



RETAIL SPACE FOR LEASE

Oak Plaza Suite B

36520 Oak Plaza Ave, Prairieville, LA 70769

Presented By:

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PROPERTY DESCRIPTION

Oak Plaza offers a versatile commercial opportunity in Prairieville featuring approximately 1,138–3,720 SF retail and office suites suitable for retail, restaurant, service, and professional users. The property provides strong visibility, convenient access, ample on-site parking, and flexible layouts, including open retail space and private office configurations. Located within a growing Ascension Parish corridor and surrounded by established residential and commercial development, Oak Plaza offers an attractive location for businesses seeking accessibility and exposure in the Prairieville market.

PROPERTY HIGHLIGHTS

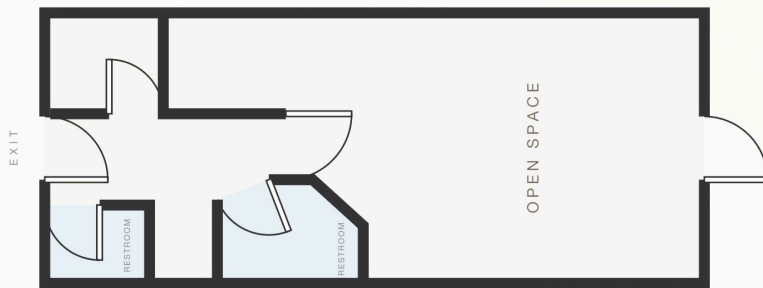
- Flexible suite sizes from approximately 1,138–3,700 SF
- Retail and office configurations available
- Ample on-site parking
- Established co-tenancy generating consistent traffic
- Established neighborhood tenant base
- Located in growing Prairieville trade area

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,138-3,720 SF
Building Size combined:	± 24,687 SF

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SUITE B



AVAILABLE SPACE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite B	Available	1,240 SF	NNN	\$20.00 SF/yr

PROPERTY HIGHLIGHTS

- Suite B – ±1,240 SF
- Strong visibility and convenient access
- Ample on-site parking
- Established co-tenancy generating consistent traffic
- Suitable for retail, service, or office users
- Located in growing Prairieville trade area

PROPERTY DESCRIPTION

Oak Plaza offers multiple retail suites in a well-positioned Prairieville location with strong visibility, convenient access, and ample on site parking. Available spaces include Suite B (±1,240 SF). Suite B is located adjacent to T-Freds Tiki Bar and Daiquiris benefiting from established co-tenancy and consistent area traffic. The property is suitable for retail, service, or office users and is located within a growing Ascension Parish corridor supported by surrounding residential and commercial development.



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	107	438	1,787
Total Population	342	1,376	5,691
Average HH Income	\$235,268	\$218,827	\$193,742



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NAIRampart



SPENDING POWER

Drive Time of 10 Minutes

KEY FACTS (2025)



30,834

Total Population



11,451

Total Households



\$105,963

Median Household Income



36.3

Median Age



2.69

Average Household Size



\$86,835

Median Disposable Income



0.9%

2025-2030 Growth Rate:
Population (Index)



1.3%

2025-2030 Growth Rate:
Households (Index)



2.7%

2025-2030 Growth Rate:
Median HH Inc (Index)

TOTAL SPENT (2025)



\$32,716,610

Apparel/Services



\$54,989,713

Food Away from Home



\$100,353,464

Health Care



\$53,362,348

Entertainment/Recreation



\$59,115,234

Finance/Insurance Sales



\$38,898,831

HH Furnishings/Equipment



\$13,969,299

Personal Care
Products/Services



2,238

Large Appliance
Expenditures



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QR Code to Listing:



For More Information:

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