

SHOPPING CENTER SPACE AVAILABLE FOR LEASE

EXECUTIVE SUMMARY

112 W. MAIN ST, HOMER, LA 71040

6,000 - 7,595 SF



OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
CAM:	\$2.00 SF/yr
Suite D (Medical Space):	7,595 SF
Suite E (Open Shell Space):	6,000 SF
Lot Size:	2.91 Acres
Zoning:	B-3



MIKE STINSON, CCIM

Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

PROPERTY HIGHLIGHTS

SHOPPING CENTER SPACE AVAILABLE FOR LEASE

112 W. MAIN ST, HOMER, LA 71040

46,247 SF



PROPERTY HIGHLIGHTS

- Shopping Center Space Available For Lease in Homer, LA.
- Located on Busiest Area/Street in Homer, LA
- Excellent Visibility
- Parking Lot Improvements

JOIN CO-TENANTS:

- Suite A: 6,400 SF, Bumper to Bumper Auto Parts
- Suite B: 3,350 SF, Homer Seafood
- Suite C: 10,448 SF, Dollar General

AVAILABLE SPACES:

SUITE D: 7,595 SF

- Available Medical Space
- Plumbing in Exam Rooms
- Waiting Rooms
- Nurses' Station
- Conference Room
- All Gas/Oxygen Infrastructure
- Former Dialysis Clinic

SUITE E: 6000 SF

- Wide Open Shell Space
- End Cap
- Formerly used as a Church

MIKE STINSON, CCIM

Commercial Sales & Leasing

(D)225.907.7793

mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard

Baton Rouge, LA 70809

225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

SHOPPING CENTER SPACE AVAILABLE FOR LEASE

SUITE D

112 W. MAIN ST, HOMER, LA 71040



MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

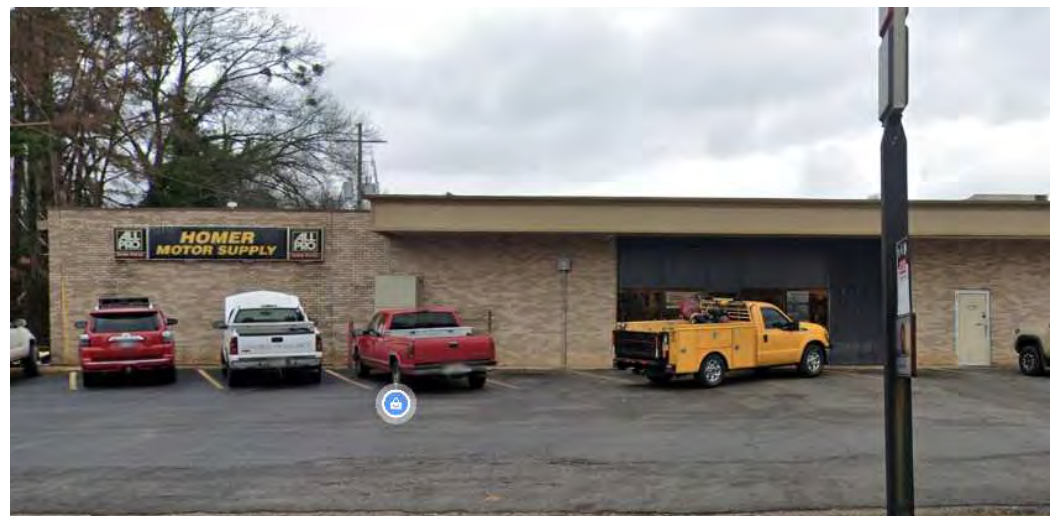
The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

SHOPPING CENTER SPACE AVAILABLE FOR LEASE

CO-TENANTS

112 W. MAIN ST, HOMER, LA 71040

6,000 - 7,595 SF



MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

SHOPPING CENTER SPACE AVAILABLE FOR LEASE

AERIAL MAP

112 W. MAIN ST, HOMER, LA 71040

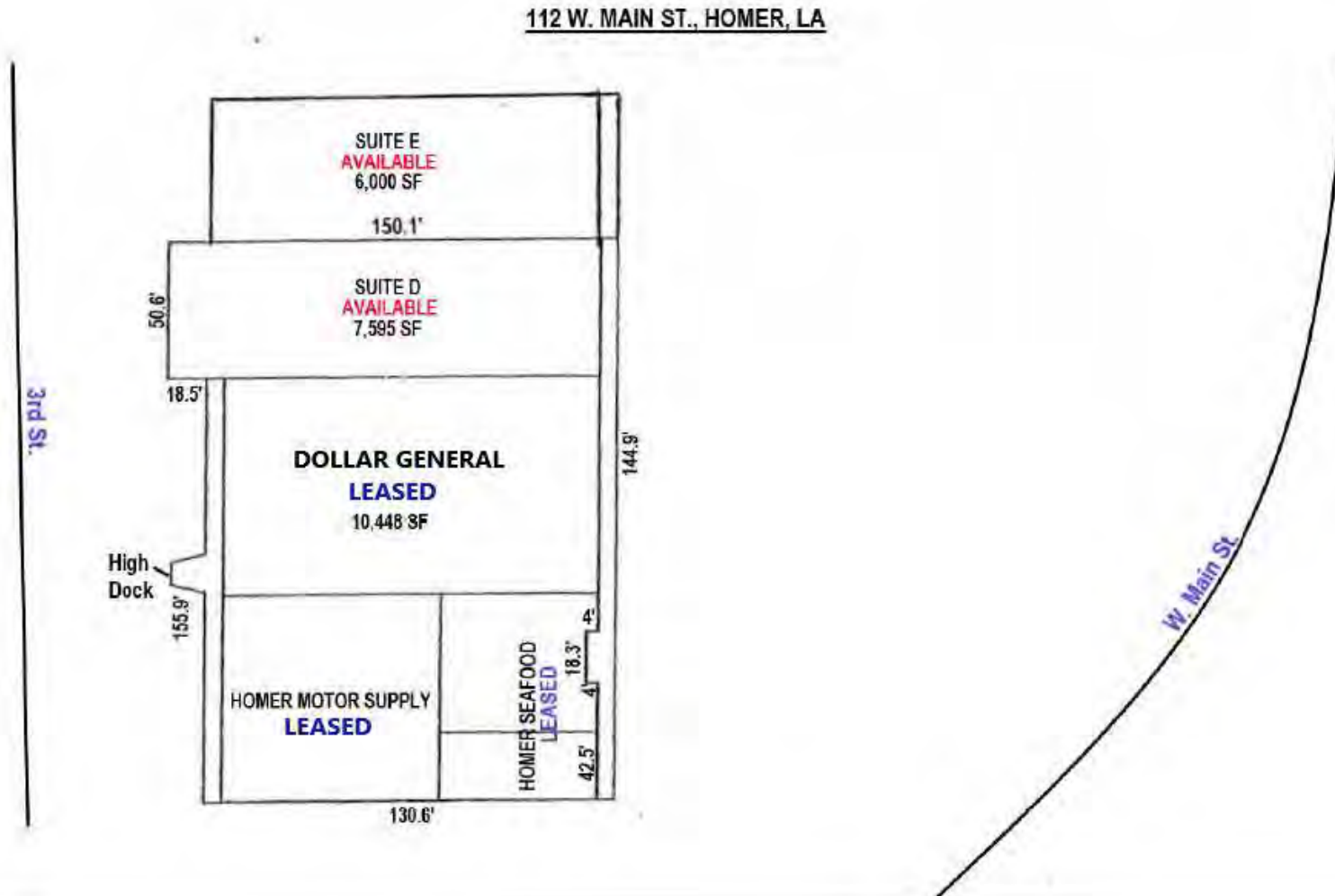
6,000 - 7,595 SF



MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



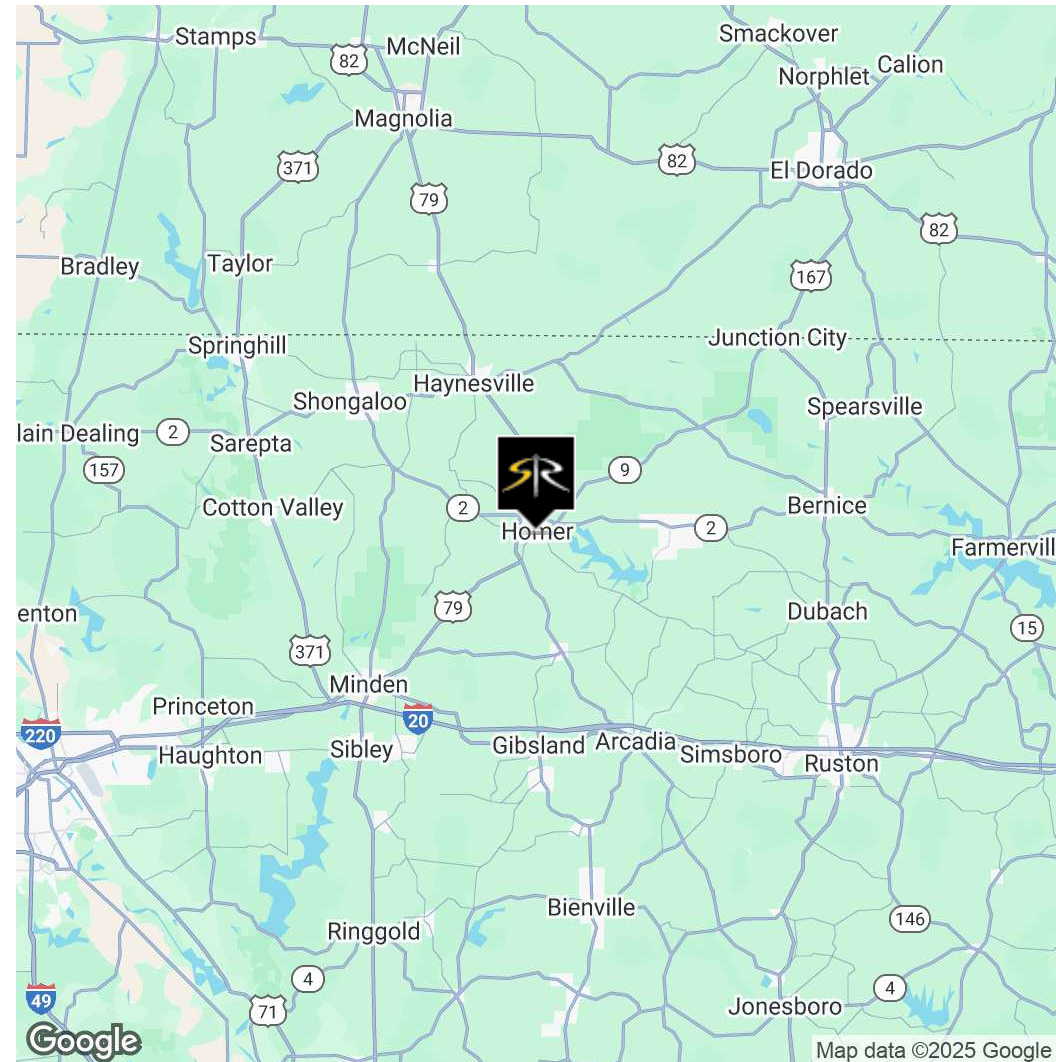
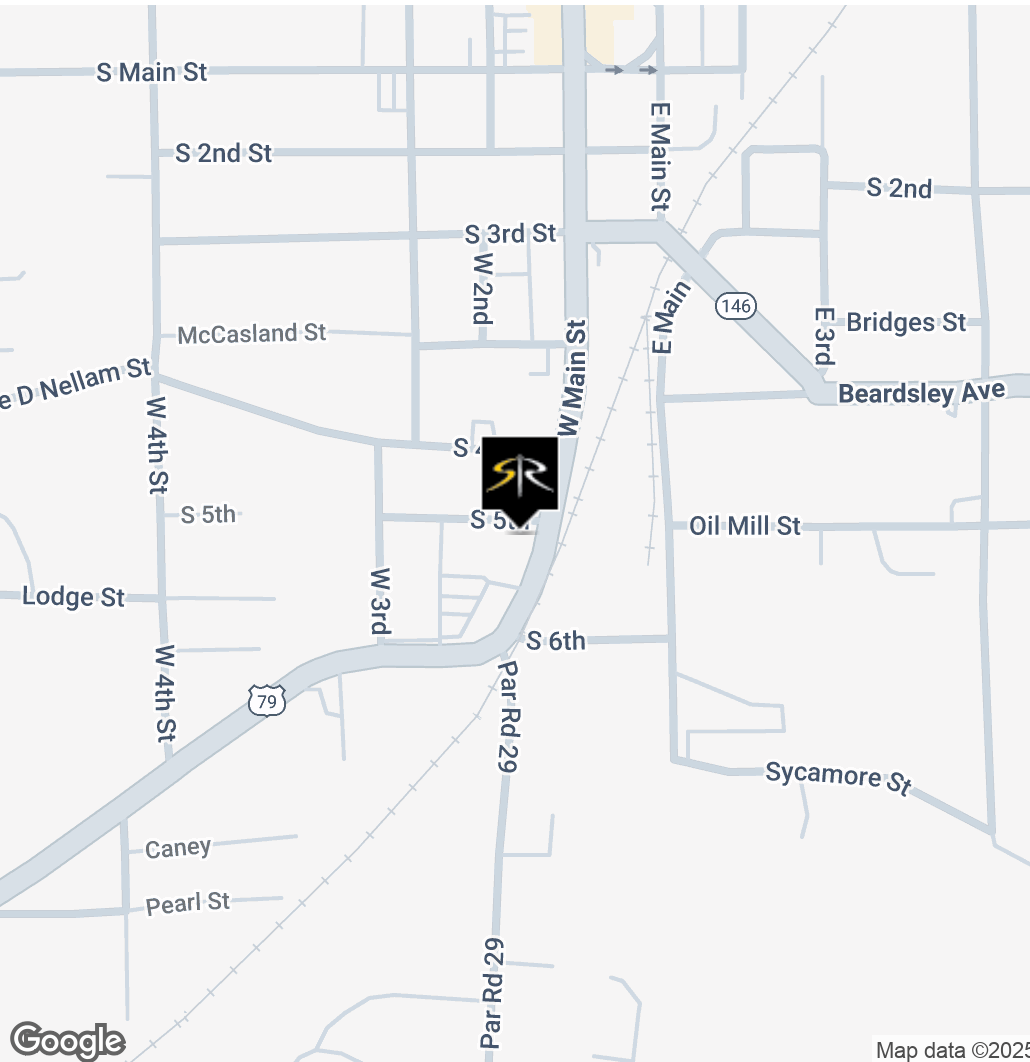
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

SHOPPING CENTER SPACE AVAILABLE FOR LEASE

LOCATION MAPS

112 W. MAIN ST, HOMER, LA 71040

6,000 - 7,595 SF



MIKE STINSON, CCIM

Commercial Sales & Leasing

(D)225.907.7793

mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard

Baton Rouge, LA 70809

225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

SHIPPING CENTER SPACE AVAILABLE FOR LEASE

DRIVE TIME MAP

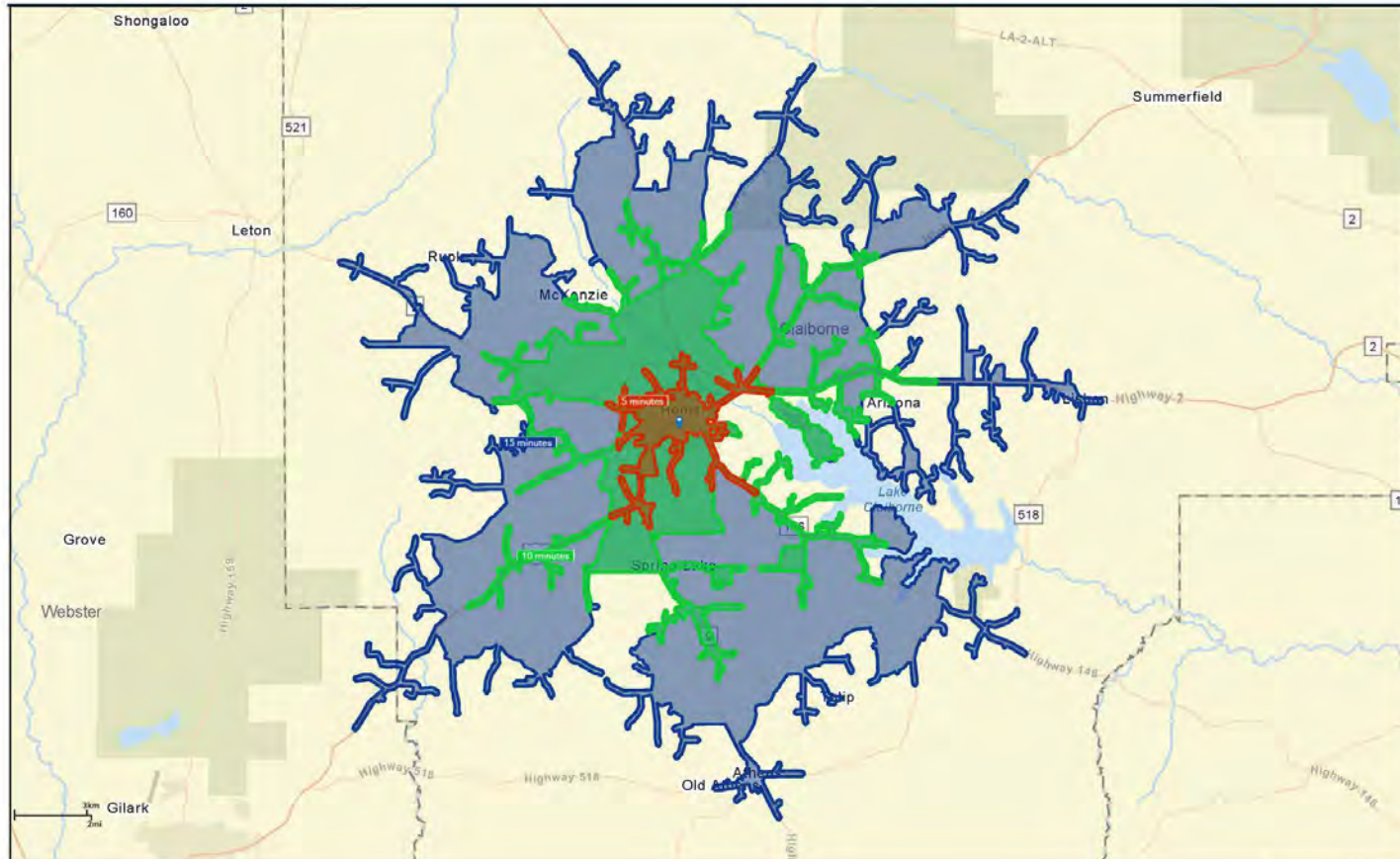
112 W. MAIN ST, HOMER, LA 71040

6,000 - 7,595 SF



Drive Time Map: 5, 10, 15 Minutes

112 W. Main St., Homer, LA 71040



September 22, 2022

MIKE STINSON, CCIM

Commercial Sales & Leasing

(D)225.907.7793

mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard

Baton Rouge, LA 70809

225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

SHOPPING CENTER SPACE AVAILABLE FOR LEASE

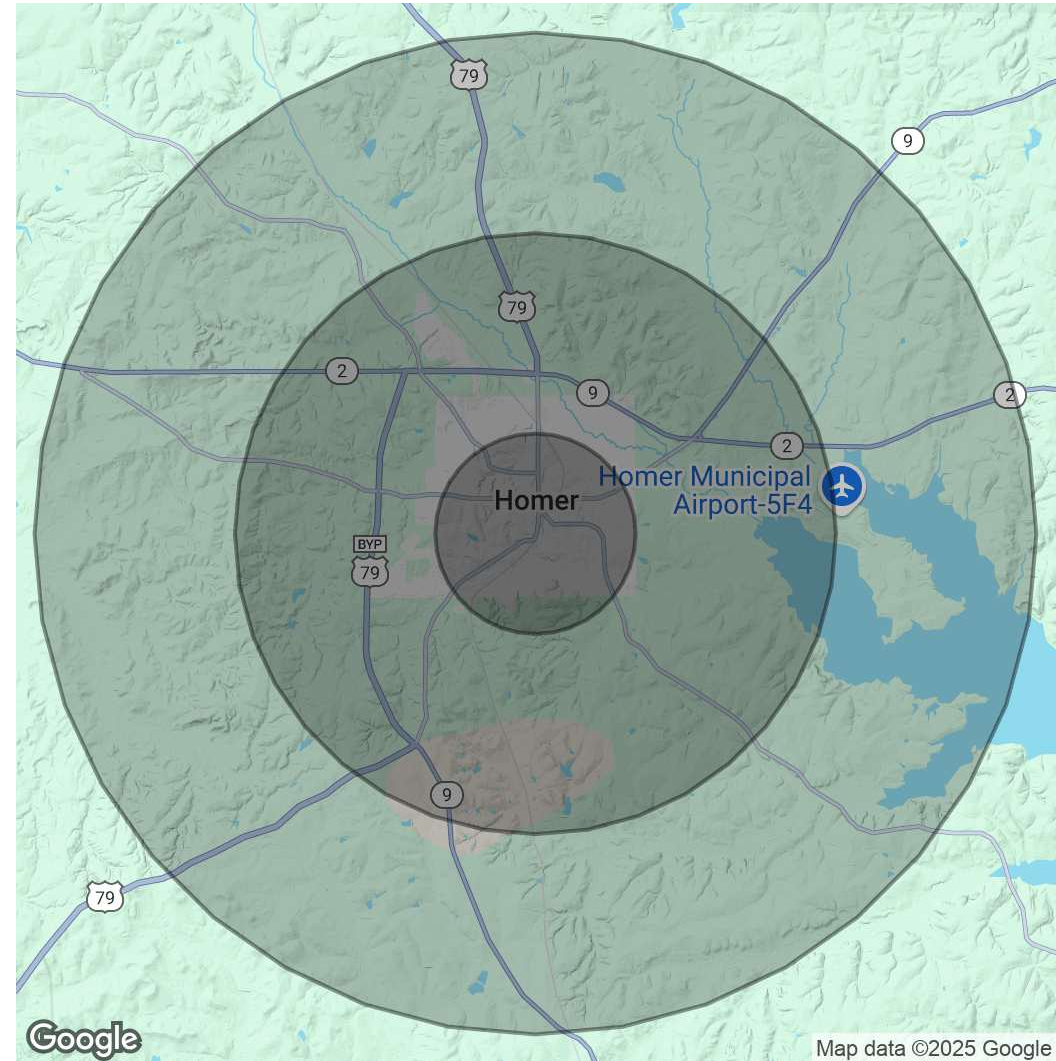
DEMOGRAPHICS

112 W. MAIN ST, HOMER, LA 71040

6,000 - 7,595 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,058	3,171	4,113
Average Age	40	42	43
Average Age (Male)	39	40	42
Average Age (Female)	42	43	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	883	1,343	1,683

* Demographic data derived from 2020 ACS - US Census



MIKE STINSON, CCIM
Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.