

FOR LEASE

PROPERTY SUMMARY

Presenting a premier leasing opportunity at 18448 Magnolia Bridge Road, Greenwell Springs, LA, 70739. This new construction offers a fresh, modern space designed for optimal functionality. With a build-to-suit option available, tenants have the opportunity to create a custom-tailored workspace that meets their unique needs. Suites are available from 1,200 up to 3,400 SF. A rare advantage is the drive-thru availability, providing added convenience for businesses and their customers. This property is an ideal location for professional and medical office users, as well as retail space, making it perfectly suited for a variety of businesses. With its versatile features, this property offers the perfect anvas for area businesses.

AVAILABLE

- 1,200 - 3,400 SF

LEASE RATE

- \$17.00 SF/yr (Modified Gross)

PROPERTY HIGHLIGHTS

- New construction offering a fresh, modern space
- Build-to-suit option for a custom-tailored workspace
- Drive-thru availability for added convenience
- Ideal location for professional and medical office users
- Retail space perfectly suited for a variety of businesses

2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	1,653	23,066	68,067
Avg. HH Income	\$144,871	\$112,327	\$109,337



