

Office: 985-898-2022 Cell: 225-505-6009 bcook@stirlingprop.com

DANIEL COOK

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PRIME OFFICE/RETAIL SUITE

207 W. Pine Street, Ponchatoula, LA

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)

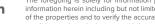
ZONING

C-2 Commerical

BUILDING INFORMATION

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







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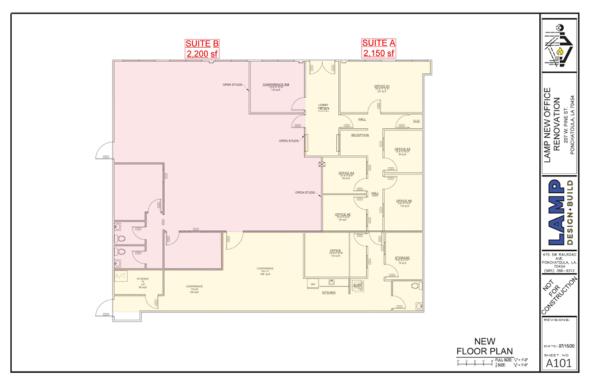
LAYOUT

AERIAL

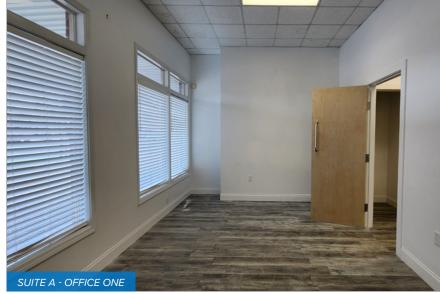
ZONING

DEMOGRAPHICS

FACILITY LAYOUT











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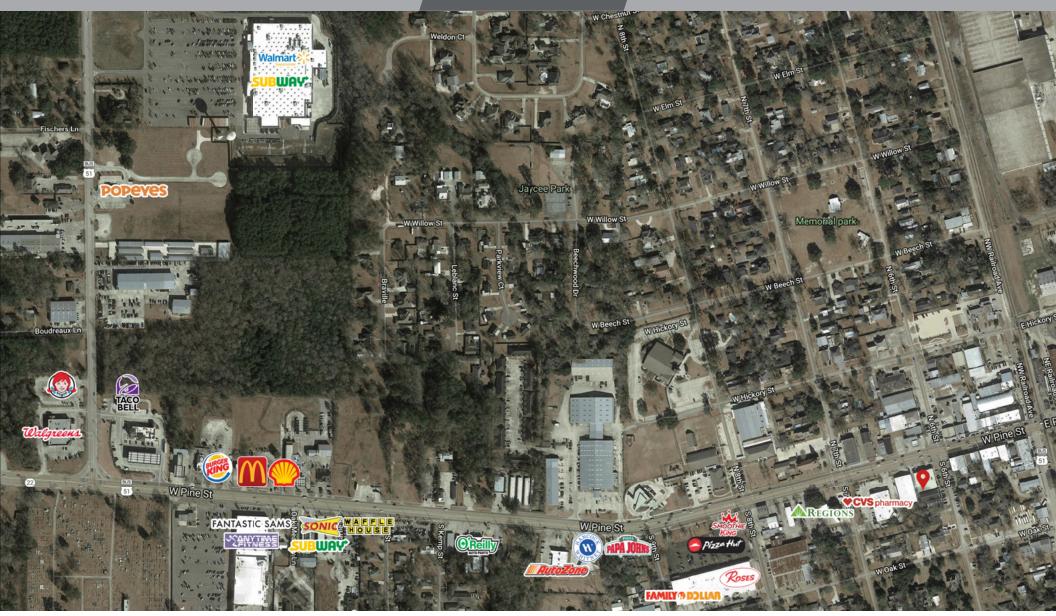
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SUMMARY LAYOUT AERIAL ZONING DEMOGRAPHICS







stirling

BRADLEY COOK, MS, CCIM

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SUMMARY LAYOUT AERIAL ZONING **DEMOGRAPHICS** WEST HICKORY STREET WEST HICKORY STREET WEST PINE STREET (HWY, 22) SOUTHWEST RAILROAD WEST P ET (HWY. 22) Ponchatoula WEST DAK STREET WEST OAK STREET A-6 C-2 NEST OAK STREET WEST MAGNOLIA STREE AGNOLIA STREET AREA MAP PONCHATOULA ZONING MAP





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SUMMARY LAYOUT AERIAL ZONING **DEMOGRAPHICS** (1041) Husser (43) 15 mi radius (441) (1062) Loranger Uneedus (1063) (1077) (442) Tickfaw 2023 DEMOGRAPHICS (442) (1064) Natalbany **15 MILE** 3 MILE 5 MILE (51) (1036 43 5 mi radius Baptist 3 mi radius3158) (1067) (445) 63 17,808 136,971 46,758 (1085) (43) (1085) **POPULATION** (1077) (42) 63 Madisonville \$75,293 \$83,041 \$76,810 (444) AVG. HH Manchac Wildlife Management