

# OFFICE FOR LEASE

5233 MAIN STREET SUITE E  
ZACHARY, LA 70791

DECEMBER 2024



## CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy  
Baton Rouge, Louisiana 70806



## PRESENTED BY:

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# PROPERTY SUMMARY

Suite E

5233 Main Street | Zachary, LA 70791

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## Property Summary

Today's Date	12/18/2024
Suite E Available:	1,125 SF
Lease Rate:	\$17.00 PSF
Monthly Rate	\$1,594.00
Building Size:	11,000 SF
Cross Streets:	Hwy 19
Lot Size:	0.29 Acres
Zoning:	Commercial
Use:	Office
Landlord Pays:	Water

## Elevate Your Business in a Professional Setting

Lease Suite E at 5233 Main St, a spacious 1,125 SF office suite in a high-visibility strip center anchored by Williamson Eye Center. Enjoy modern amenities like private offices, a welcoming reception area, and ample parking. Strategically located near Hwy 19 and Main St, this property offers easy access to dining, shopping, and medical facilities.

The suite features:

- 3 private offices with high ceilings
- Spacious reception area
- IT/copier room
- Kitchenette
- Private restroom
- Ample parking
- Potential for pylon signage

## In the heart of Zachary

Located in Zachary's commercial hub, this property provides easy access to major highways and nearby amenities.

Modified Gross Lease: Owner pays taxes, insurance, exterior maintenance, and common area costs. Tenant pays utilities and interior maintenance.



# PROPERTY PHOTOS

5233 Main Street  
5233 Main Street | Zachary, LA 70791

04

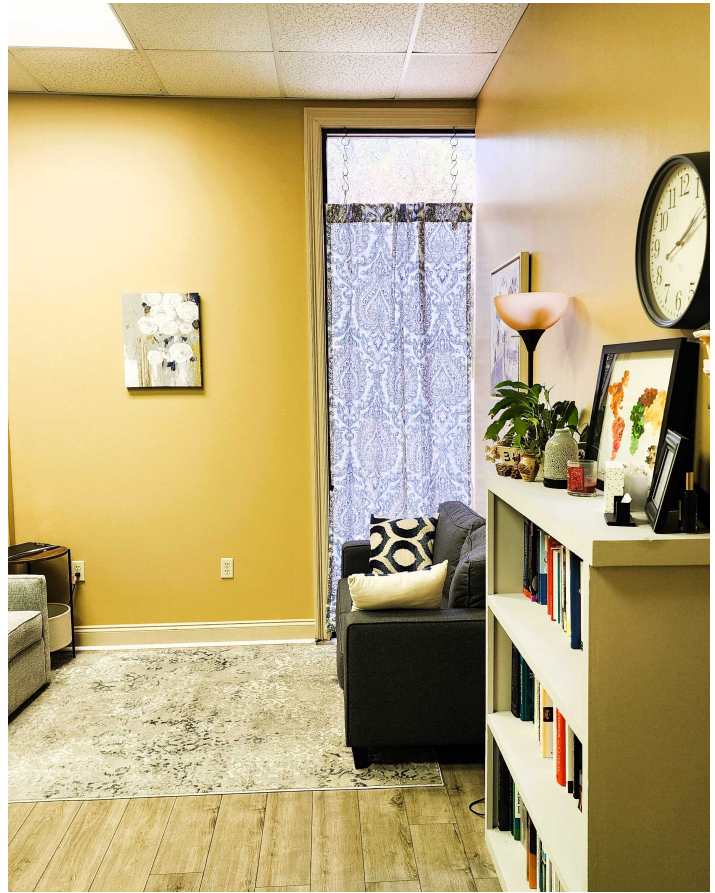




# PROPERTY PHOTOS

5233 Main Street  
5233 Main Street | Zachary, LA 70791

05



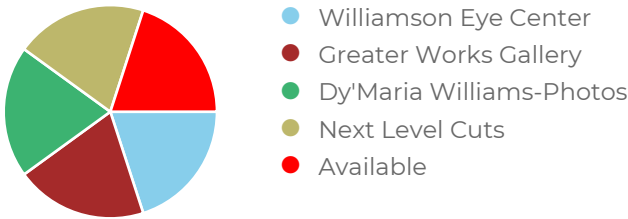


TENANT MIX REPORT

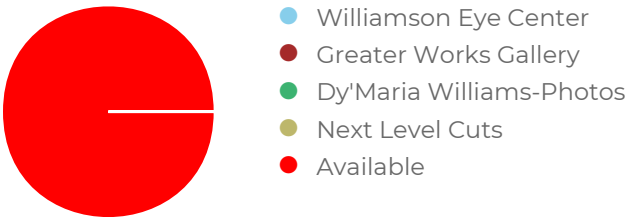
5233 Main Street  
5233 Main Street | Zachary, LA 70791

Suite	Tenants	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
A	Williamson Eye Center	0	\$0	\$0	\$0	\$0
B	Greater Works Gallery	0	\$0	\$0	\$0	\$0
C	Dy'Maria Williams-Photos	0	\$0	\$0	\$0	\$0
D	Next Level Cuts	0	\$0	\$0	\$0	\$0
E	Available	1,125	\$1,594	\$1,594	\$1,594	\$1,594
5		1,125		\$1,594		\$1,594

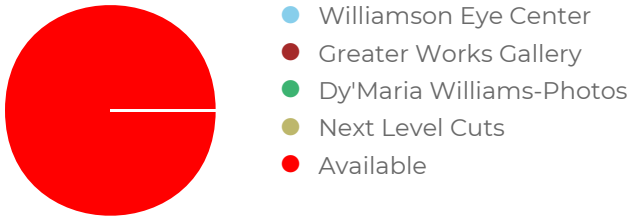
TENANT MIX



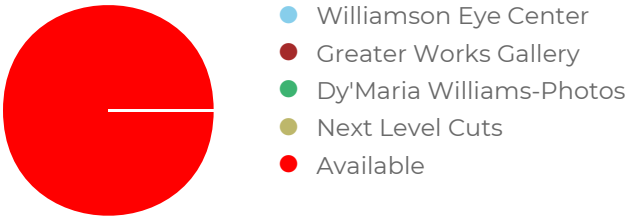
TENANT MIX SQUARE FEET



TENANT MIX INCOME



TENANT MIX MARKET INCOME

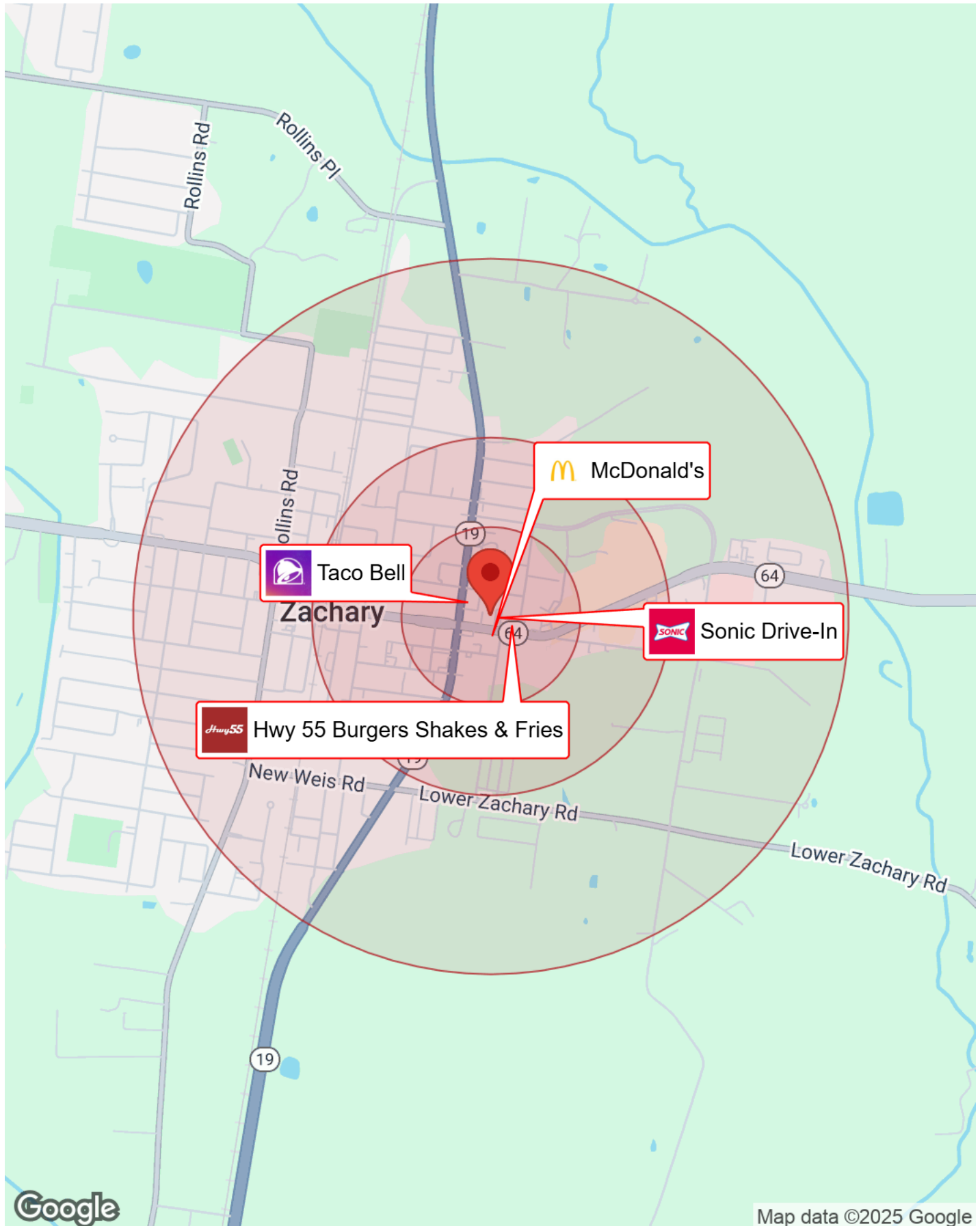




# BUSINESS MAP

5233 Main Street  
5233 Main Street | Zachary, LA 70791

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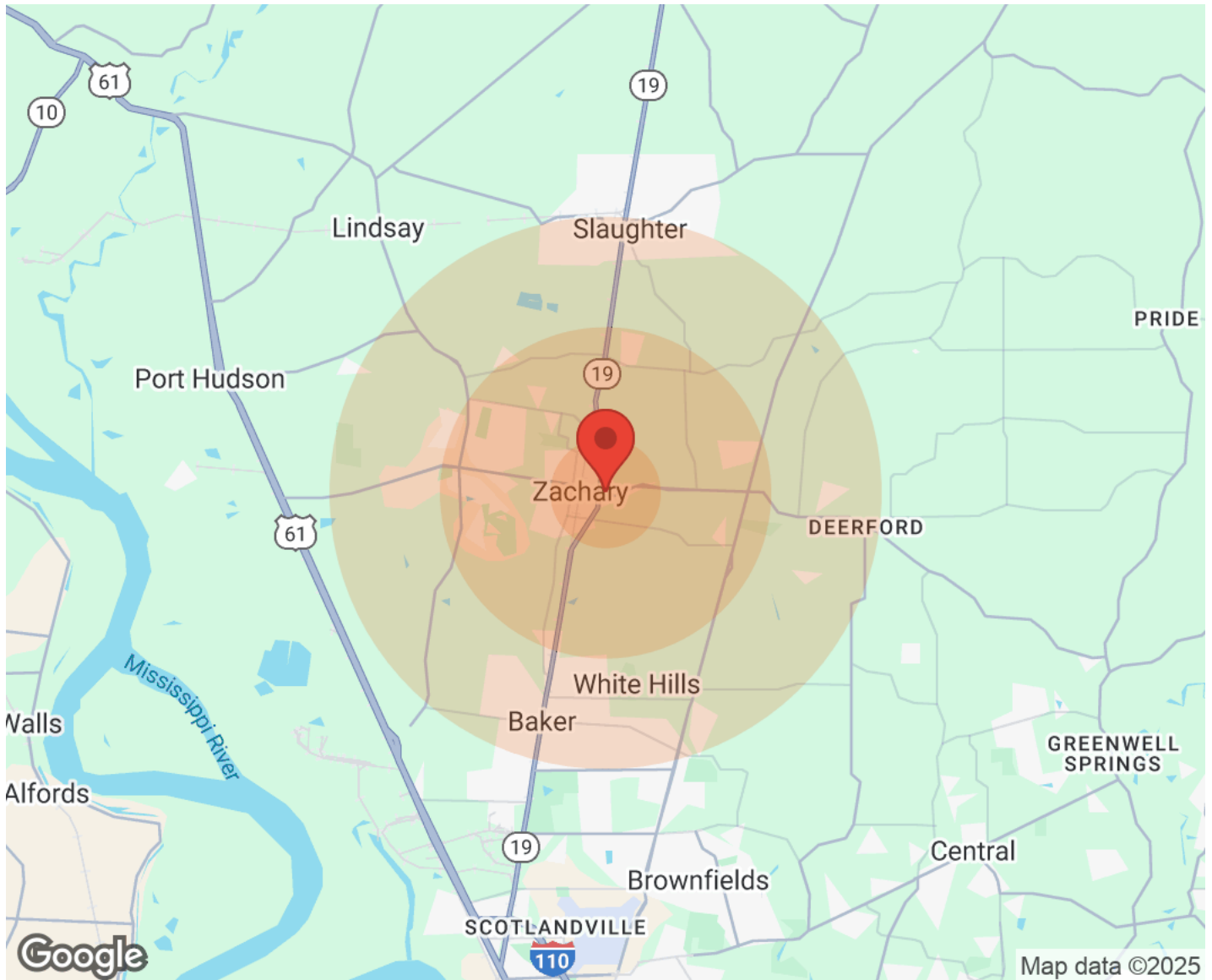




# DETAILED DEMOGRAPHICS

5233 Main Street  
5233 Main Street | Zachary, LA 70791

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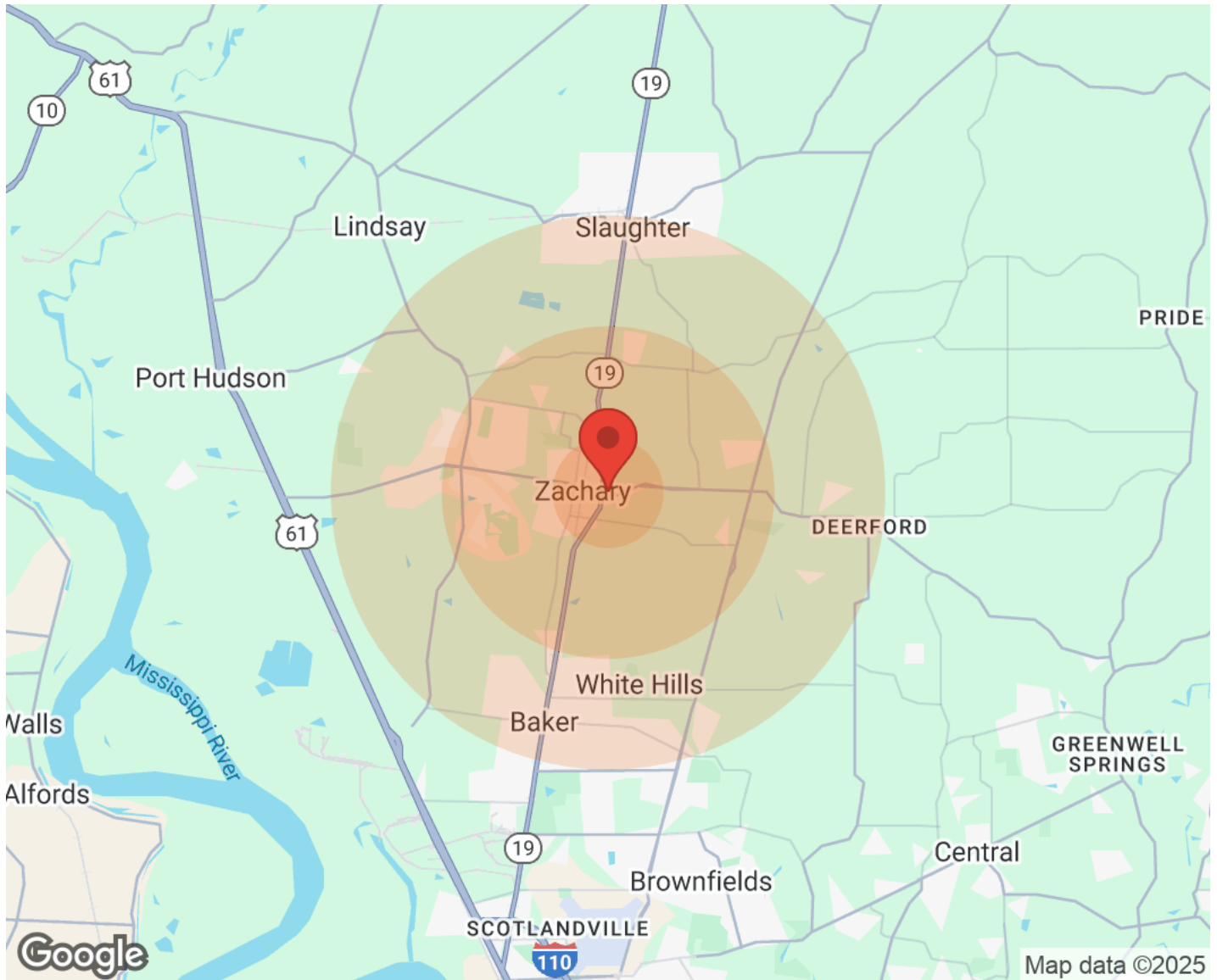


Population	1 Mile	3 Miles	5 Miles
Male	N/A	7,334	15,653
Female	N/A	8,016	17,097
Total Population	N/A	15,350	32,750
Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	5,389	11,432
Occupied	N/A	5,129	10,778
Owner Occupied	N/A	3,962	8,244
Renter Occupied	N/A	1,167	2,534
Vacant	N/A	260	654
Race	1 Mile	3 Miles	5 Miles
White	N/A	8,757	14,819
Black	N/A	6,391	17,596
Am In/AK Nat	N/A	9	14
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	188	427
Multi-Racial	N/A	270	522

# DETAILED DEMOGRAPHICS

5233 Main Street  
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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	N/A	955	2,073	Median	N/A	\$54,539	\$46,575
Ages 5-9	N/A	1,275	2,693	< \$10,000	N/A	172	530
Ages 10-14	N/A	1,280	2,674	\$10,000-\$14,999	N/A	80	337
Ages 15-19	N/A	1,306	2,721	\$15,000-\$19,999	N/A	289	544
Ages 20-24	N/A	1,230	2,638	\$20,000-\$24,999	N/A	274	660
Ages 25-29	N/A	1,127	2,460	\$25,000-\$29,999	N/A	265	867
Ages 30-34	N/A	1,027	2,270	\$30,000-\$34,999	N/A	254	627
Ages 35-39	N/A	969	2,122	\$35,000-\$39,999	N/A	411	849
Ages 40-44	N/A	941	2,062	\$40,000-\$44,999	N/A	365	700
Ages 45-49	N/A	955	2,086	\$45,000-\$49,999	N/A	158	450
Ages 50-54	N/A	964	2,063	\$50,000-\$60,000	N/A	449	903
Ages 55-59	N/A	928	1,934	\$60,000-\$74,000	N/A	613	1,130
Ages 60-64	N/A	767	1,612	\$75,000-\$99,999	N/A	848	1,664
Ages 65-69	N/A	578	1,227	\$100,000-\$124,999	N/A	499	965
Ages 70-74	N/A	402	839	\$125,000-\$149,999	N/A	300	663
Ages 74-79	N/A	258	550	\$150,000-\$199,999	N/A	185	285
Ages 80-84	N/A	148	298	> \$200,000	N/A	167	251
Ages 85+	N/A	240	428				





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Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

Miguel has a degree in Finance with concentration in Investments and Real Estate from the University of New Orleans where he was a member of the Finance and Economics Association.

He has 17 years of Banking experience working for one of the most respected global financial institutions. He has helped many clients in the areas of Banking, Investments and Real Estate Financing.

He is married, has three children and lives in the Baton Rouge area. He is an avid golfer and an astute soccer player.

He attends Healing Place Church where he always finds an uplifting message.

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# TENANT CASH FLOW ANALYSIS

5233 Main Street  
5233 Main Street | Zachary, LA 70791

Tenant: Williamson Eye Center  
Suite: A, 0 sf

Description Year Ending	Year 1 11/2025	Year 2 11/2026	Year 3 11/2027	Year 4 11/2028	Year 5 11/2029
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$0	\$0	\$0	\$0	\$0
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Revenue</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Per rsf</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Per rsf</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>



# TENANT CASH FLOW ANALYSIS

5233 Main Street  
5233 Main Street | Zachary, LA 70791

Tenant: Greater Works Gallery  
Suite: B, 0 sf

Description Year Ending	Year 1 11/2025	Year 2 11/2026	Year 3 11/2027	Year 4 11/2028	Year 5 11/2029
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$0	\$0	\$0	\$0	\$0
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Revenue</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Per rsf</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Per rsf</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>





TENANT CASH FLOW ANALYSIS

5233 Main Street  
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Tenant: Dy'Maria Williams-Photos  
Suite: C, 0 sf

Description Year Ending	Year 1 11/2025	Year 2 11/2026	Year 3 11/2027	Year 4 11/2028	Year 5 11/2029
Potential Tenant Revenue					
Base Rental Income	\$0	\$0	\$0	\$0	\$0
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
Total Potential Revenue	\$0	\$0	\$0	\$0	\$0
Per rsf	N/A	N/A	N/A	N/A	N/A
Potential Tenant Costs					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
Total Potential Costs	\$0	\$0	\$0	\$0	\$0
Tenant Net Cash Flow	\$0	\$0	\$0	\$0	\$0
Per rsf	N/A	N/A	N/A	N/A	N/A



# TENANT CASH FLOW ANALYSIS

5233 Main Street  
5233 Main Street | Zachary, LA 70791

Tenant: Next Level Cuts  
Suite: D, 0 sf

Description Year Ending	Year 1 11/2025	Year 2 11/2026	Year 3 11/2027	Year 4 11/2028	Year 5 11/2029
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$0	\$0	\$0	\$0	\$0
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Revenue</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Per rsf</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Per rsf</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>





# TENANT CASH FLOW ANALYSIS

5233 Main Street  
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Tenant: Available  
Suite: E, 1,125 sf

Description Year Ending	Year 1 11/2025	Year 2 11/2026	Year 3 11/2027	Year 4 11/2028	Year 5 11/2029
<b>Potential Tenant Revenue</b>					
Base Rental Income	\$0	\$0	\$0	\$0	\$0
Lease-up Vacancy	\$0	\$0	\$0	\$0	\$0
Rent Abatement	\$0	\$0	\$0	\$0	\$0
Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Revenue</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Per rsf</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Potential Tenant Costs</b>					
Tenant Improvements	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0	\$0	\$0	\$0	\$0
<b>Total Potential Costs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tenant Net Cash Flow</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Per rsf</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>