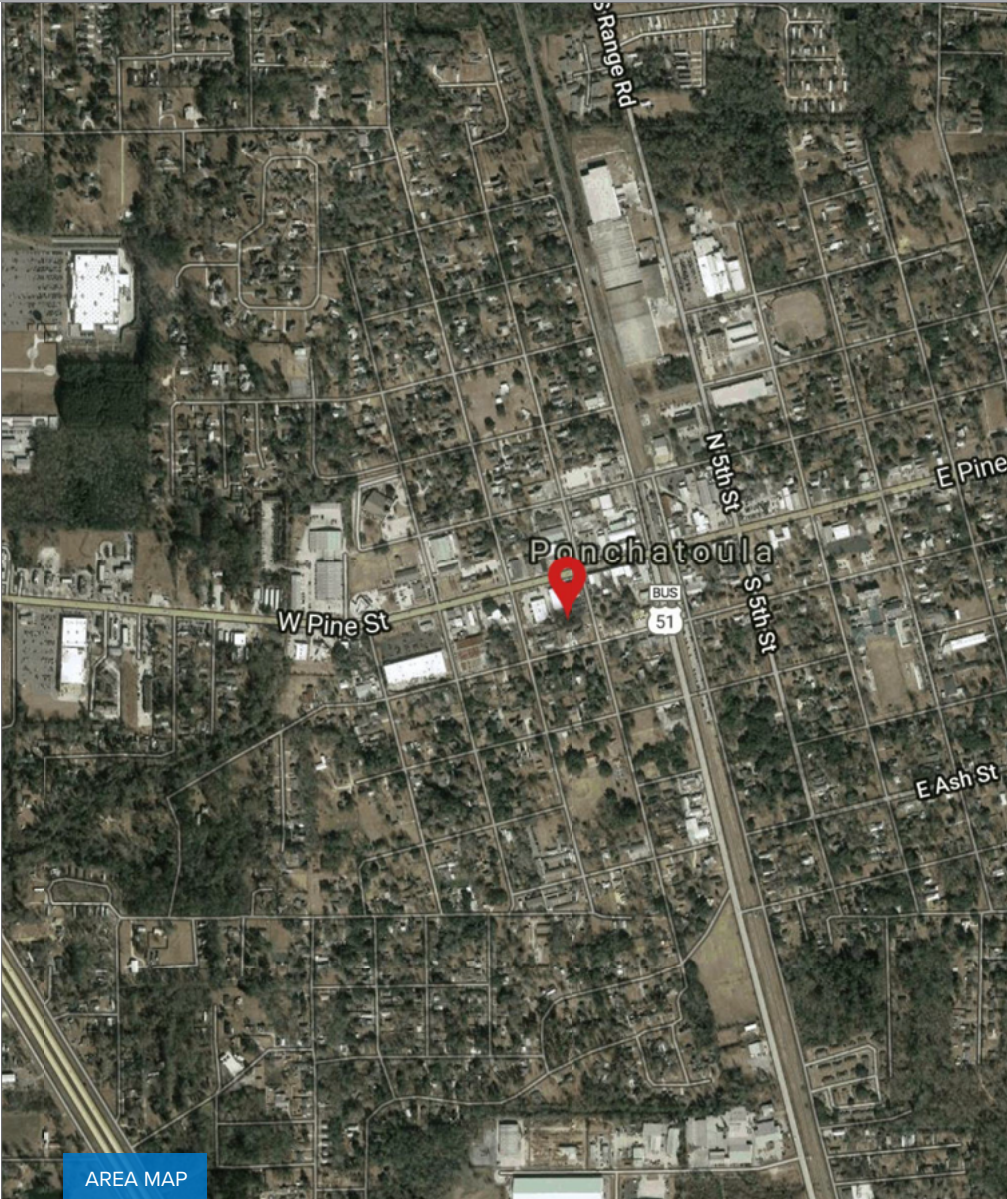
SUMMARY

LAYOUT

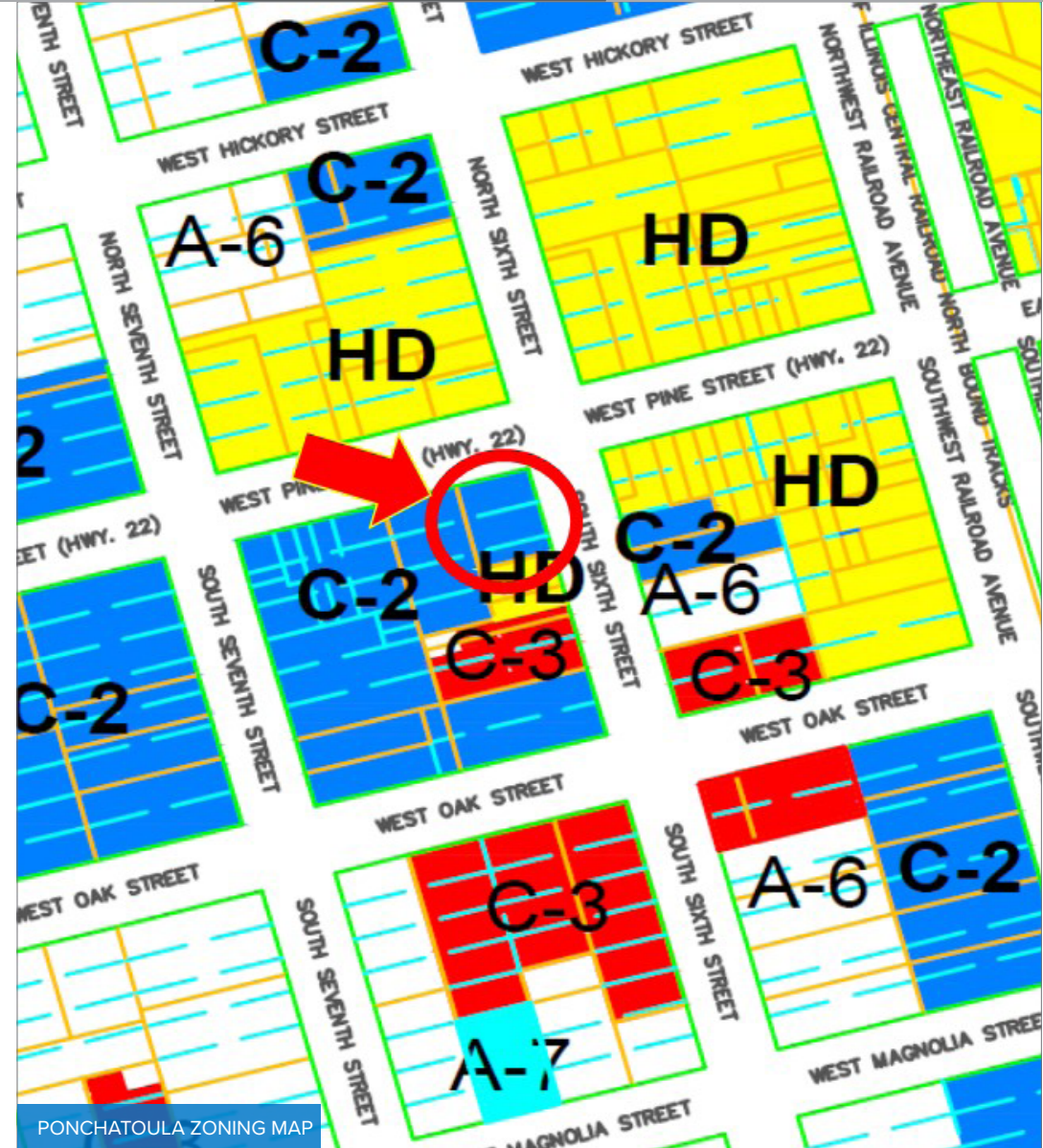
AERIAL

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AREA MAP



PONCHATOULA ZONING MAP



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### 2023 DEMOGRAPHICS

**3 MILE**

**5 MILE**

**15 MILE**



17,808

46,758

136,971

POPULATION



\$75,293

\$76,810

\$83,041

AVG. HH

