



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# MAIN STREET PLAZA SHOPPING CENTER

**5810 Main Street  
Zachary, LA 70791**

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**CARMEN AUSTIN, MBA, CCIM, SIOR**  
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FOR LEASE

# MAIN STREET PLAZA SHOPPING CENTER

5810 MAIN STREET, ZACHARY, LA 70791

**20,252 SF**

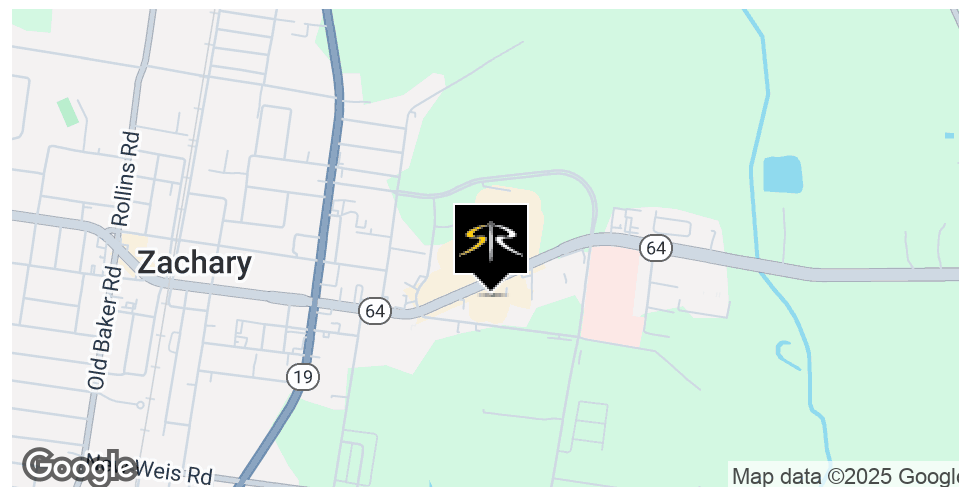


## OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr (NNN)
Building Size:	20,252 SF
Available SF:	1,000 - 2,500 SF
CAM:	\$4.63 SF/yr
Lot Size:	2.4 Acres
Year Built:	2000/2011
Zoning:	C-1

## PROPERTY OVERVIEW

High-End Shopping Center located in Zachary, Louisiana. Prime End-Cap with Excellent Visibility Available.



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## AVAILABLE SPACES

- Suite 1: 1,500 SF
- Suite 2: 1,000 SF
- Can be leased together or separately
- Total Available Space: 2,500 SF (combined)
- Prime end-cap space with excellent visibility
- Convenient access with ample parking
- Move-In Ready: Formerly occupied by Drop Box Mattress, adaptable for multiple uses



## IDEAL USES

- Retail Boutique
- Office Space
- Specialty Store
- Health & Wellness Business
- Quick-Service Restaurant
- Professional Services

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## LOCATION HIGHLIGHTS

- Located directly across from Walmart, ensuring high traffic exposure
- Surrounded by major retailers and businesses



## NEIGHBORING TENANTS

- Mami's Mexican Restaurant
- H&R Block
- Town Donuts
- Blue Bubble
- Pelican State Credit Union
- Zachary Nails
- Next Step Performing Arts Center
- Studio Z

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## WHY LEASE HERE?

- Prime Visibility: Front-facing exposure on a high-traffic corridor
- Flexible Leasing Options: Suites available individually or together
- Strong Retail Synergy: Located near Walmart, fast-food chains, and national retailers
- Growing Market: Zachary, LA is a thriving community with a strong consumer base
- Move-In Ready
- Situated at a four way stop with lighted access, at the intersection of the entrance to Wal-Mart, Main Street Plaza benefits from a 40K+ traffic count daily
- Large pylon sign with Huge signage opportunities

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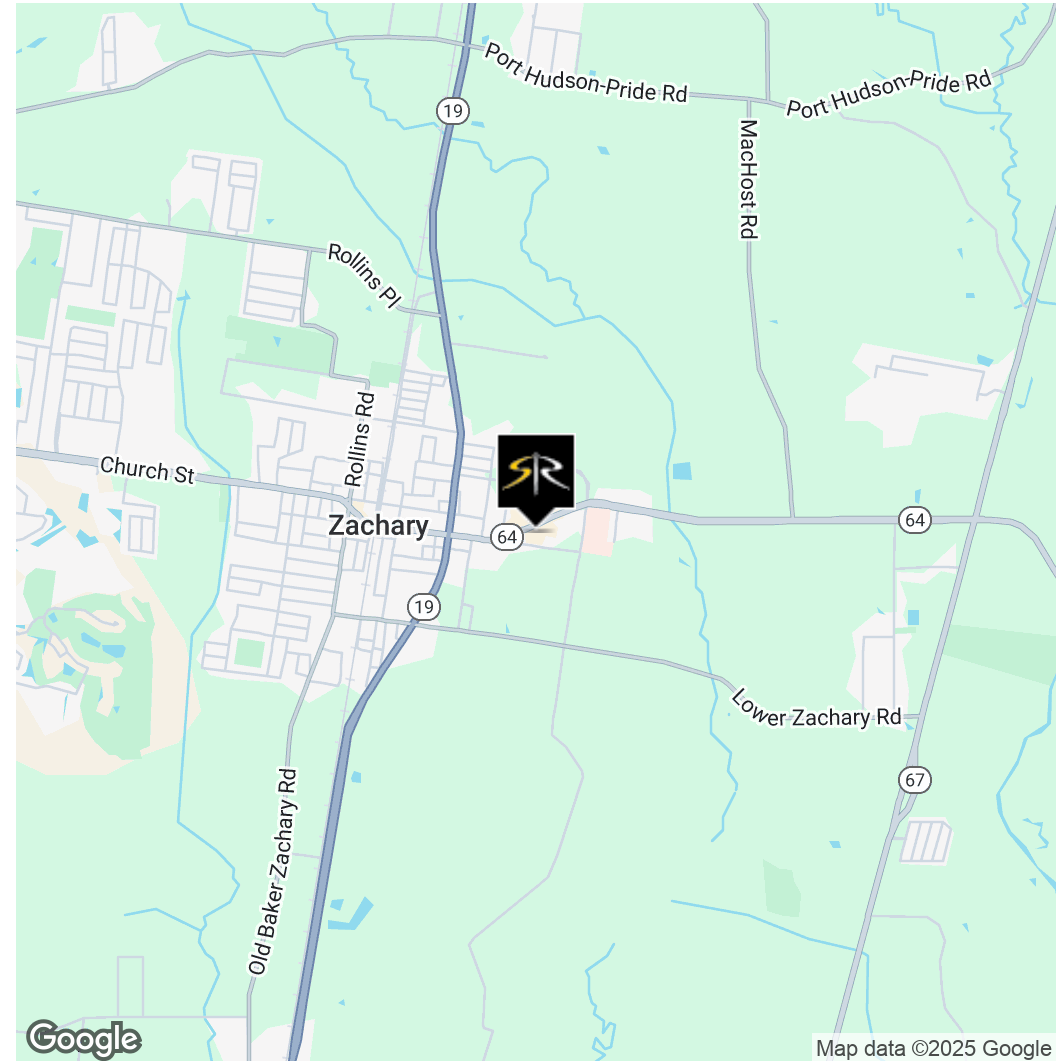
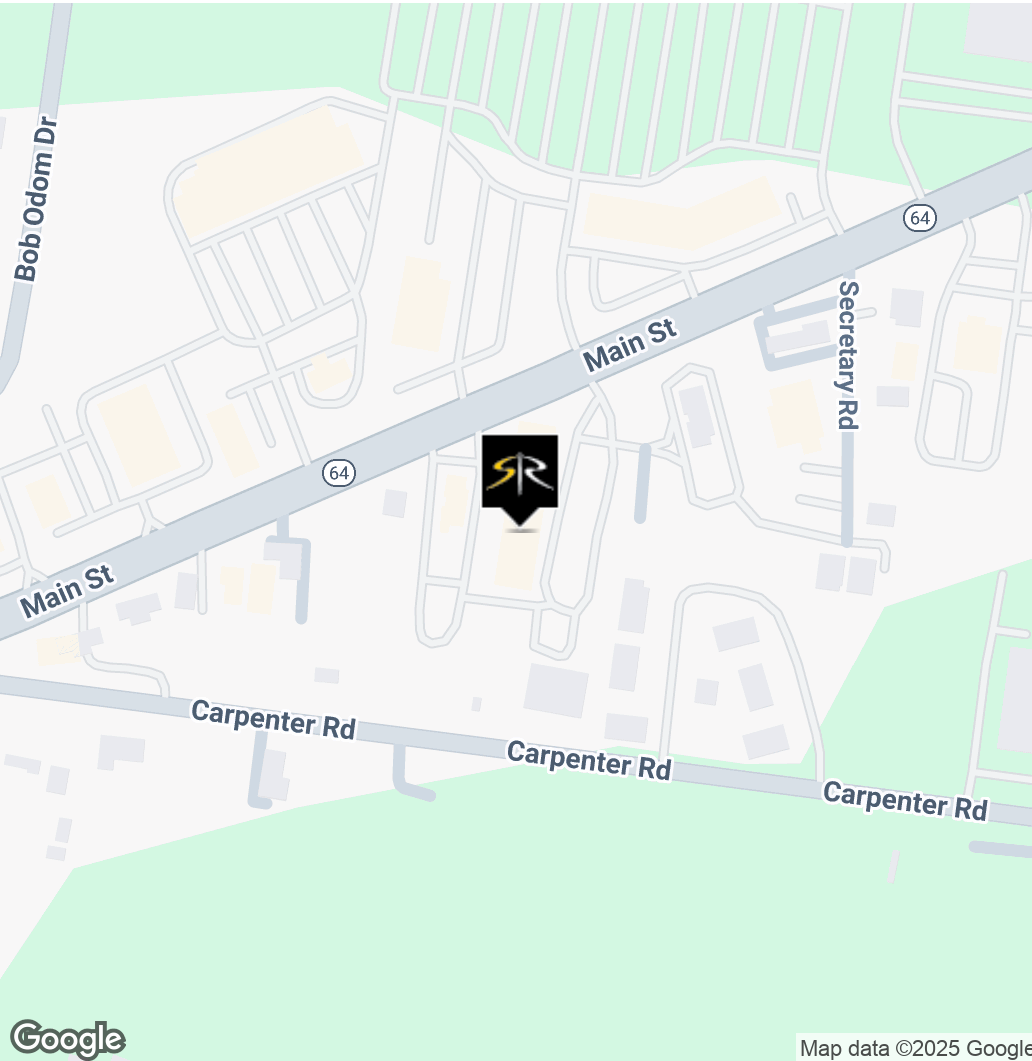
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LOCATION MAPS

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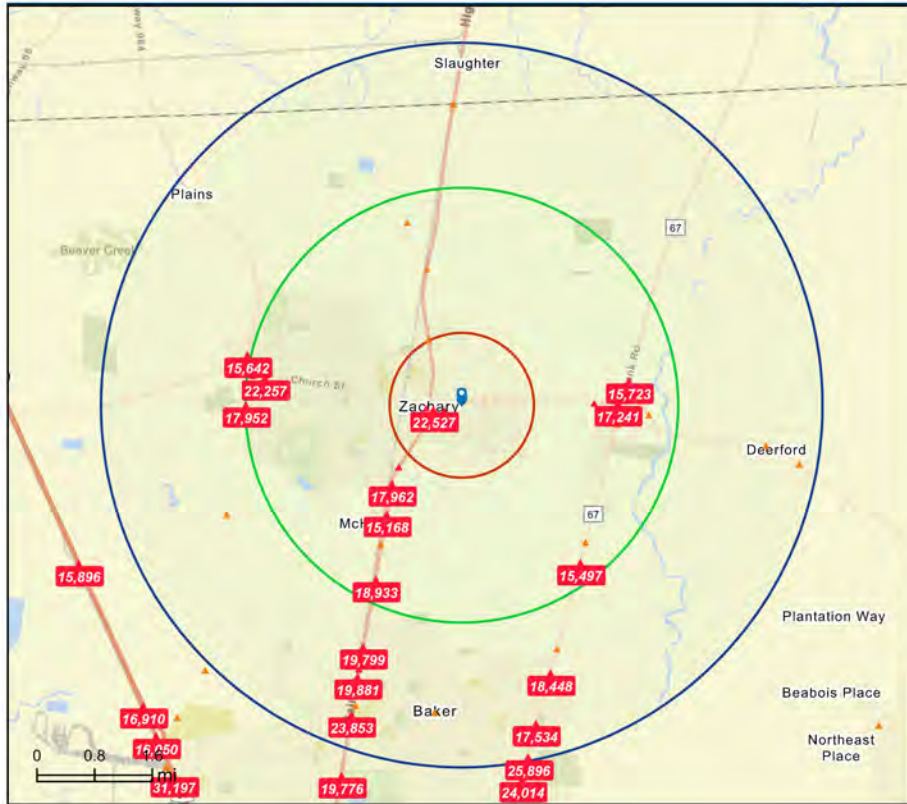
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TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII & DRIVE TIME MAP: 5, 10, 15 MINUTES

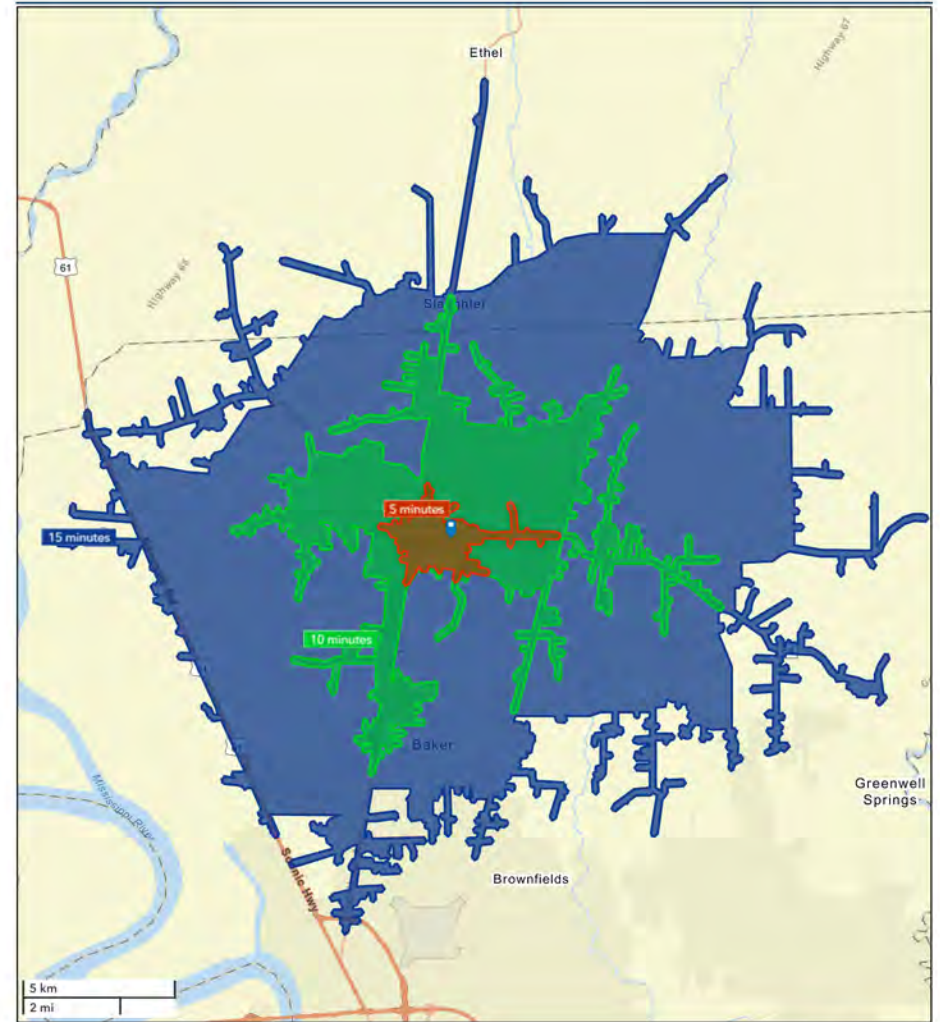
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March 05, 2025



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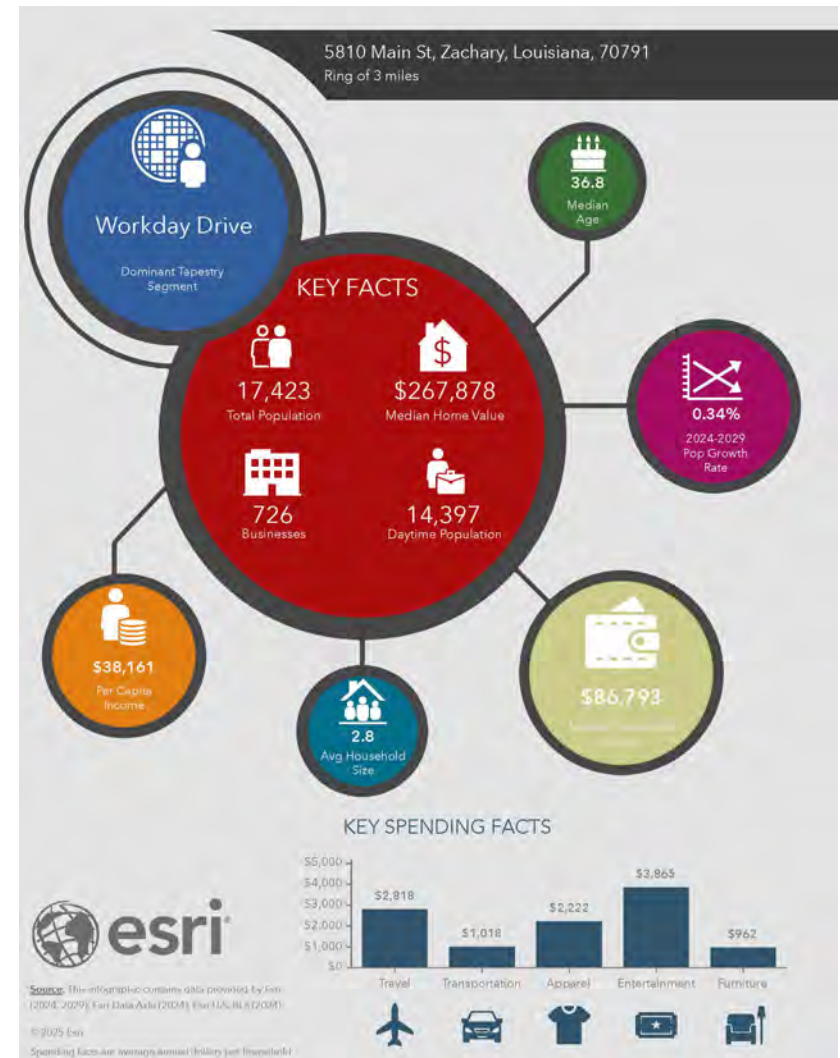
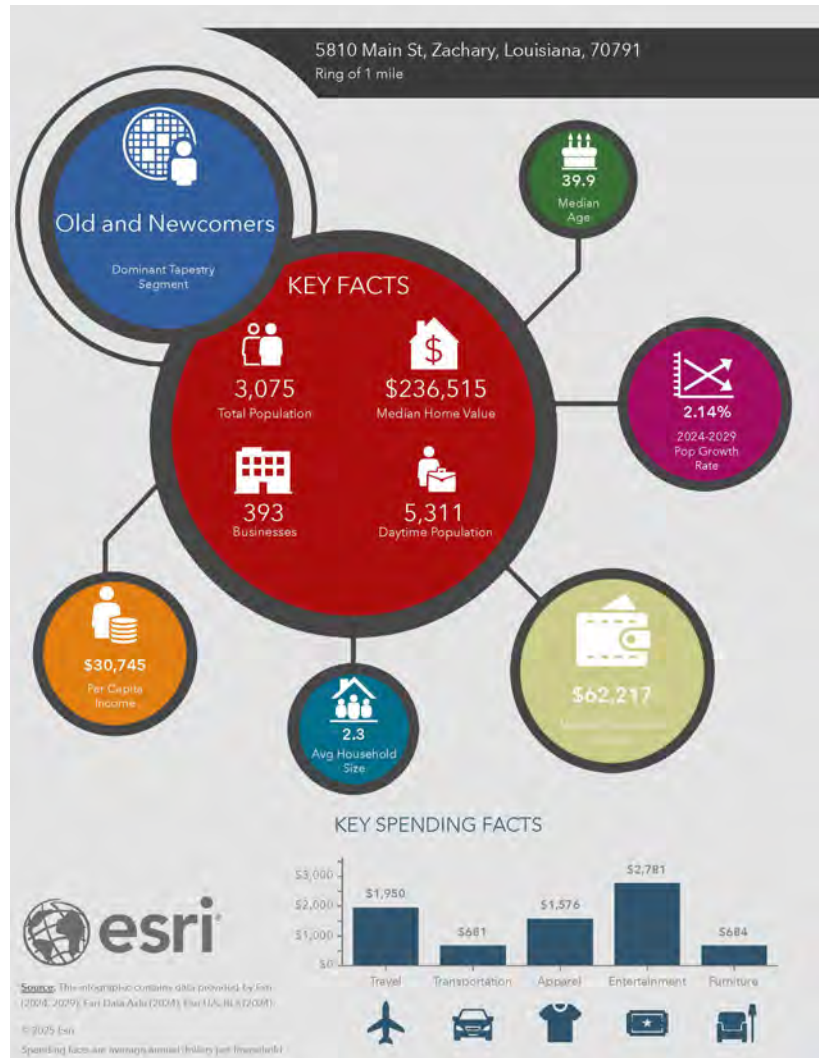
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DEMOGRAPHIC SUMMARY

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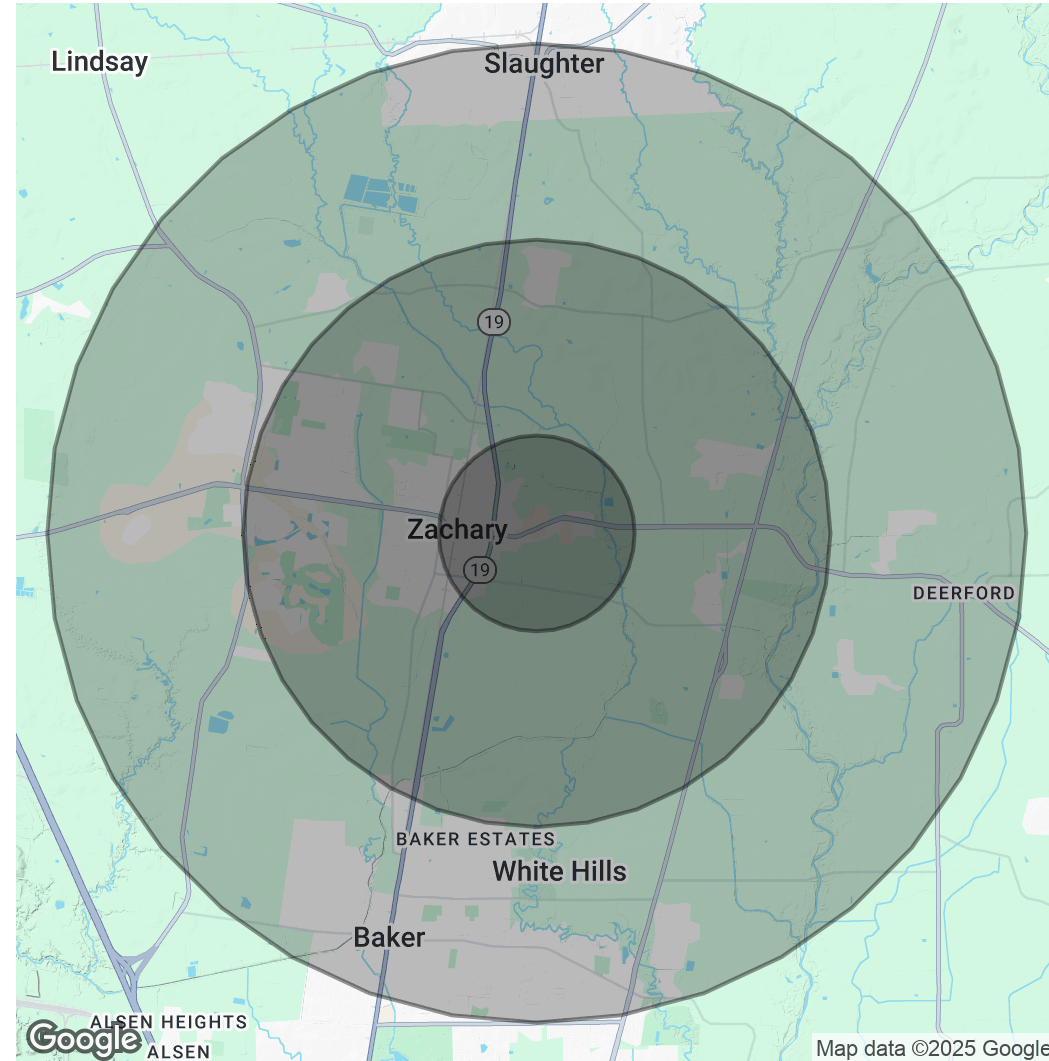
20,252 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,469	18,115	35,747
Average Age	42	38	38
Average Age (Male)	38	36	37
Average Age (Female)	45	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,020	6,505	13,063
# Of Persons Per HH	2.4	2.8	2.7
Average HH Income	\$77,474	\$103,389	\$91,875
Average House Value	\$251,828	\$302,454	\$281,156

Demographics data derived from AlphaMap



Map data ©2025 Google

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