

### OVERVIEW

### SITE PLAN

### DEMOGRAPHICS

### PHOTOS

## FOR LEASE

### PROPERTY OVERVIEW

Beautiful street facing neighborhood strip center in Ponchatoula, LA with over 360' of parallel frontage along Highway 22. Built in 2012, Village Oaks Strip Center holds 13 units with an existing drive thru end cap. Located only 1.2 miles from downtown Ponchatoula and 1 mile from Ponchatoula High School, this center is strategically positioned for long term retail success. Traffic counts along Hwy 22 exceed 6,700 cars per day and falls outside the flood zone. The center falls inside the city limits and therefore benefits from city sewer and water while also having natural gas tie in currently run only to Suite M. Parking includes +/- 90 lots in the front parking area as well as +/- 35 spaces along the rear of the building for employee and drop off/pick up parking.



### PROPERTY DETAILS

- Total Size: 17,985 SF
- Available SF: 6,875 SF
- Land Size: 1.66 Acres
- Parking: +/- 125 Total Spaces
- Frontage: 360'
- Zoning: C-2 Highway Commercial
- Flood Zone: X

### LEASE DETAILS

- Rate: \$12 PSF
- Type: NNN
- CAM: \$2.70 PSF

### CURRENT TENANTS AND VACANCY

- Suites A – E (6,930 SF): SNAP Fitness
- **Suites F – G (2,750 SF): VACANT (White Boxed)**
- **Suites H – I (2,750 SF): VACANT (Former Restaurant)**
- Suites J (1,375 SF): Krowned Krystals
- Suite K (1,375 SF): Restoration Worship
- **Suite L (1,375 SF): VACANT (White Boxed)**
- Suite M (1,430 SF): S&T Seafood



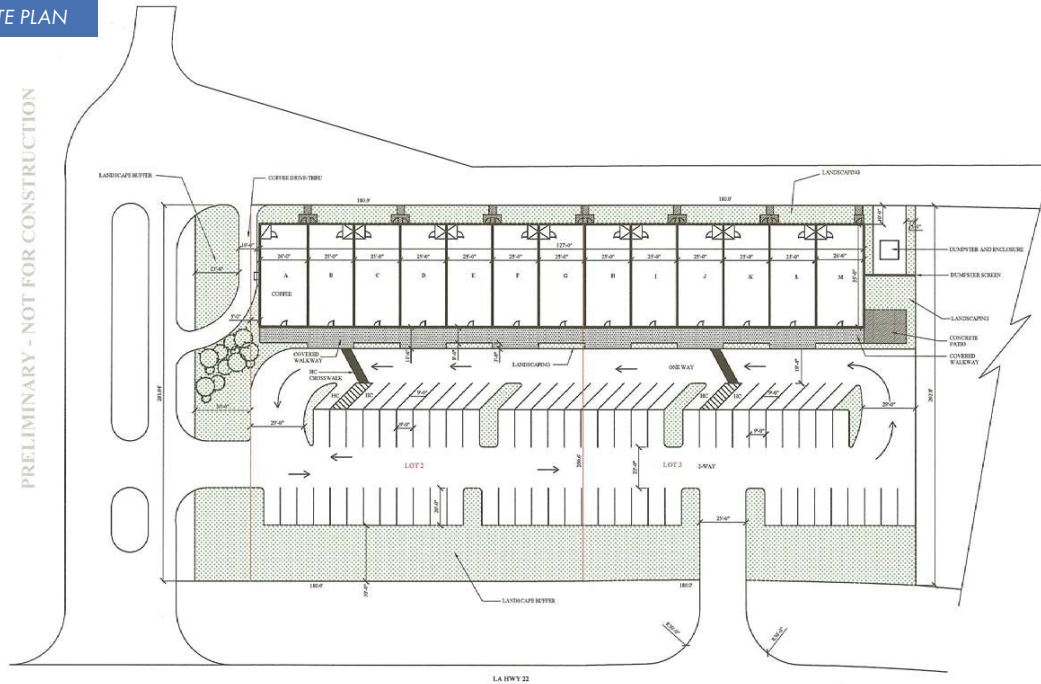
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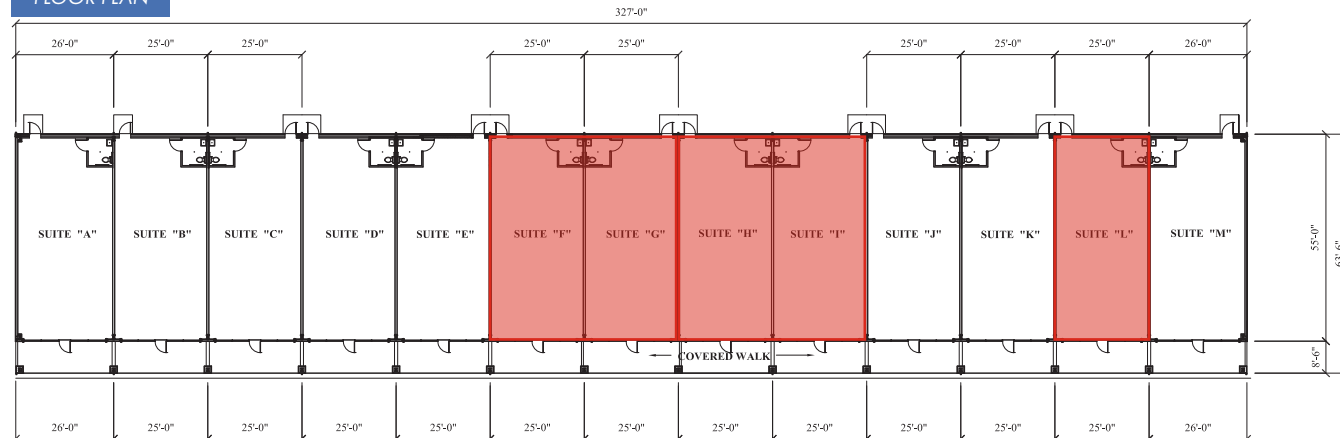
PHOTOS

SITE PLAN



Click images for larger view

FLOOR PLAN

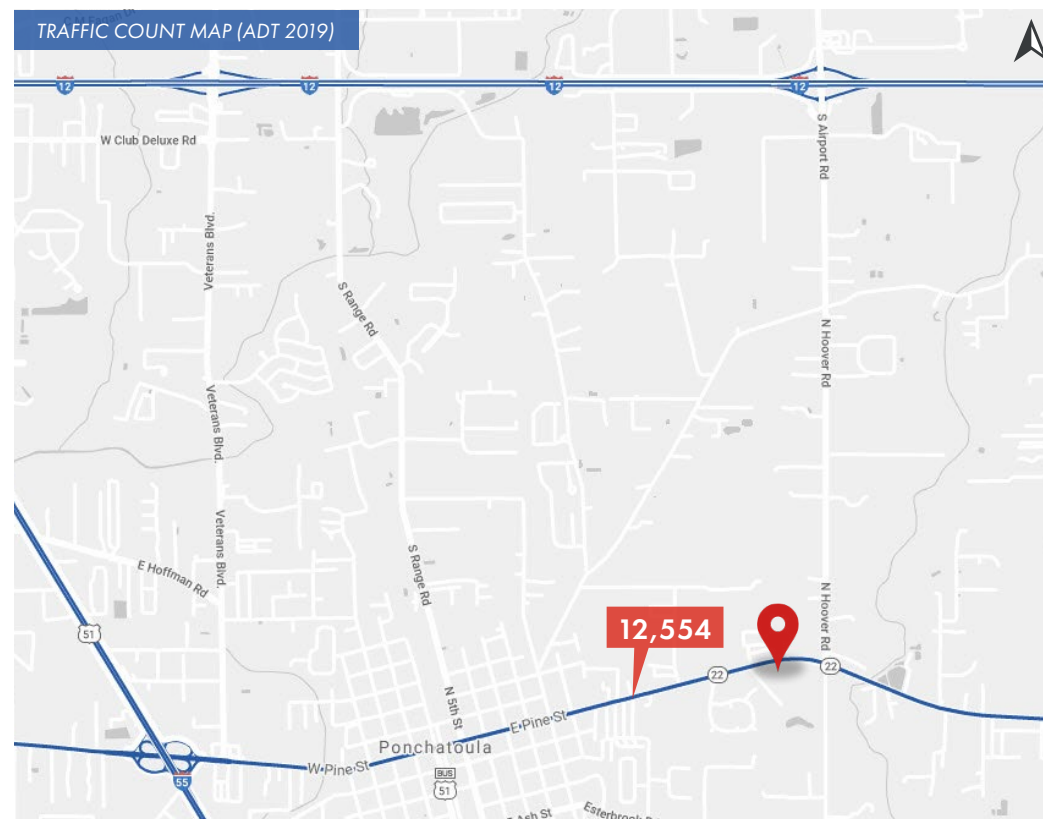
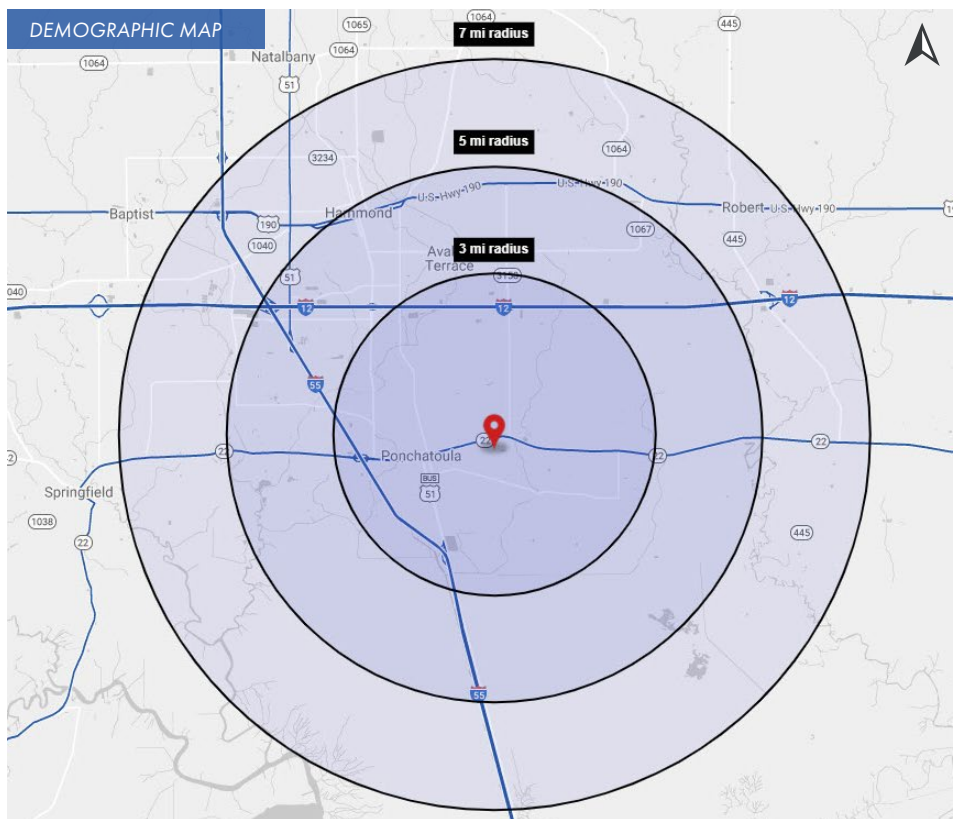


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## 2020 DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE		3 MILE	5 MILE	7 MILE		3 MILE	5 MILE	7 MILE
 POPULATION	18,741	39,273	66,483	 AVG. HH INCOME	\$66,100	\$67,516	\$66,724	 HOUSEHOLDS	7,365	15,594	25,855



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