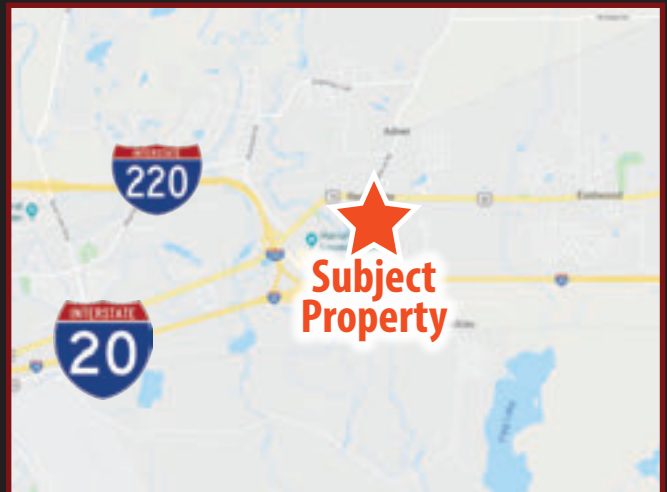




OAK THICKET SHOPPING CENTER FOR LEASE

HWY 80 AT BELLEVUE, HAUGHTON, LA 71037

- Great retail area! Check out demographics!
- 1,539 square feet available
- 2,500 square feet available
- 3,000 square feet sublease space available
- Recently available - 21,000+ SF - may be subdivided
- In Haughton - one of the fastest growing communities in Louisiana
- Good access off Highway 80
- Generous parking
- Pylon sign
- Traffic Counts: 21,941 cars per day



For more information, contact:

Michele Sauls, Associate Broker | 318.222.2244
msauls@vintagerealty.com | vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 9/2020

**VINTAGE**
REALTY COMPANY

OAK THICKET SHOPPING CENTER FOR LEASE

HWY 80 AT BELLEVUE ROAD
HAUGHTON, LA 71037

NEIGHBORHOOD AERIAL



For more information, contact:

Michele Sauls, Associate Broker | 318-222-2244
msauls@vintagerealty.com | vintagerealty.com

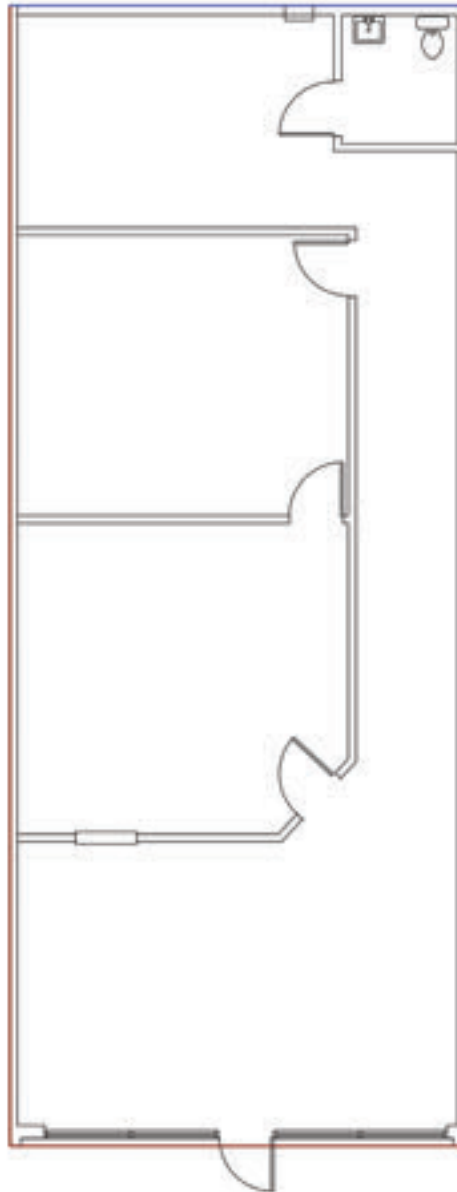
ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 9/2020

OAK THICKET SHOPPING CENTER FOR LEASE

HWY 80 AT BELLEVUE ROAD
HAUGHTON, LA 71037

CURRENT LAYOUT 1,539 SF

Space Can Be
Remodeled



For more information, contact:

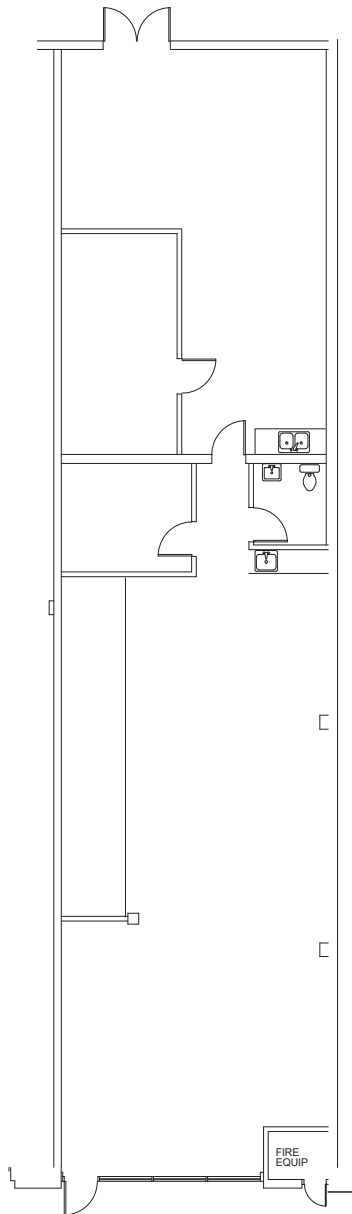
Michele Sauls, Associate Broker | 318-222-2244
msauls@vintagerealty.com | vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 9/2020

OAK THICKET SHOPPING CENTER FOR LEASE

HWY 80 AT BELLEVUE ROAD
HAUGHTON, LA 71037

CURRENT LAYOUT
2,500 SQ FT



For more information, contact:

Michele Sauls, Associate Broker | 318-222-2244

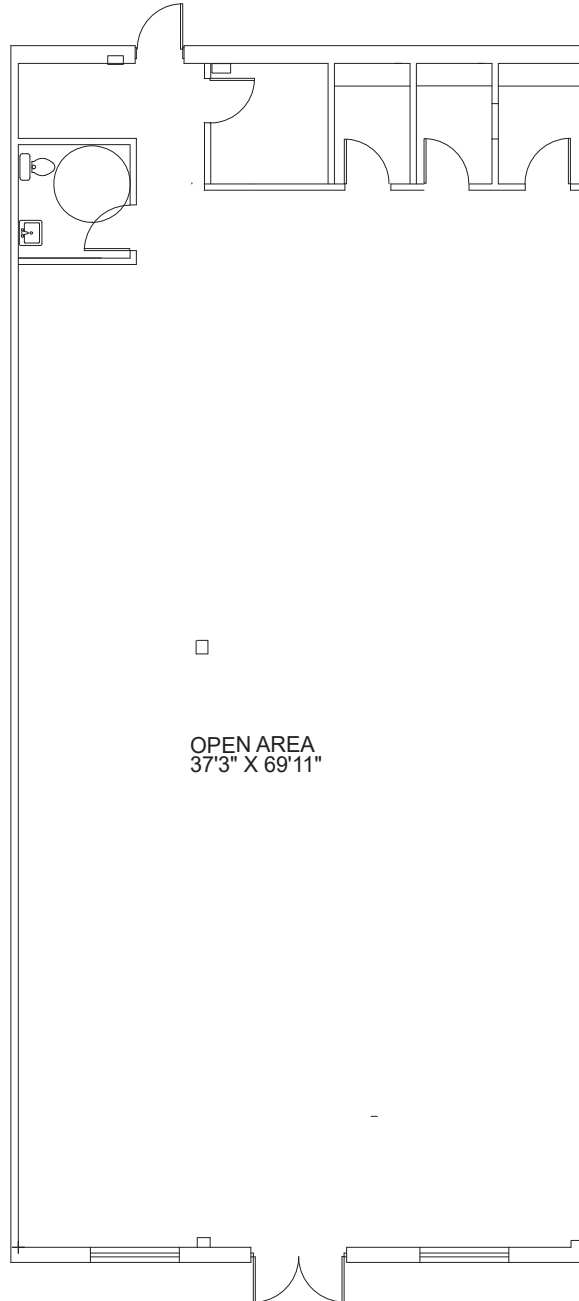
msauls@vintagerealty.com | vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 9/2020

OAK THICKET SHOPPING CENTER FOR LEASE

HWY 80 AT BELLEVUE ROAD
HAUGHTON, LA 71037

FLOOR PLAN 3,000 SQ FT



For more information, contact:

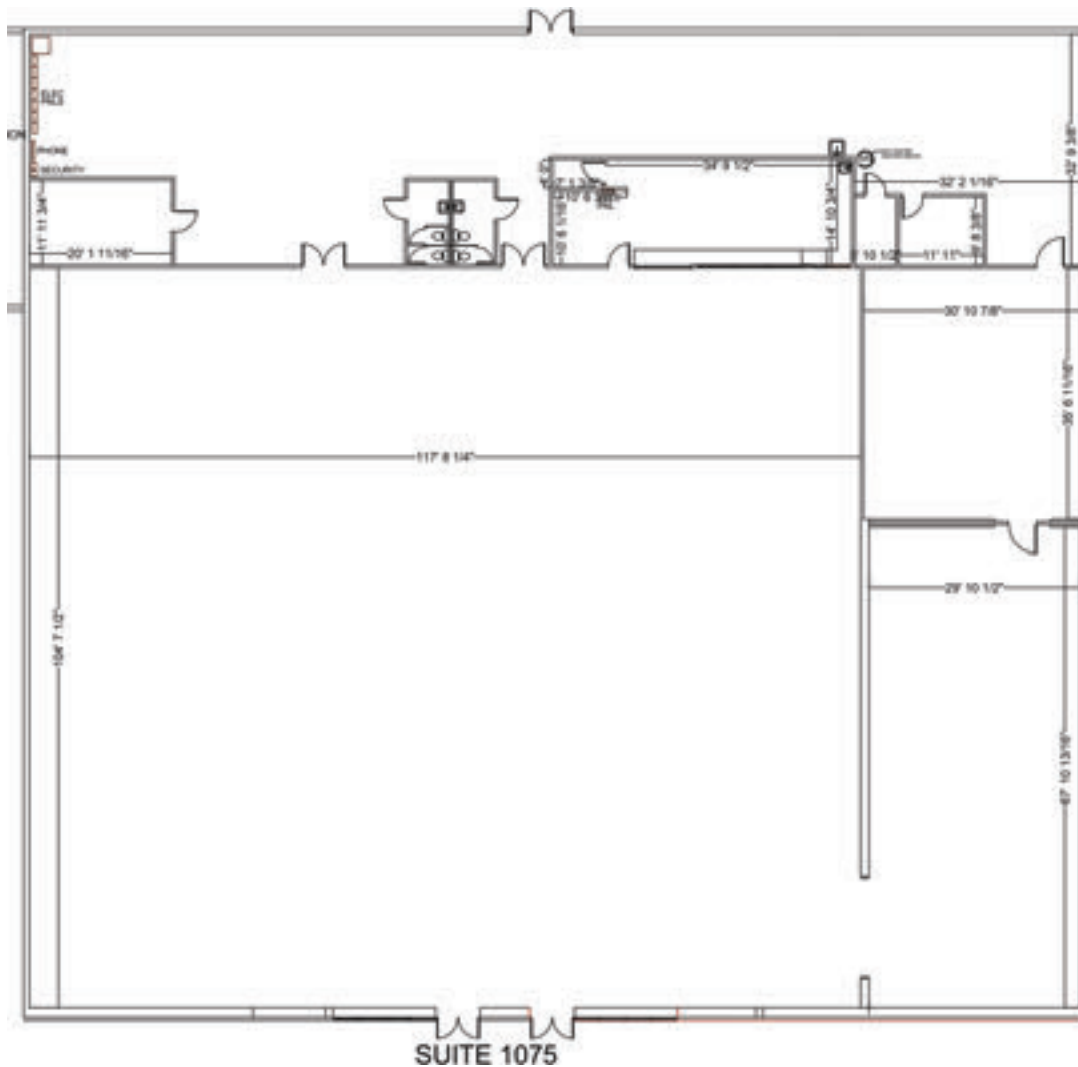
Michele Sauls, Associate Broker | 318-222-2244
msauls@vintagerealty.com | vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 9/2020

OAK THICKET SHOPPING CENTER FOR LEASE

HWY 80 AT BELLEVUE ROAD
HAUGHTON, LA 71037

FLOOR PLAN 21,023 SQ FT



For more information, contact:

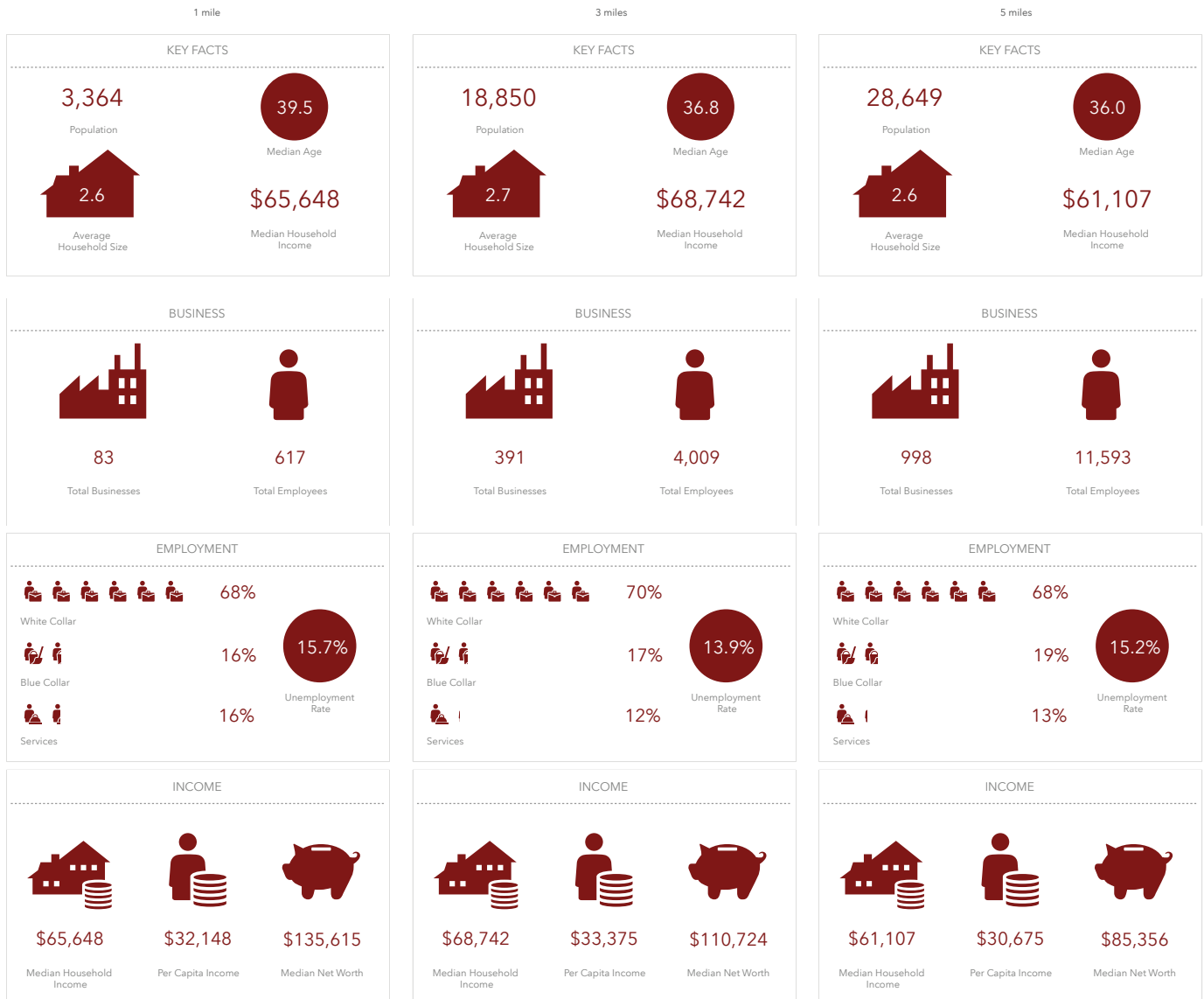
Michele Sauls, Associate Broker | 318-222-2244
msauls@vintagerealty.com | vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 9/2020

OAK THICKET SHOPPING CENTER FOR LEASE

HWY 80 AT BELLEVUE ROAD
HAUGHTON, LA 71037

DEMOGRAPHIC SNAPSHOT



For more information, contact:

Michele Sauls, Associate Broker | 318-222-2244

msauls@vintagerealty.com | vintagerealty.com

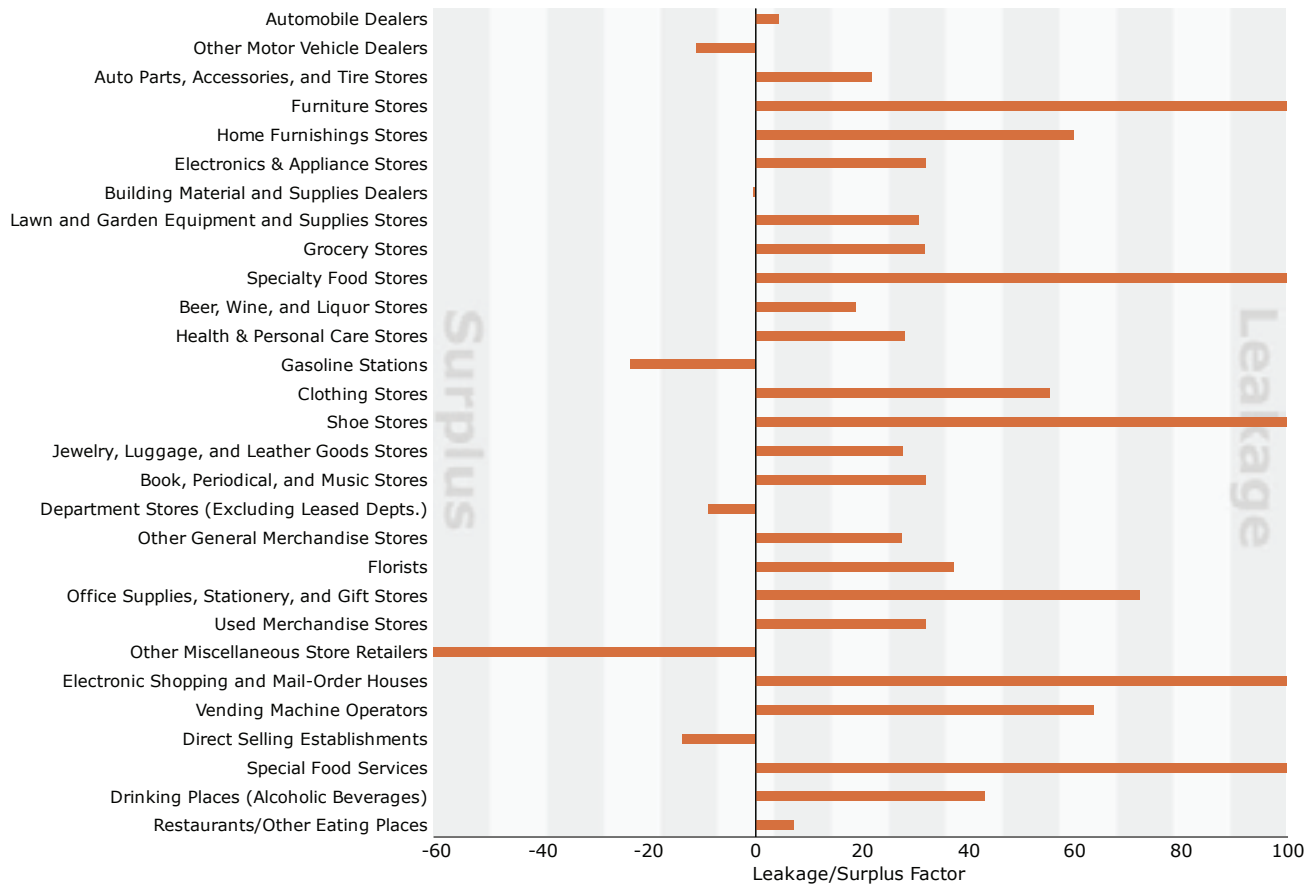
ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 9/2020

OAK THICKET SHOPPING CENTER FOR LEASE

HWY 80 AT BELLEVUE ROAD
HAUGHTON, LA 71037

LEAKAGE OVERVIEW

Leakage/Surplus Factor by Industry Group



For more information, contact:

Michele Sauls, Associate Broker | 318-222-2244

msauls@vintagerealty.com | vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 9/2020