

PLAZA 51

HAMMOND, LA

stirling



COVER

SUMMARY

PHOTOS

AREA MAP

DEMOGRAPHICS

FOR LEASE

GLA

- 10,000 SF

AVAILABILITY

- 1,250-6,250 SF

LEASE DETAILS

- Rate: \$24-\$32 PSF NNN
- Term: 5 Years (min)
- NNN Fees: \$3.50 (subject to change)
- White Box Ready (See next page for details)
- TI available in lieu of White Box

SITE DETAILS

- Traffic Count: 10,081 daily
- Parking: +/-42 spaces (1:250)

DESCRIPTION

- Plaza 51 is a 10,000 sf fully remodeled strip center on busy Hwy 51 in Hammond. Just north of the Hammond Square mall, its location is ideal for retail uses that desire excellent visibility and access to the local traffic and market. With its quick access to the city of Hammond and I-12 this site provides great opportunity for long term success.



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WHITE BOX DELIVERY

Walens Properties LLC & The Ripoll Company

1706 SW Railroad Ave

Hammond, LA 70403

WHITE BOX DELIVERY TO TENANT(S)

Walls:

Standard Demising Walls – Exterior Walls – Bathroom Walls

- Insulated between Metal Studs (Floor to Ceiling)
- 5/8 Drywall over Studs
- Drywall to be Taped, Finished, with one primer coat applied.

Floor:

Concrete Flooring

Electrical:

200 amp, three phase service located in the rear of building (per 1250 sqft unit)

- Circuit Panel located inside unit.
- Standard 110v Duplex Outlets located on demising, exterior, and bathroom walls (Per Local Building Code)
- 2x4 LED Troffer Lights Installed
- Exhaust Fan for Restroom
- One Line Circuit in "J" Box for Signage on Front of Building
- Conduit for Phone and Data

Plumbing:

Water Line provided is 1" Water Line with Shutoff Valve on Exterior (per 1250 sqft unit)

- All Plumbing Fixtures and Water Connections Required for Restroom

HVAC:

New Heating and Air Condition Units with Electrical Heat Pump to be Installed.

- One (1) 5-ton unit per 1,250 sqft unit. (1 ton per 250sqft)
- Compressor(s) will be located on a HVAC pad in rear of Building.
- Inside unit will be installed above the Ceiling Grid
- Supply & Return Ducts Installed per Local building Code in Ceiling

Ceiling:

Drop Ceiling Installed

- 10ft of Clearance Height
- 2x4 White Tile and HVAC Registers

Restroom(s):

A Maximum of 1 ADA Compliant Restroom per 1,250 sqft

- Location per existing plumbing
- 1 Interior Door

StoreFront/Doors:

Storefront Glass, Door System with one (1) entry door per 1,250sqft. One (1) Single Personnel/Service Door in Rear Made of Metal, Painted, per 1,250sqft.

- All Entry Doors will be Keyed the Same

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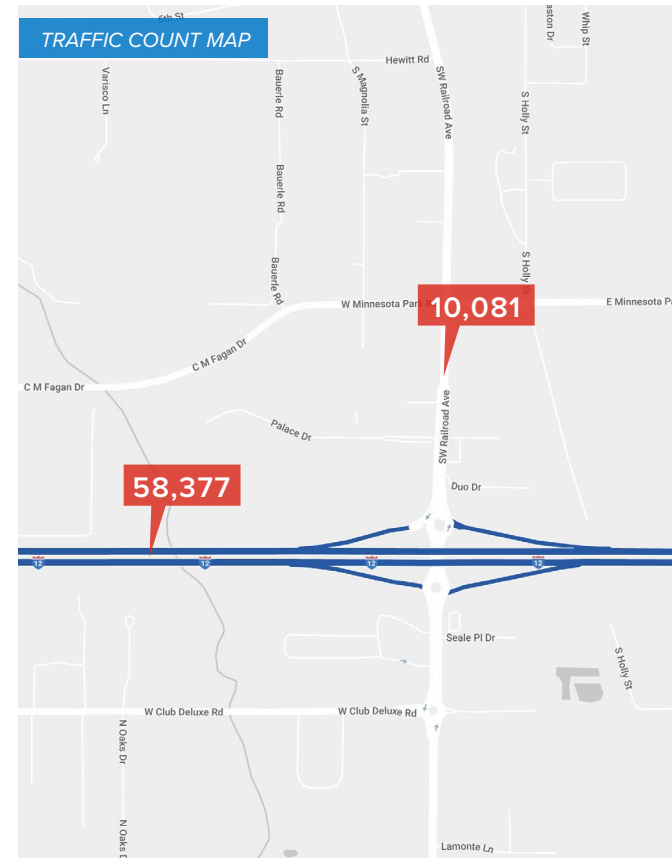
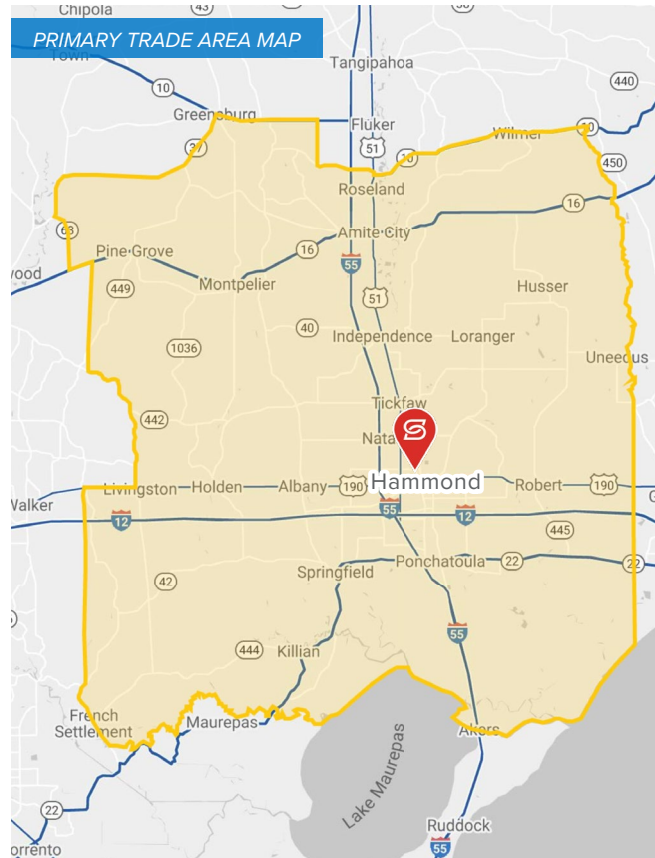
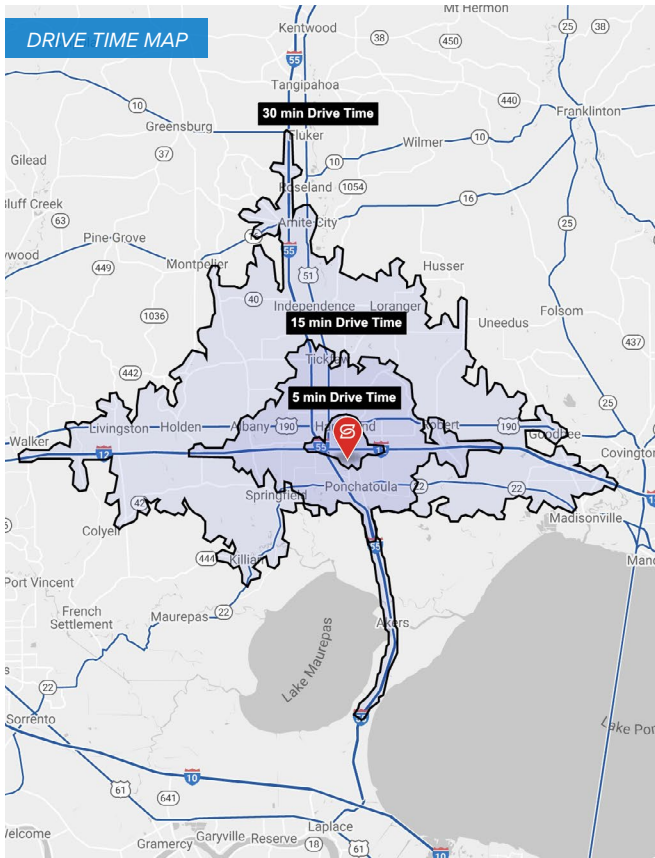
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5 MIN 15 MIN 30 MIN



14,403 88,017 165,746

2022 ESTIMATE 172,153
AREA TRADE MAP

5 MIN 15 MIN 30 MIN



\$54,815 \$63,619 \$69,343

2022 ESTIMATE \$64,305
AREA TRADE MAP

5 MIN 15 MIN 30 MIN



5,516 34,247 3,161

2022 ESTIMATE 65,766
AREA TRADE MAP