



RETAIL PROPERTY FOR SALE

1200 Heather Drive

Opelousas, LA 70570

Presented By:

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Commercial Sales & Leasing

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PROPERTY DESCRIPTION

1209 Heather Dr. is a brick façade building with a freshly coated roof as of June 2024 and offers three bays totaling 4,500 sq ft of gross lease space. Suite 1206, a recently renovated 2,000 sq ft space is currently occupied by Nikki Nails. Suite 1202 is a 1,500 sq ft space that has been used as a boutique and barber shop and Suite 1200 is a 1,000 sq ft end-cap space that has been recently leased for counseling services.

PROPERTY HIGHLIGHTS

- Great corner site with excellent visibility.
- Adjacent to St. Landry Cinema.
- Across the street from St. Landry Plaza, a 200,000 sq ft shopping center featuring Hobby Lobby, Ollie's, Brown's Furniture, Cash Saver Grocery, Pets Sense, AT&T, and more!
- 2,500 sq ft available for owner occupant.
- Zoning-C-2 Large Scale Commercial District allows for a wide range of permitted business uses.

OFFERING SUMMARY

Sale Price:	\$450,000
Number of Units:	3
Lot Size:	0.39 Acres
Building Size:	4,500 SF
Parking:	22
Flood Zone:	X - Minimal Flood Hazard
Zoning:	C-2 Large Scale Commercial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,365	8,050	11,155
Total Population	3,252	20,455	28,547
Average HH Income	\$76,528	\$58,127	\$61,989

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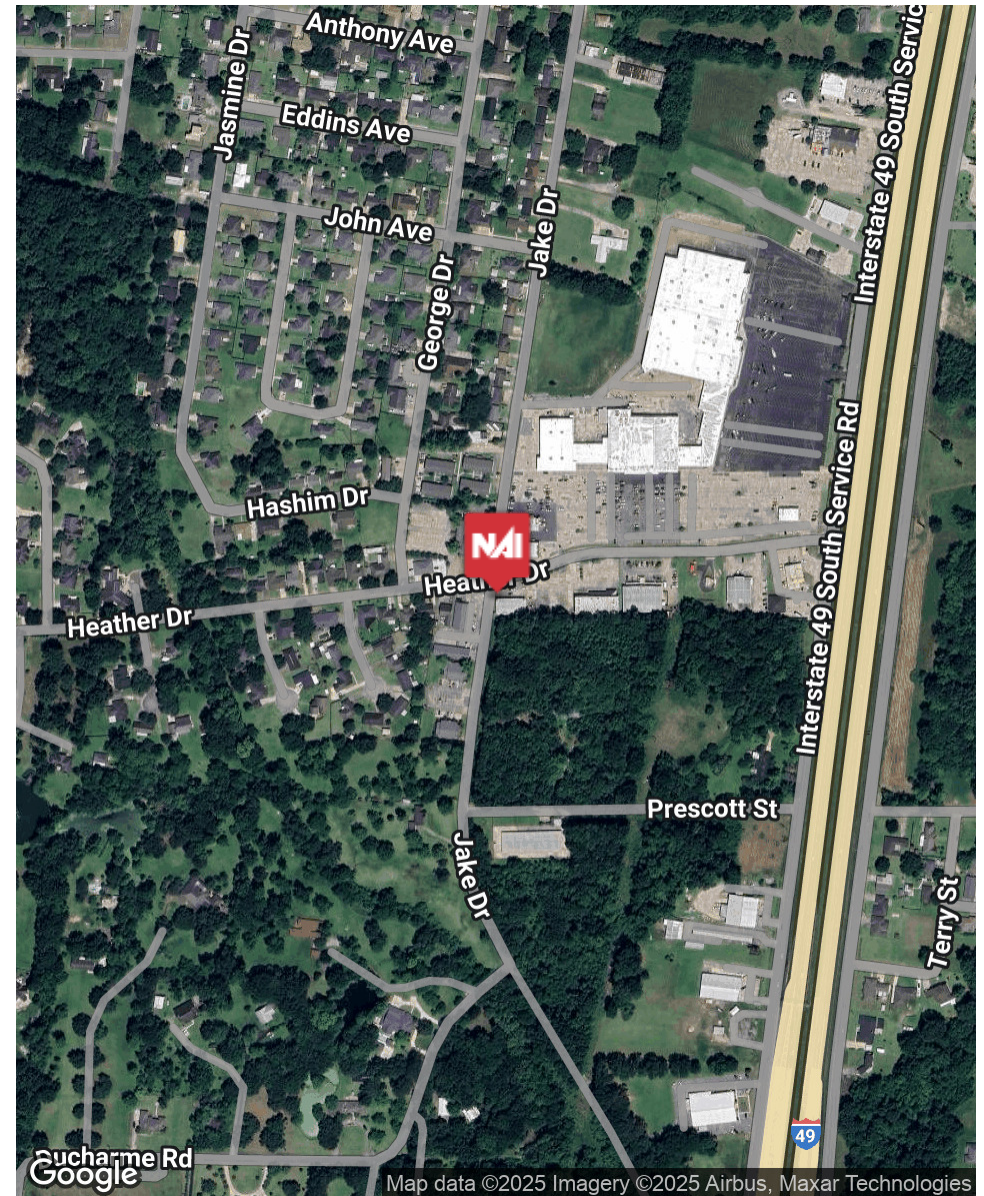
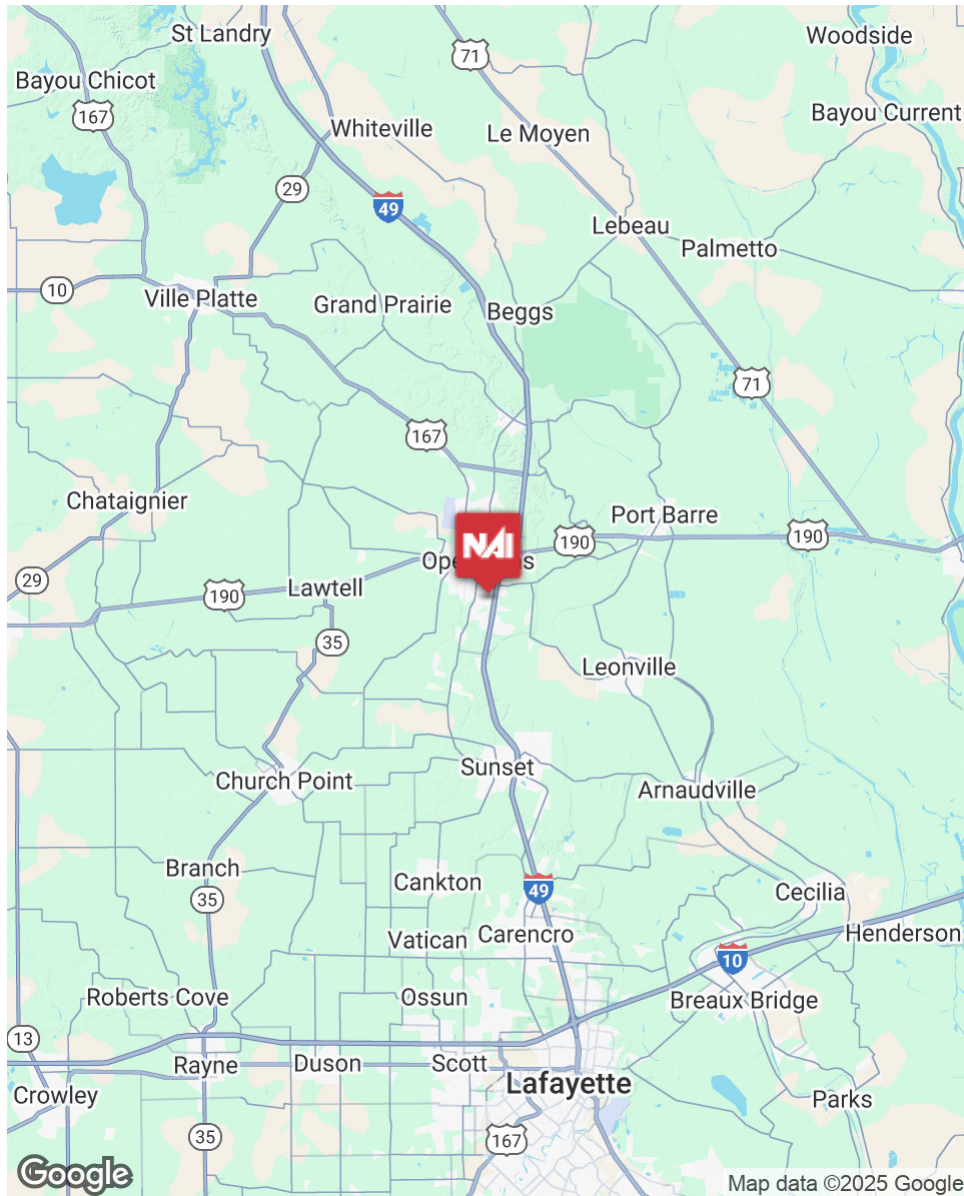
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For More Information:

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