

SUMMARY

AREA RETAIL

SITE PLAN

PHOTOS

MAPS

DEMOGRAPHICS



TOTAL GLA

- 187,132 SF

AVAILABLE

- Suite I: 600 SF
- Suite I-2: 800 SF
- Suite M: 1,600 SF
- Suite R: 2,000 SF
- Suite E-2: 2,500 SF
- Outparcel A : ±1.03 Acres
- Outparcel B : ±0.79 Acres

EXECUTIVE SUMMARY

Seville Plaza benefits from visibility and exposure at the busiest intersection in Hammond, with ample pylon signage on South Morrison Boulevard and West Thomas Street. The City of Hammond, a manufacturing/distribution center with access to US Highway 190, US Highway 51, Interstate 55, and Interstate 12, is convenient and provides quality goods and services to all of Tangipahoa Parish. Hammond is also the home of Southeastern Louisiana University with roughly 14,800 students (as of Spring 2025) and is also home to the largest hospital in the Parish, North Oaks Medical Center, employing over 2,600 people.

RECENT IMPROVEMENTS & RENOVATIONS

- Completed 2021
- Extensive façade renovations, exterior improvements, upgraded pylon signage, and parking lot lighting upgraded to LEDs
- Albertsons performed a multi-million dollar remodel of their entire store

TENANTS

- Albertsons
- Planet Fitness
- Aaron's
- Hibbett
- Si Señor Taqueria
- The Old School
- Hair Senses
- Smile Doctors
- The Octavians Community Theater
- GNC
- The UPS Store
- Green Leaf Thai Cuisine
- Royale Oak
- Landmark Financial
- Fantastic Sams
- Freeway Insurance
- Crystal Nails
- Passion Mark

SUMMARY

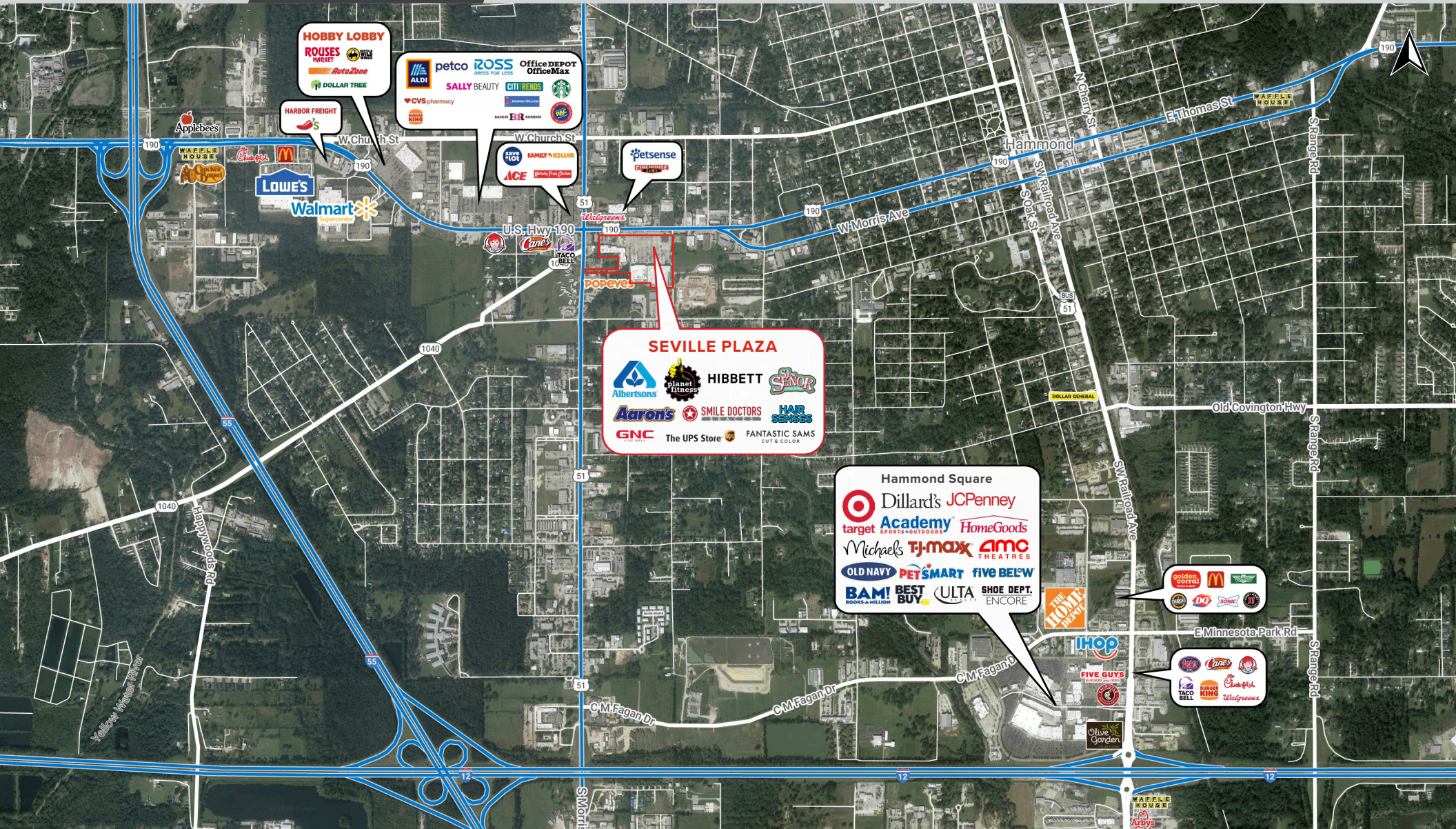
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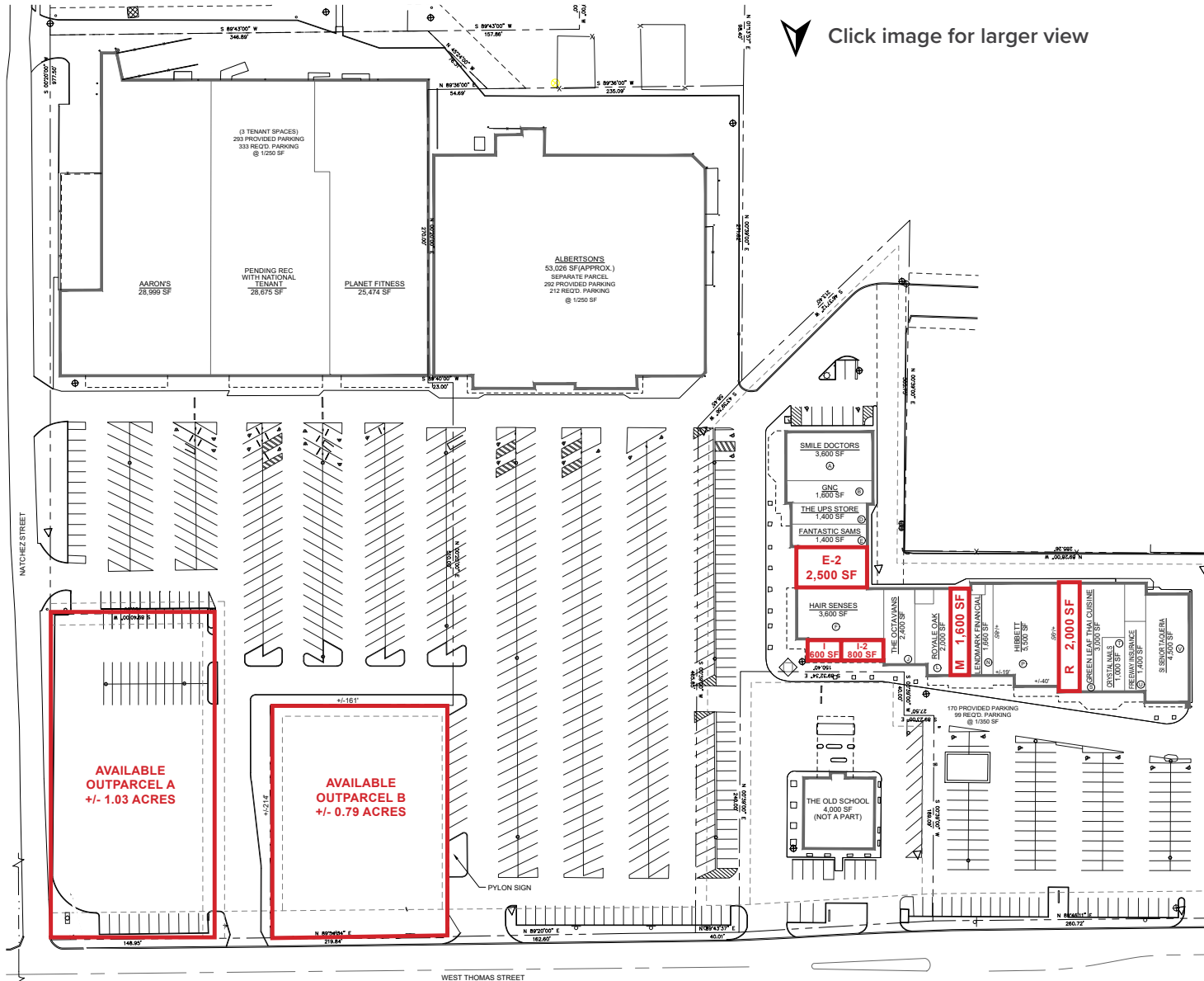
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TENANTS

| | |
|------------------------------|-----------|
| Aaron's | 28,999 SF |
| Pending REC with Ntl. Tenant | 28,675 SF |
| Planet Fitness | 25,474 SF |
| Albertsons | 53,026 SF |

| | |
|------------------------------|------------------|
| AVAILABLE OUTPARCEL A | ±1.03 ACS |
| AVAILABLE OUTPARCEL B | ±0.79 ACS |
| The Old School (Not a Part) | 4,000 SF |

| | |
|---|-----------------|
| A. Smile Doctors | 3,600 SF |
| B. GNC | 1,600 SF |
| D. The UPS Store | 1,400 SF |
| E. Fantastic Sams | 1,400 SF |
| E-2. AVAILABLE | 2,500 SF |
| F. Hair Senses | 3,600 SF |
| I. AVAILABLE | 600 SF |
| I. AVAILABLE | 800 SF |
| J. The Octavians | 2,400 SF |
| L. Royale Oak | 2,000 SF |
| M. AVAILABLE | 1,600 SF |
| N. Landmark Financial | 1,660 SF |
| P. Hibbett | 5,500 SF |
| R. AVAILABLE Prior Green Leaf Thai | 2,000 SF |
| S. Green Leaf Thai Cuisine Moved & Reopened into this larger space | 3,000 SF |
| T. Crystal Nails | 1,000 SF |
| U. Freeway Insurance | 1,400 SF |
| V. Si Señor Taqueria | 4,550 SF |

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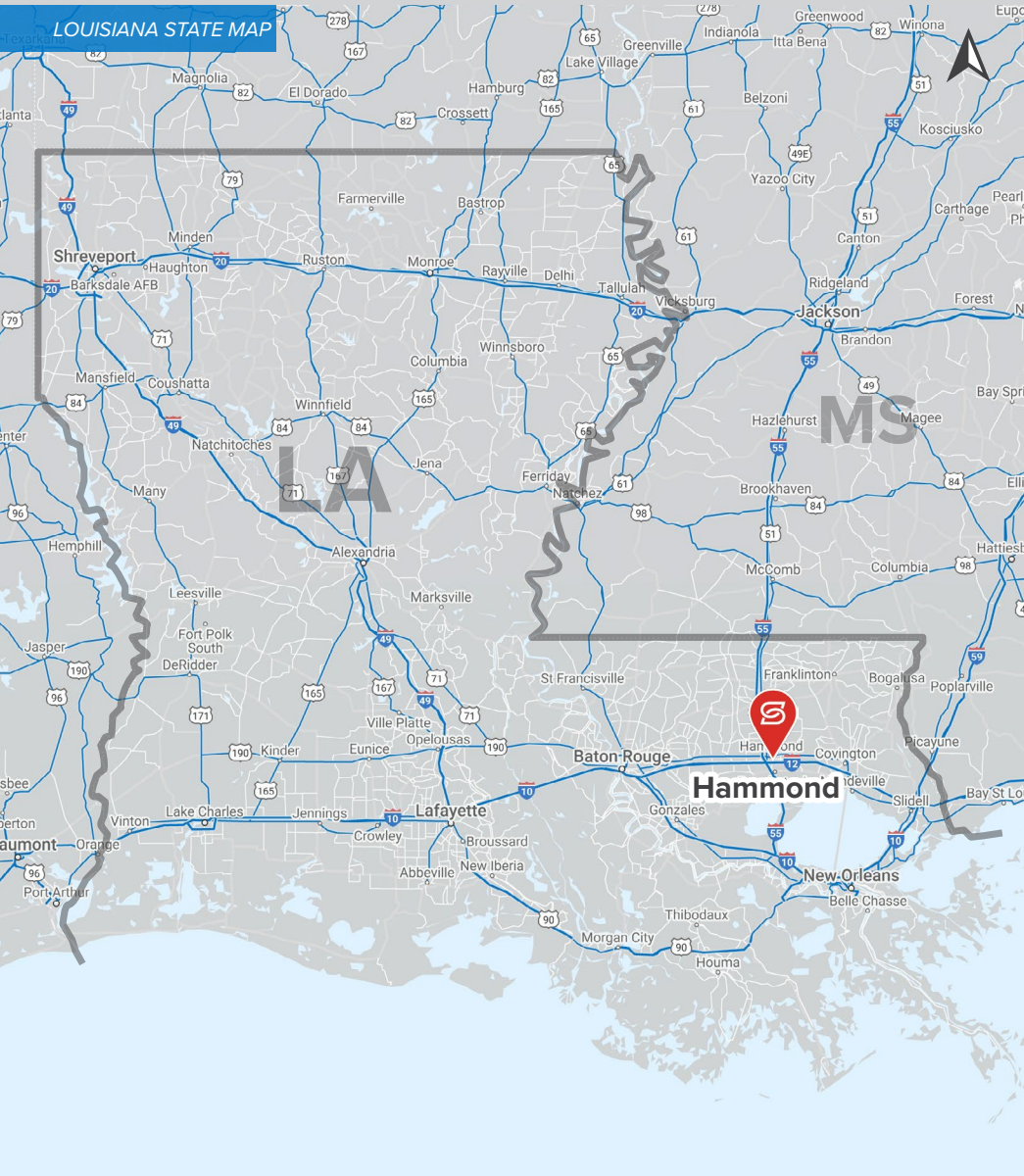
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LOUISIANA STATE MAP



HAMMOND MAP



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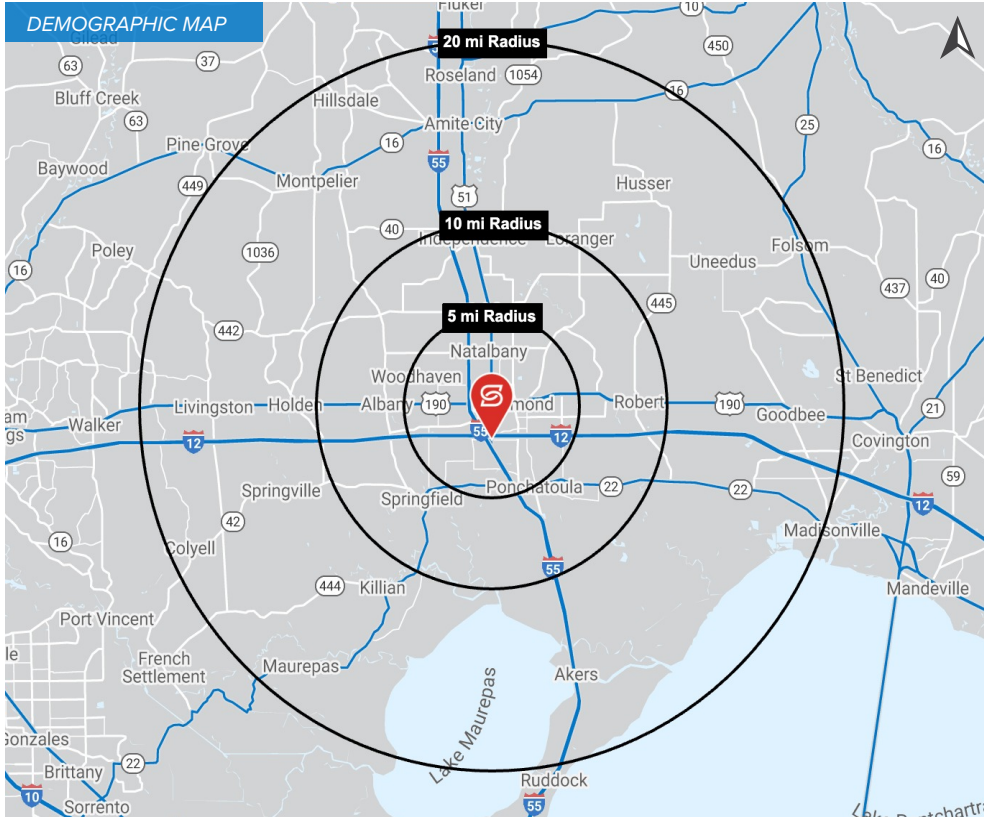
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2025 DEMOGRAPHICS

| | 5 MILE | 10 MILE | 20 MILE | | 5 MILE | 10 MILE | 20 MILE | | 5 MILE | 10 MILE | 20 MILE |
|--|--------|---------|---------|---|----------|----------|----------|---|--------|---------|---------|
| <div><div>POPULATION</div></div> | 63,652 | 114,851 | 201,274 | <div><div>AVG. HH INCOME</div></div> | \$76,544 | \$83,736 | \$93,554 | <div><div>HOUSEHOLDS</div></div> | 25,007 | 44,925 | 76,735 |