

FOR LEASE

1100 E MAIN STREET

NEW IBERIA, LA 70560



THE GLEASON GROUP

REAL ESTATE & DEVELOPMENT COMPANY

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EXECUTIVE SUMMARY

FOR LEASE
1100 E MAIN STREET
NEW IBERIA, LA 70560

PROPERTY OVERVIEW

Town & Country is a former Grocery anchored shopping center in New Iberia, LA. The entire shopping center underwent a remodel in 2022, including new exterior paint, new signage, facade improvements, and parking lot resurfacing. This site is well positioned and offers excellent visibility and access from multiple red lights at E Main St and S Lewis St, which are both major thoroughfares in the market. S Lewis Street has traffic volume of approximately 17,482 vehicles per day traveling east and west, and the north and south streets have 16,800 vehicles per day. The center has multiple points of pylon signage and major street frontage. This is a great opportunity for a local, regional or a national user to backfill the vacancy that has a ton of potential.



PROPERTY HIGHLIGHTS

- Neighborhood Shopping Center
- Excellent Visibility and Exposure From 3 Major Streets
- Major Street Frontage With Great Traffic Counts
- Wide Open Layouts - High Ceilings
- Tenants: Papa Johns, Dollar General, South Star Urgent Care, Baskin Robbins, 1st Franklin Financial, Edward Jones, Popeyes

GLA	±85,240 SF
AVAILABLE SPACE	±4,000 - ±44,000 SF
LEASE RATE	\$5 - \$14 PSF/YR (NNN)
LOT SIZE	±9.75 Acres
TRAFFIC COUNTS	±34,282 (three fronting streets)
ZONING	C4
MARKET	New Iberia



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AVAILABLE SPACES

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LEASE RATE	\$5 - \$14 PSF/YR	TOTAL SPACE	±4,000 - ±44,000 SF
LEASE TYPE	NNN	LEASE TERM	Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
111	\$11.5 PSF/YR	NNN	4,000 SF	Negotiable	Former Verizon, wide open
171	\$5 PSF/YR	NNN	44,000 SF	Negotiable	Former Grocery, Big Box
704	\$6.5 PSF/YR	NNN	8,800 SF	Negotiable	Outparcel, Flex Use



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AVAILABLE SPACES

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SUITE 171

This spacious commercial space presents an exceptional leasing opportunity. Situated in a prominent location, this former WinnDixie property offers ample parking and approximately 44,000 square feet of versatile retail space, ideal for a wide range of businesses and ventures such as supermarkets, retail chains, specialty stores, fitness centers and more



SUITE 111

Embrace the opportunity to lease a prime commercial space. This exceptional 4,000 square feet of retail space provides an ideal environment for businesses seeking visibility, accessibility, and foot traffic. This space is ideal for retail stores, boutique shops, specialty stores and more.



SUITE 704

Seize the opportunity to lease a prestigious commercial space. This impressive 8,800 square feet of retail space offers an ideal setting for businesses aiming for visibility, accessibility, and success in a thriving commercial hub. Proximity to major transportation routes and residential areas. Flexible terms tailored to suit your business requirements.



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RETAIL MAP

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ADDITIONAL PHOTOS

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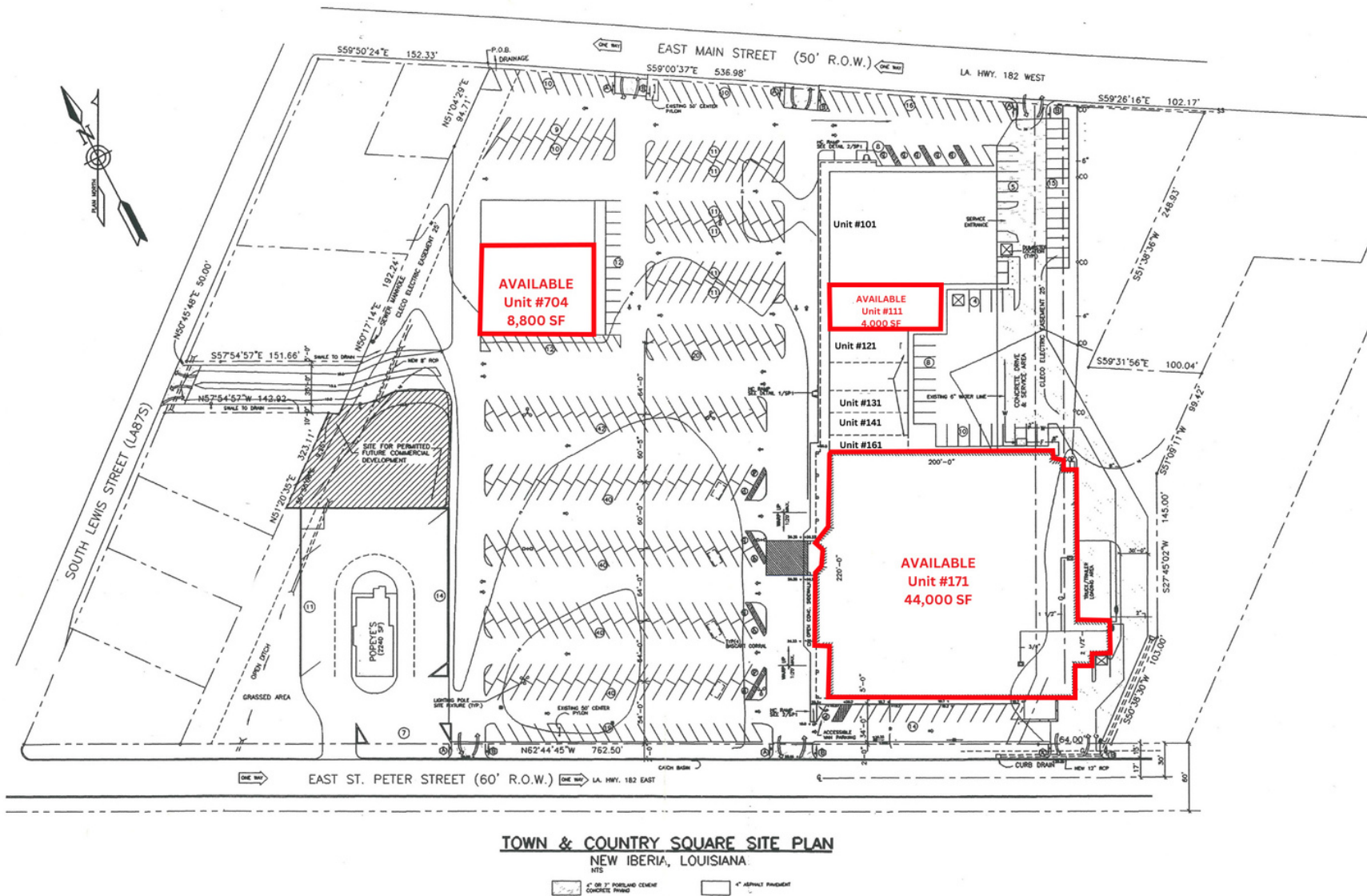
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SITE PLAN

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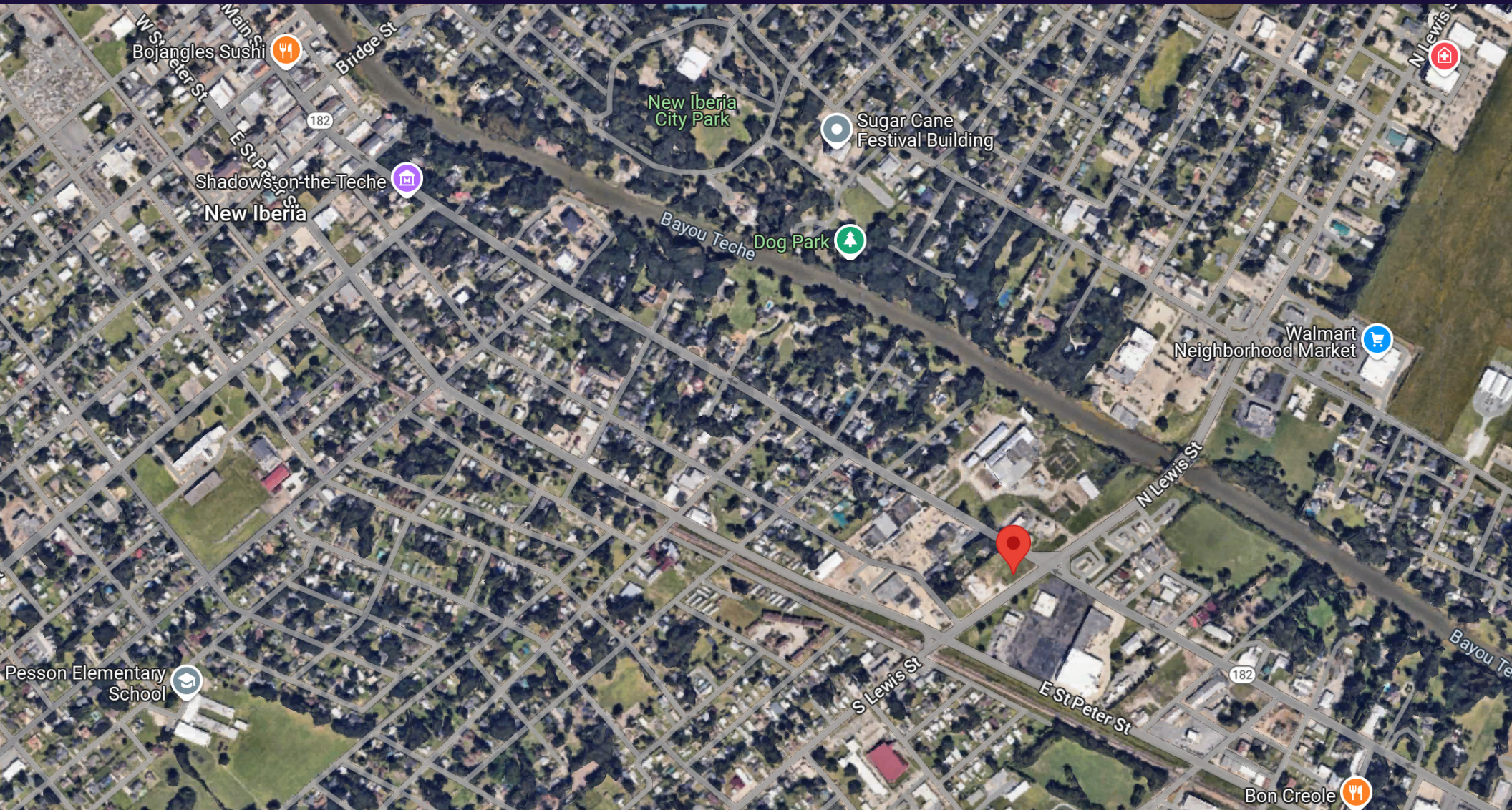


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