



NEW CONSTRUCTION RETAIL SPACE FOR LEASE

2030 Chemin Metairie Rd Youngsville, LA 70592

(2) AVAILABLE RETAIL SUITES

1,500 SF EACH

LEASE RATE

\$29.00 PSF NNN

ESTIMATED TRIPLE NETS

(Budgeted) \$6.00 PSF

TOTAL MONTHLY RENT

\$4,375.00/month (includes NNNs)

DELIVERY

Cold Dark Shell

TENANT IMPROVEMENT ALLOWANCE

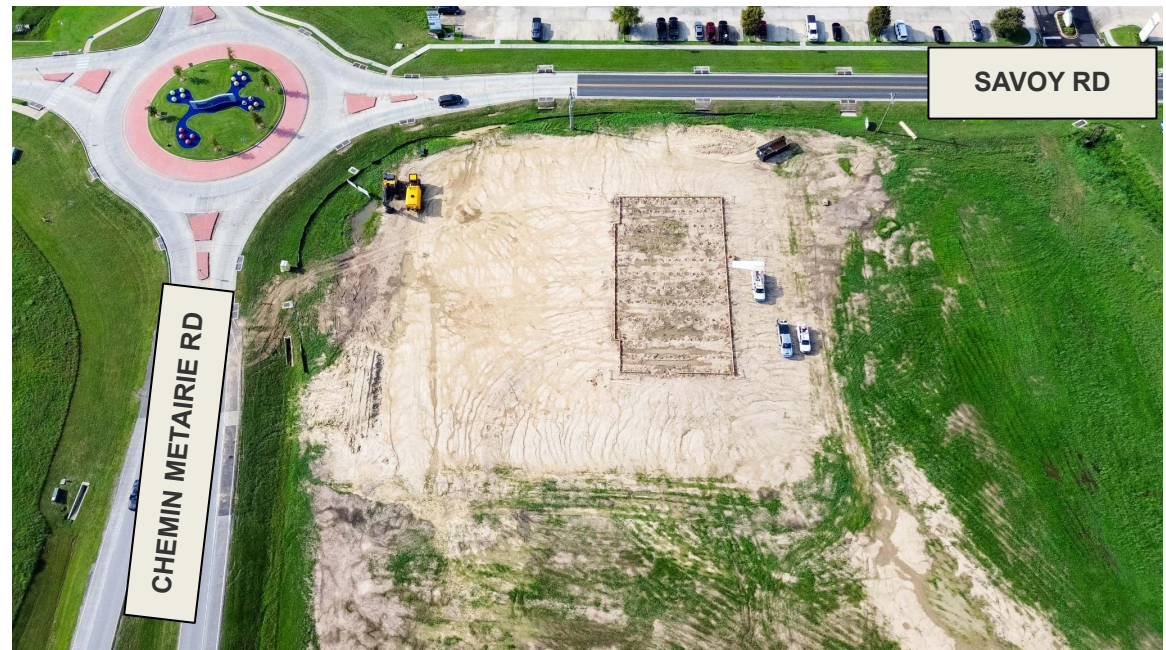
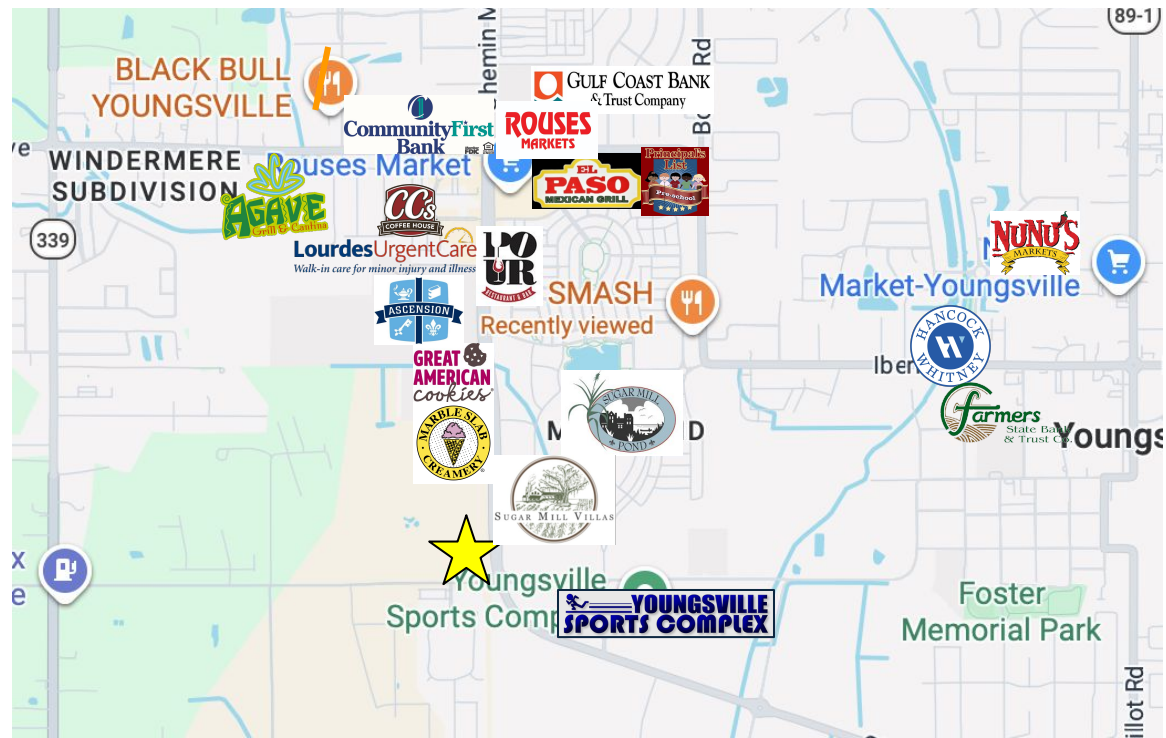
TBD (Based on Lease Term and Tenant Credit)



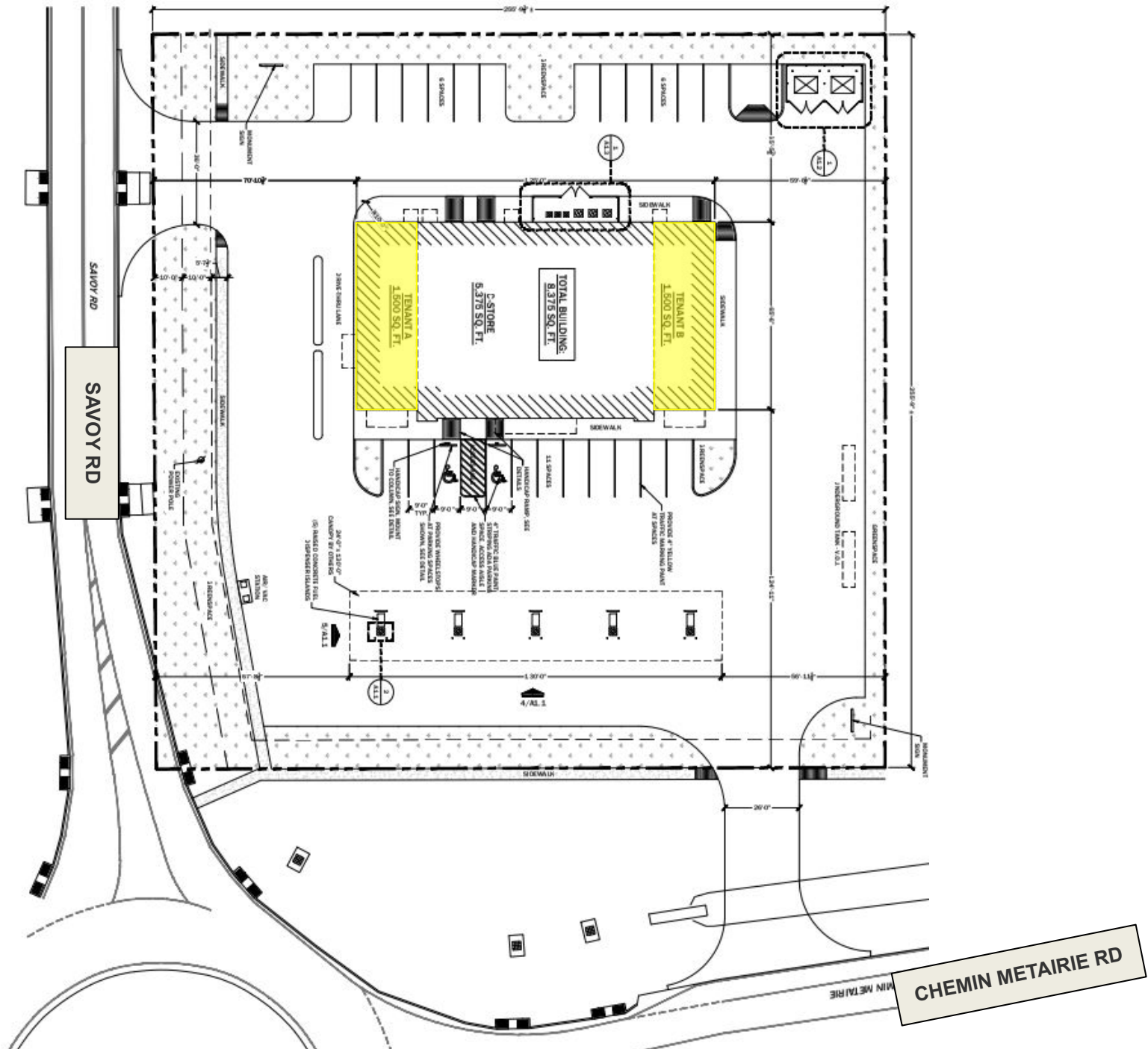
905 JEFFERSON ST #504, LAFAYETTE, LA 70501 | OFFICE: 337-443-0880 | CELL: 225-235-5755 | EMAIL: DIANA@SCOUTREC.COM | SCOUTREC.COM

Property Highlights

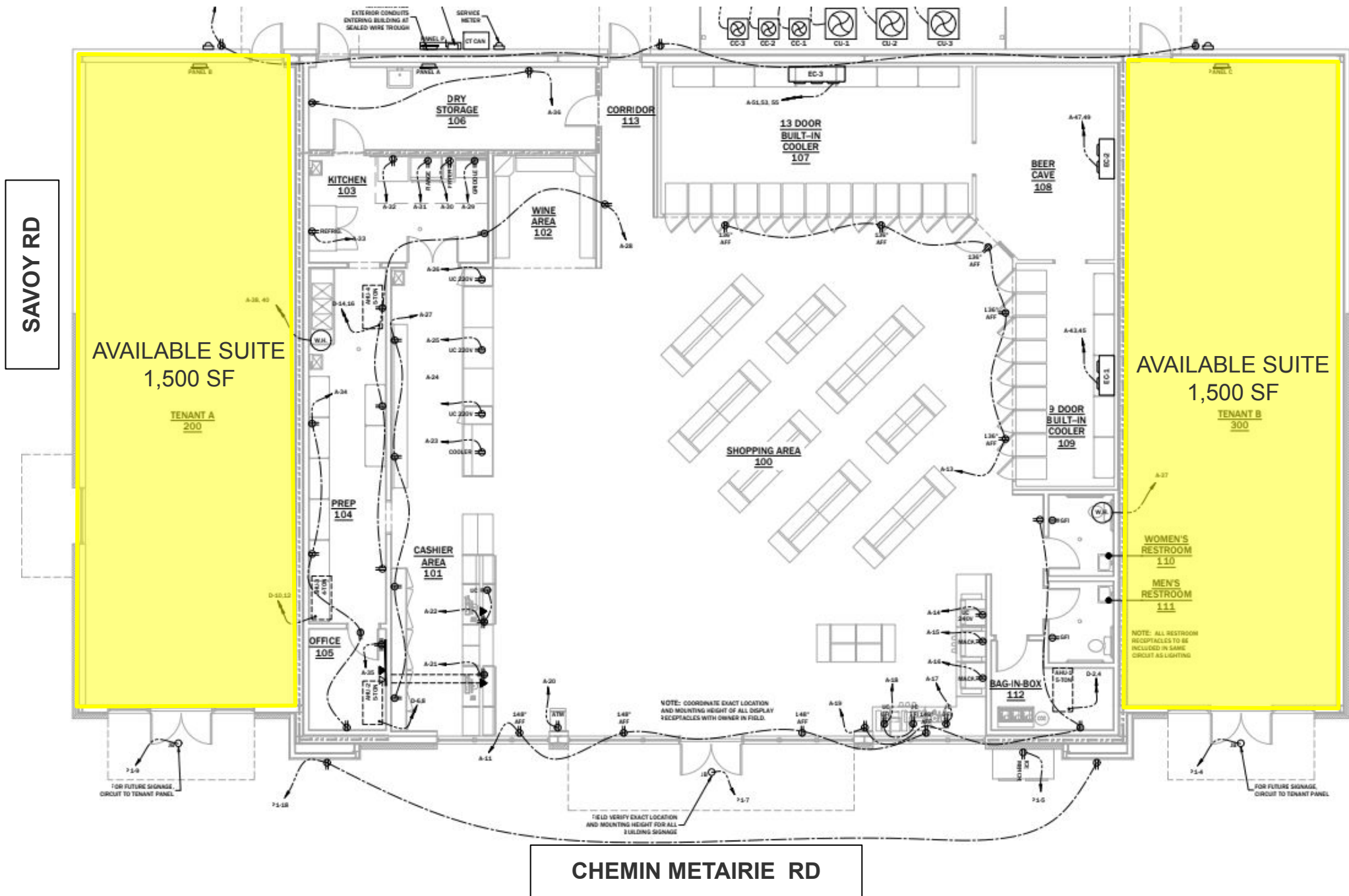
- New construction retail opportunity at Chemin Metairie Rd
- Adjacent to **Youngsville Sports Complex**, a 116-acre destination attracting 1M+ visitors annually
- Surrounded by major residential communities including **Sugar Mill Pond** and **Cypress Gardens**
- Located along one of Youngsville's primary retail and commercial corridors
- Nearby retailers include **Rouses, McDonald's, Walgreens, CVS, Taco Bell, Sonic, Smoothie King and AutoZone**
- Youngsville Demographics:
 - Population has grown **25.5%** since 2020, reaching nearly 20,000 residents
 - Strong local demographics with median household income exceeding **\$105,000**



Site Plan



Floor Plan





DIANA STEPHENS

COMMERCIAL SALES & LEASING

M: 225-235-5755

DIANA@SCOUTREC.COM
