



# Tiffany Plaza

RETAIL PROPERTY FOR LEASE

4752 Rodeo Road, Abbeville, LA 70510

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## PROPERTY SUMMARY



### Property Description

Tiffany Plaza is a high-visibility shopping center in Abbeville, LA with suites from 2,800 SF to 30,000 SF and exposure to 21,186 VPD. Strong frontage, monument signage, ample parking, and co-tenancy with Dollar General make it ideal for retail, service, medical, fitness, and office users.

### Property Highlights

- Multiple available suites from 2,800 SF to 30,000 SF
- Flexible space for retail, service, medical, fitness, and office users
- Prominent frontage on a major Abbeville corridor (21,186 VPD)
- Pylon signage and strong center visibility
- Ample on-site parking
- Co-tenancy with Dollar General and other neighborhood businesses

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### Offering Summary

Lease Rate:	TBD
Available SF:	1,600 - 60,000 SF
Lot Size:	16.7 Acres
Building Size:	104,225 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,351	9,081	20,531
Total Population	3,108	22,047	53,758
Average HH Income	\$46,328	\$67,344	\$81,853

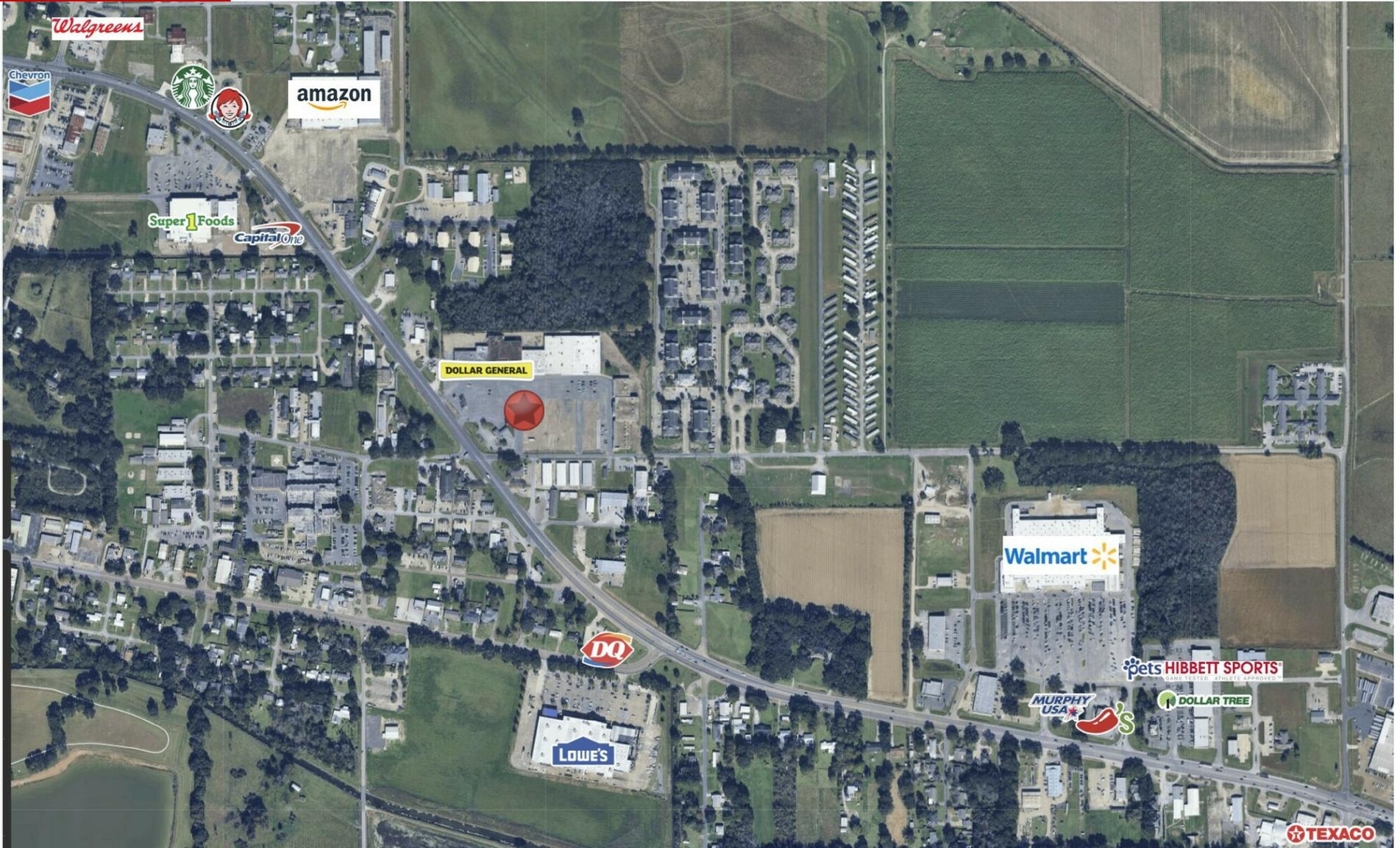
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AERIAL / RETAILER MAP



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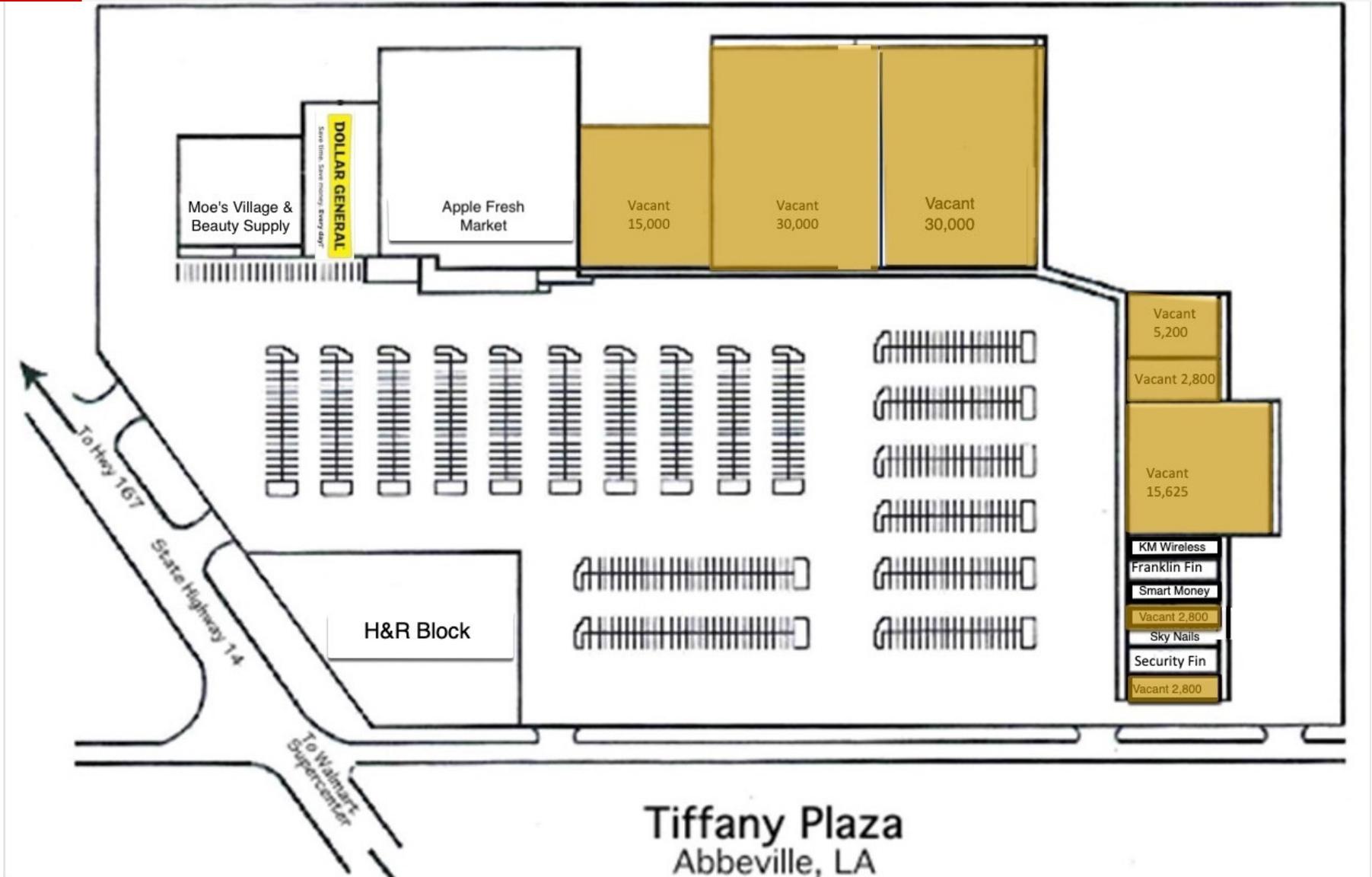
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SITE PLANS



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**LEASE SPACES**

**Lease Information**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,600 - 60,000 SF	Lease Rate:	TBD

**Available Spaces**

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ Suite 1	Available	15,000 SF	NNN	TBD	-
■ Suite 2/3 (Configured as one 60k SF space)	Available	30,000 - 60,000 SF	NNN	TBD	-
■ Suite 4	Available	5,200 SF	NNN	TBD	-
■ Suite 5	Available	2,800 SF	NNN	TBD	-
■ Suite 6	Available	15,625 SF	NNN	TBD	-
■ KM Wireless	Available	1,600 SF	NNN	TBD	-
■ Suite 7	Available	2,800 SF	NNN	TBD	-
■ Suite 8	Available	2,800 SF	NNN	TBD	-

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## AERIAL PHOTOS



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## INTERIOR PHOTOS



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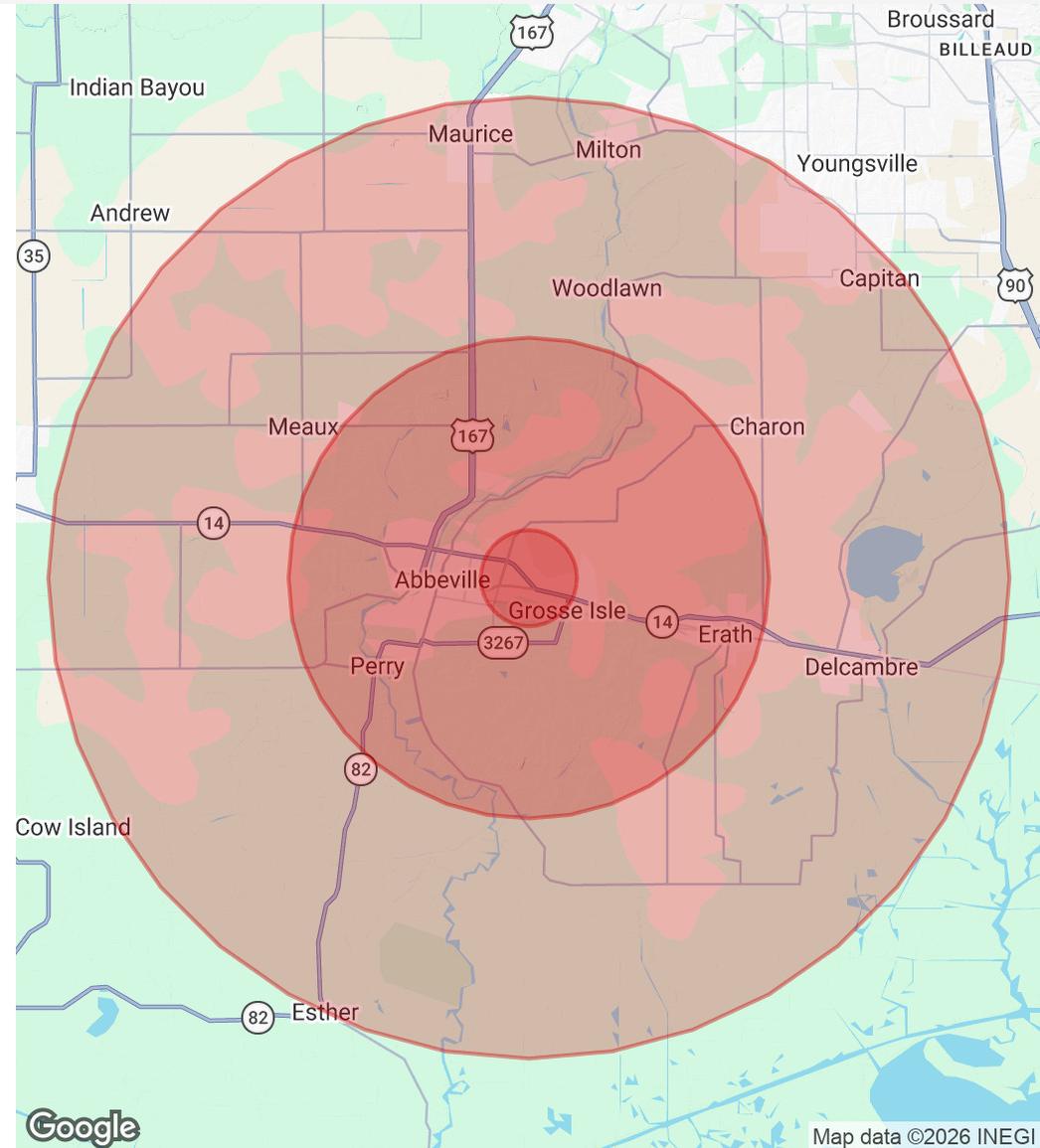
## DEMOGRAPHICS MAP & REPORT

<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	3,108	22,047	53,758
Average Age	34.4	38.4	37.2
Average Age (Male)	33.6	35.9	35.1
Average Age (Female)	37.7	41.5	37.8

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	1,351	9,081	20,531
# Of Persons Per HH	2.3	2.4	2.6
Average HH Income	\$46,328	\$67,344	\$81,853
Average House Value	\$70,532	\$142,228	\$163,232

2023 American Community Survey (ACS)



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MEET THE TEAM



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