

# Tiffany Plaza

RETAIL PROPERTY FOR LEASE

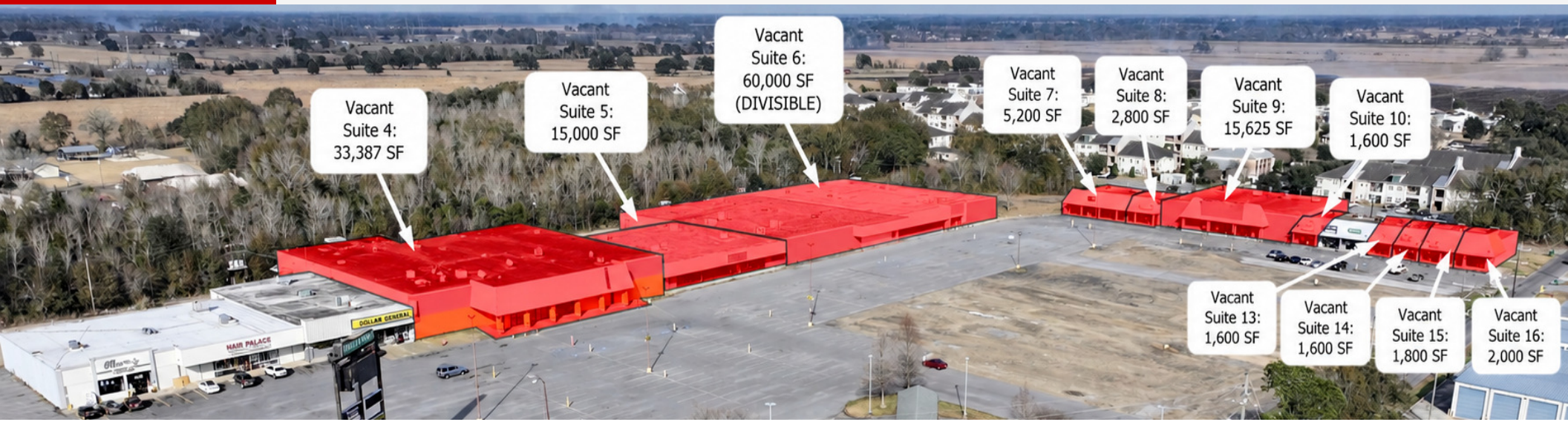
**4752 Rodeo Road, Abbeville, LA 70510**

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**Danielle Wirth** | 337.557.4926 | dwirth@beaubox.com

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# Tiffany Plaza
## 4752 Rodeo Road, Abbeville, LA 70510

PROPERTY SUMMARY




## Property Description

Tiffany Plaza is a high-visibility shopping center in Abbeville, LA with suites from 1,600 SF to 60,000 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 1,600 SF to 60,000 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

## Offering Summary

| | |
|---|---|
| Lease Rate: | TBD |
| Available SF: | 1,600 - 60,000 SF |
| Lot Size: | 16.7 Acres |
| Building Size: | 164,262 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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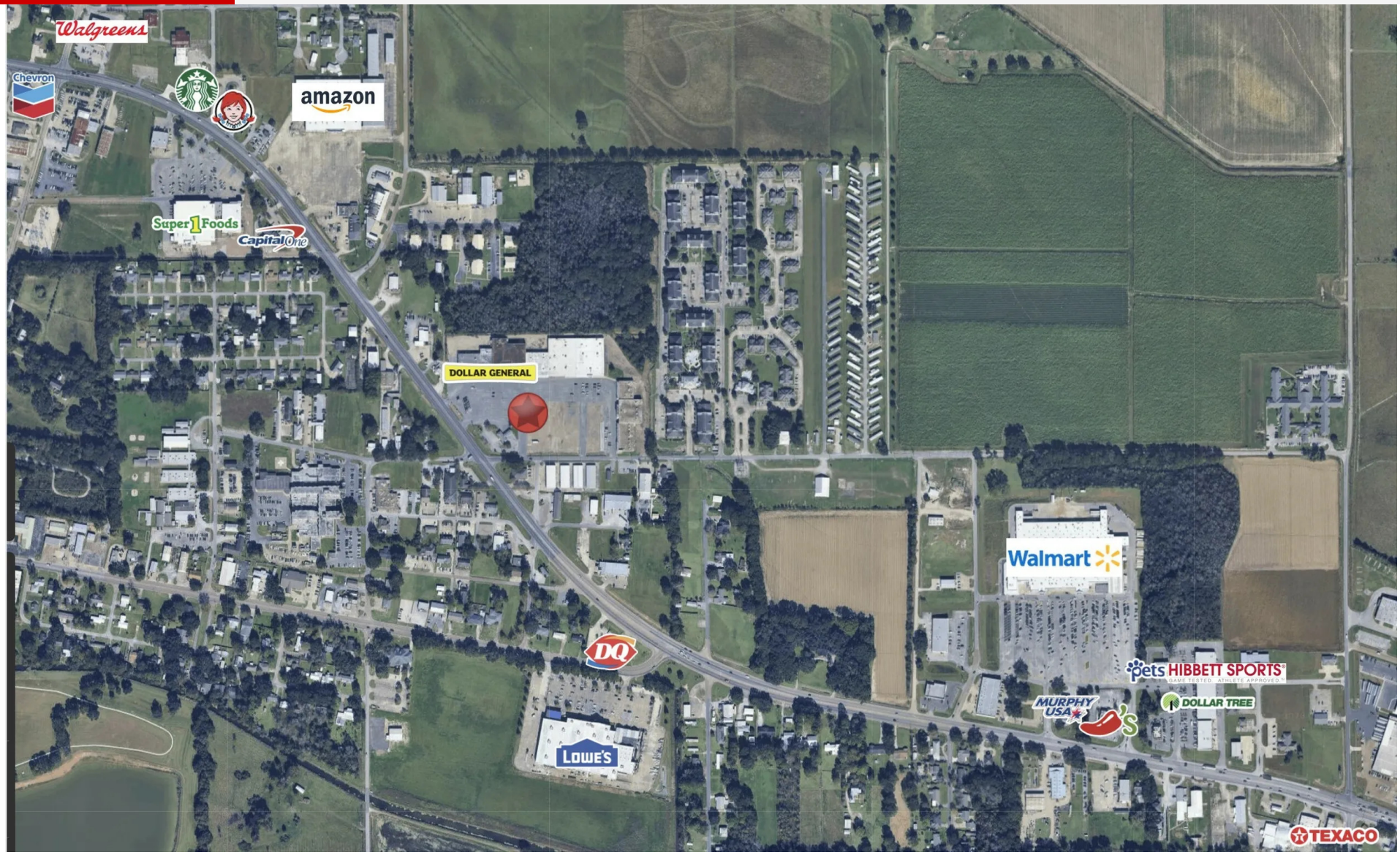
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AERIAL / RETAILER MAP




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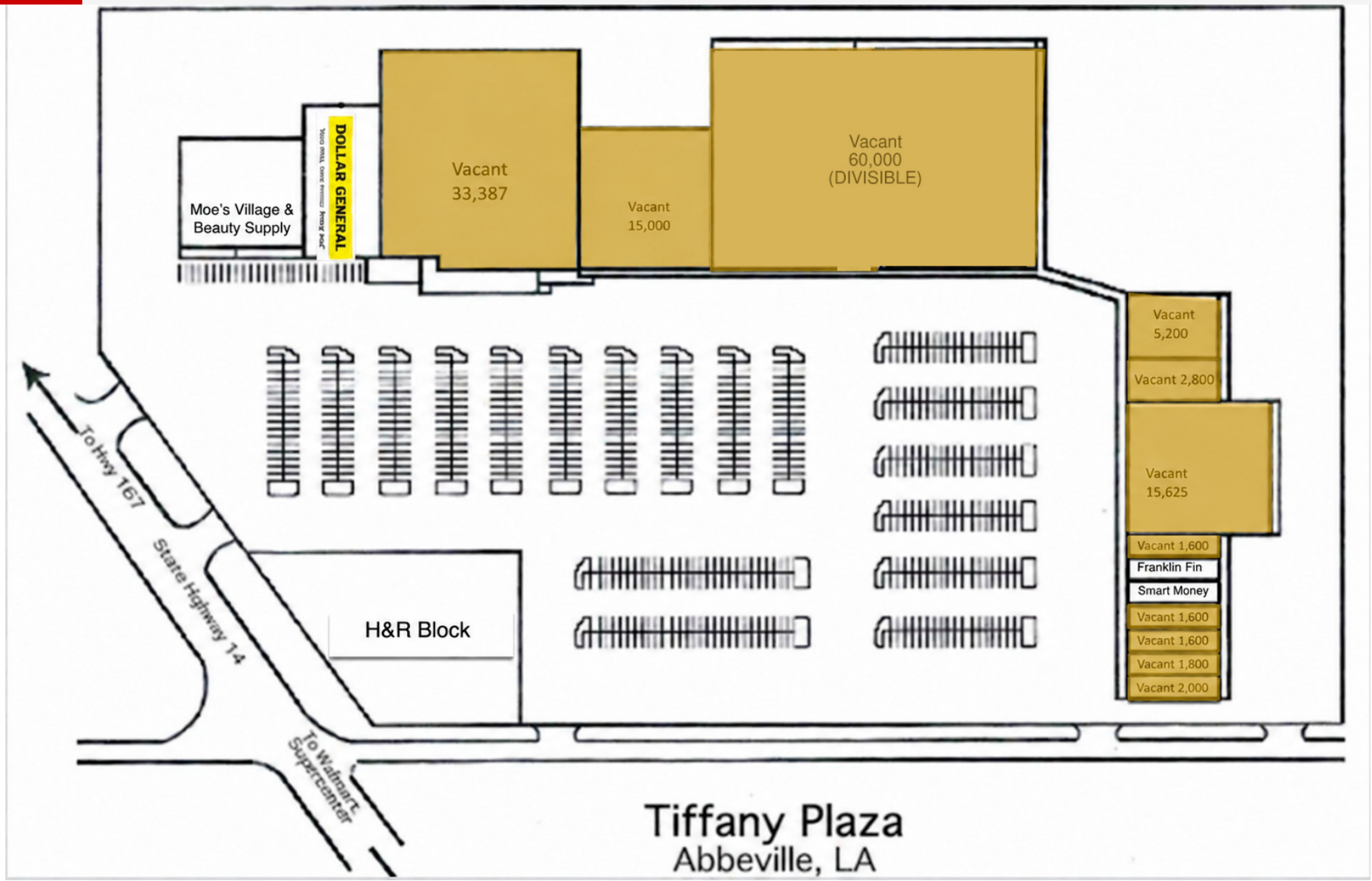
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SITE PLANS




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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 |
|---|---|---|---|---|
| Suite 4 | Available | 33,387 SF | NNN | TBD |
| Suite 5 | Available | 15,000 SF | NNN | TBD |
| Suite 6 (Divisible) | Available | 30,000 - 60,000 SF | NNN | TBD |
| Suite 7 | Available | 5,200 SF | NNN | TBD |
| Suite 8 | Available | 2,800 SF | NNN | TBD |
| Suite 9 | Available | 15,625 SF | NNN | TBD |
| Suite 10 | Available | 1,600 SF | NNN | TBD |
| Suite 13 | Available | 1,600 SF | NNN | TBD |
| Suite 14 | Available | 1,600 SF | NNN | TBD |
| Suite 15 | Available | 1,800 SF | NNN | TBD |
| Suite 16 | Available | 2,000 SF | NNN | TBD |


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AERIAL PHOTOS












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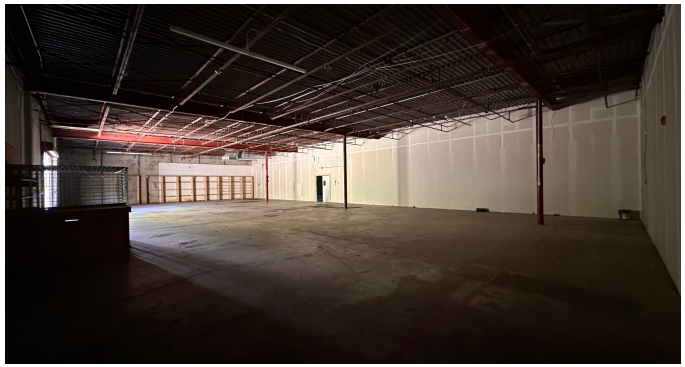
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## INTERIOR PHOTOS











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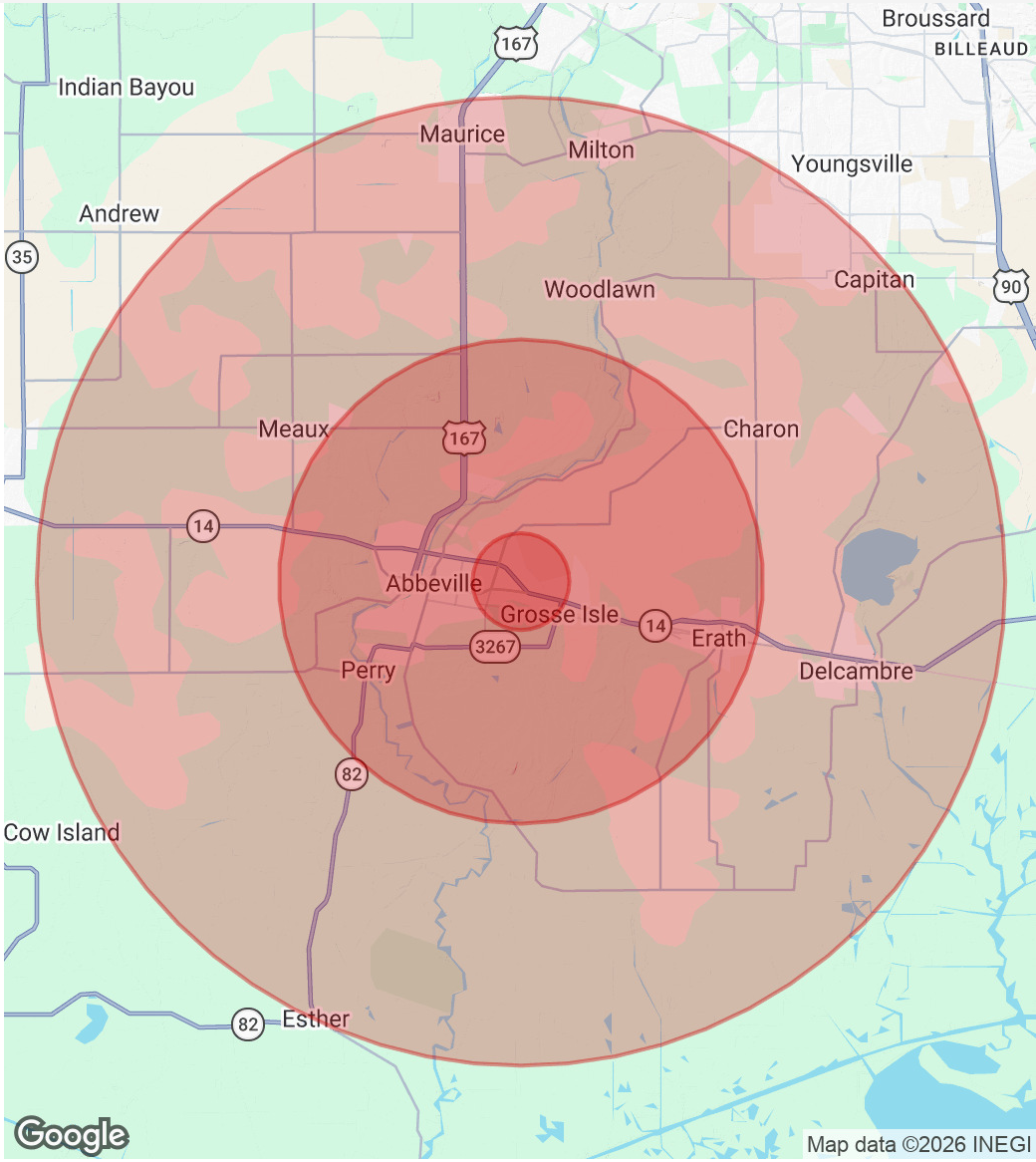
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DEMOGRAPHICS MAP & REPORT

| Population | 1 Mile | 5 Miles | 10 Miles |
|---|---|---|---|
| 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 |

| Households & Income | 1 Mile | 5 Miles | 10 Miles |
|---|---|---|---|
| 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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