

SUMMARY

AERIAL

SITE PLAN

DEMOGRAPHICS

FOR LEASE

PROPERTY DESCRIPTION

Premium retail location in Laplace, Louisiana. Anchored by Walmart Supercenter with incredible ingress and egress. This center is surrounded by heavy residential, multiple elementary and high schools, and strong traffic counts along this retail corridor.

TENANTS

- French Riviera Fitness
- Fair Grounds OTB & Casino
- Cato
- PJ's Coffee of New Orleans
- Rent-A-Center
- Pizza Hut
- Sally Beauty
- American Mattress Outlet
- The Jambalaya Shoppe
- Wonder Cuts
- Bayou Orthodontics

GROSS LEASABLE AREA

- 57,780 SF

AVAILABLE

- Suite 140-D 1,500 SF
- Suite 150-A 1,300 SF
- Suite 150-D 2,500 SF

NEARBY LANDMARKS

Walmart Supercenter, St. John the Baptist Parish Government Offices, Ochsner Medical Complex, Winn-Dixie, Chili's, French Riviera Fitness, PetSmart, Matherne's Market, Shoe Show, and Acadiana Cinemas 5

TRAFFIC COUNT (ADT 2017)

- On West Airline Highway (Highway 61), east of Belle Terre Boulevard: 37,552



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Riverlands Shopping Center

- MATHERNE'S Market
- PETSMART
- SHOE SHOW
- CITITRENDS
- rue21
- DOLLAR TREE
- Rainbow
- GNC
- Acadiana Cinemas 5

Laplace Center

- FOOD4LESS
- FAMILY DOLLAR
- Firestone
- SOUTHERN STYLZ
- T-Mobile
- CashAmerica

Belle Terre Plaza

- FRENCH RIVIERA FITNESS
- FAIR GROUNDS 018-CASINO
- SALLY BEAUTY
- Pizza-hut
- CAIO
- Rent-A-Center
- GameStop
- PJ's COFFEE
- WONDER CUTS

Walmart Supercenter

St. John Parish Government Offices

Winn-Dixie

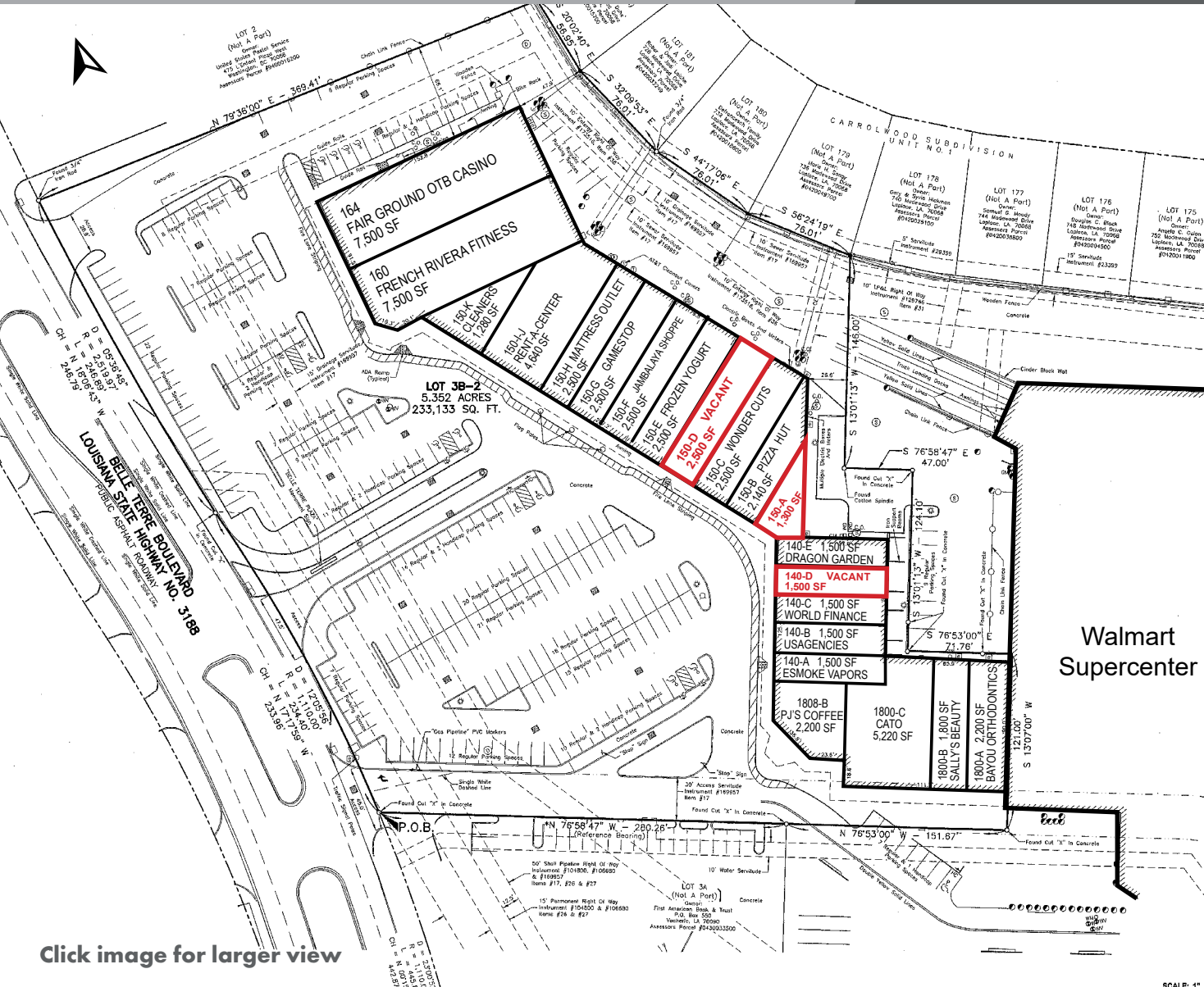
Ochsner Health Center

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SUITE	TENANT	SF
1800-A	Bayou Orthodontics	2,200
1800-B	Sally's Beauty Supply	1,800
1800-C	Cato	5,220
1808-B	PJ's Coffee	2,200
140-A	eSmoke Vapors	1,000
140-B	USAgencies	1,500
140-C	World Finance	1,500
140-D	Vacant	1,500
140-E	Dragon Garden Restaurant	1,500
150-A	Vacant	1,300
150-B	Pizza Hut	2,140
150-C	Wonder Cuts	2,500
150-D	Vacant	2,500
150-E	Let's Top It Frozen Yogurt	2,500
150-F	The Jambalaya Shoppe	2,500
150-G	GameStop	2,500
150-H	American Mattress Outlet	2,500
150-IJ	Rent-A-Center	4,640
150-K	Stein's Cleaners	1,280
160	French Riviera Fitness	7,500
164	Fairgrounds OTB & Casino	7,500

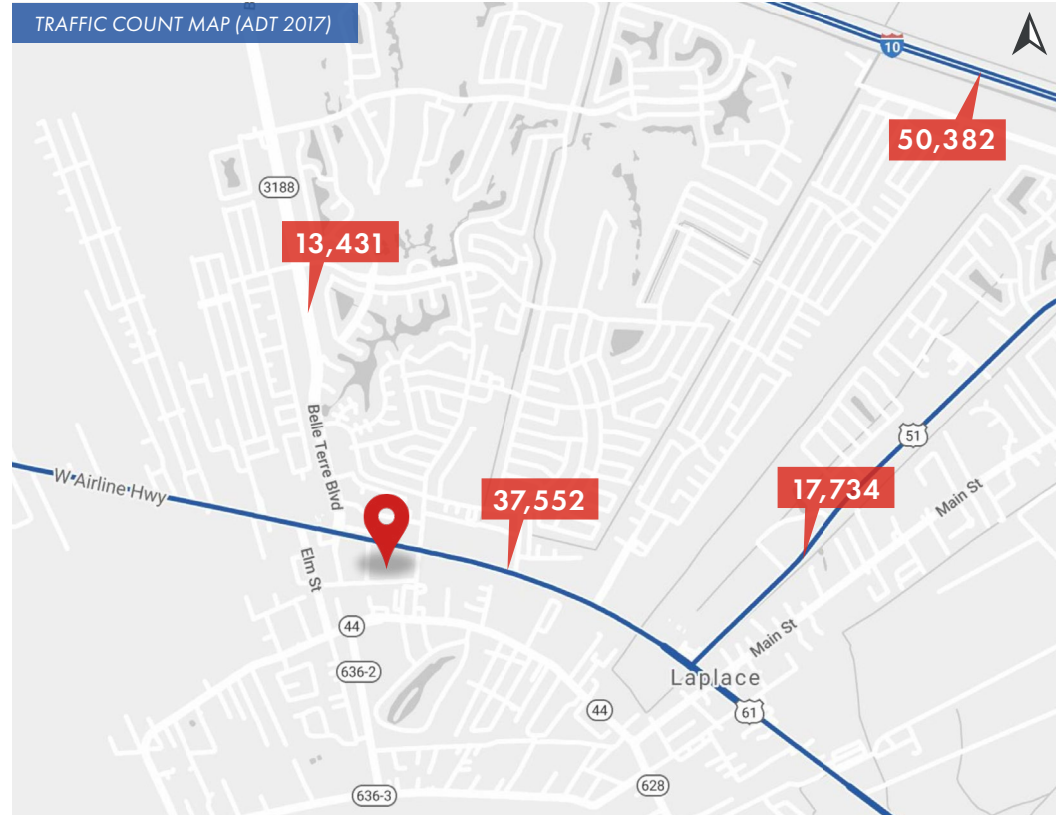
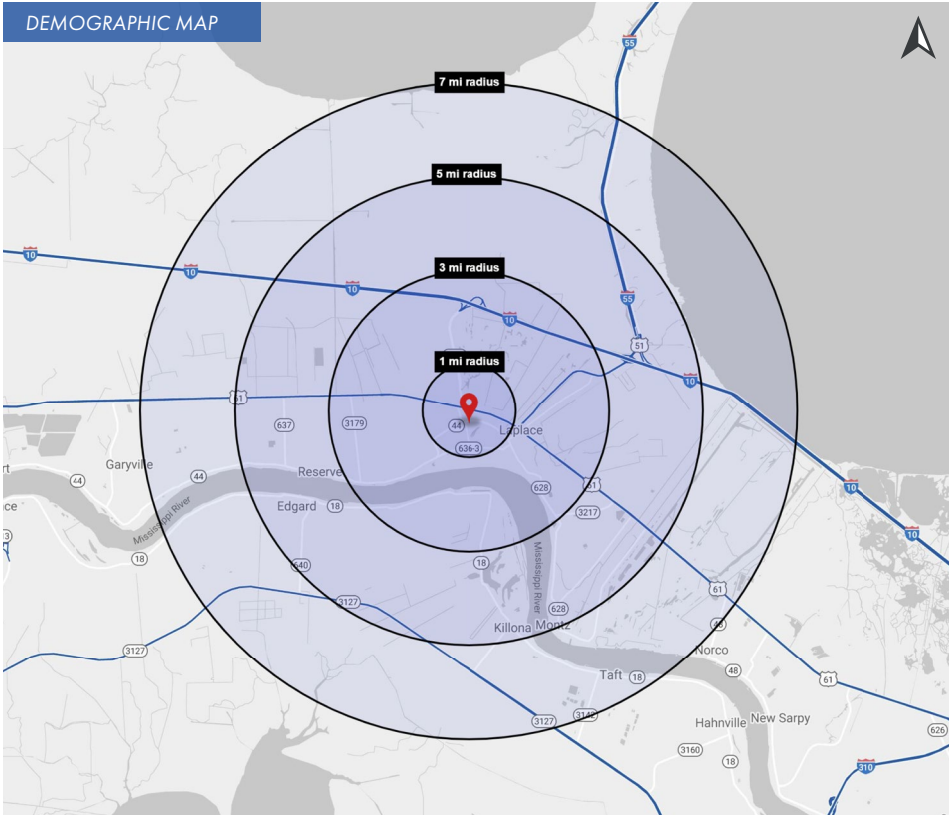
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2020 DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE	7 MILE
POPULATION	9,602	31,817	40,408	44,546



	1 MILE	3 MILE	5 MILE	7 MILE
AVG. HH INCOME	\$69,920	\$78,768	\$76,425	\$77,295