

SUMMARY

SITE PLAN

PHOTOS

AERIAL

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Well positioned retail center along HWY 1 in Brusly, that is the beneficiary of traffic counts of over 40,000 vehicles per day. The area is surrounded by several chemical plants with large workforces as well as several residential neighborhoods.

A 4,550 SF end cap which was formerly a fitness center is available, as well as a 2,500 SF restaurant.

*Please do not disturb the restaurant tenant. Call broker for more information.

Suite 4443 (4,550 SF) \$13/sf NNN

Suite 4447 (2,502 SF) \$17/sf NNN



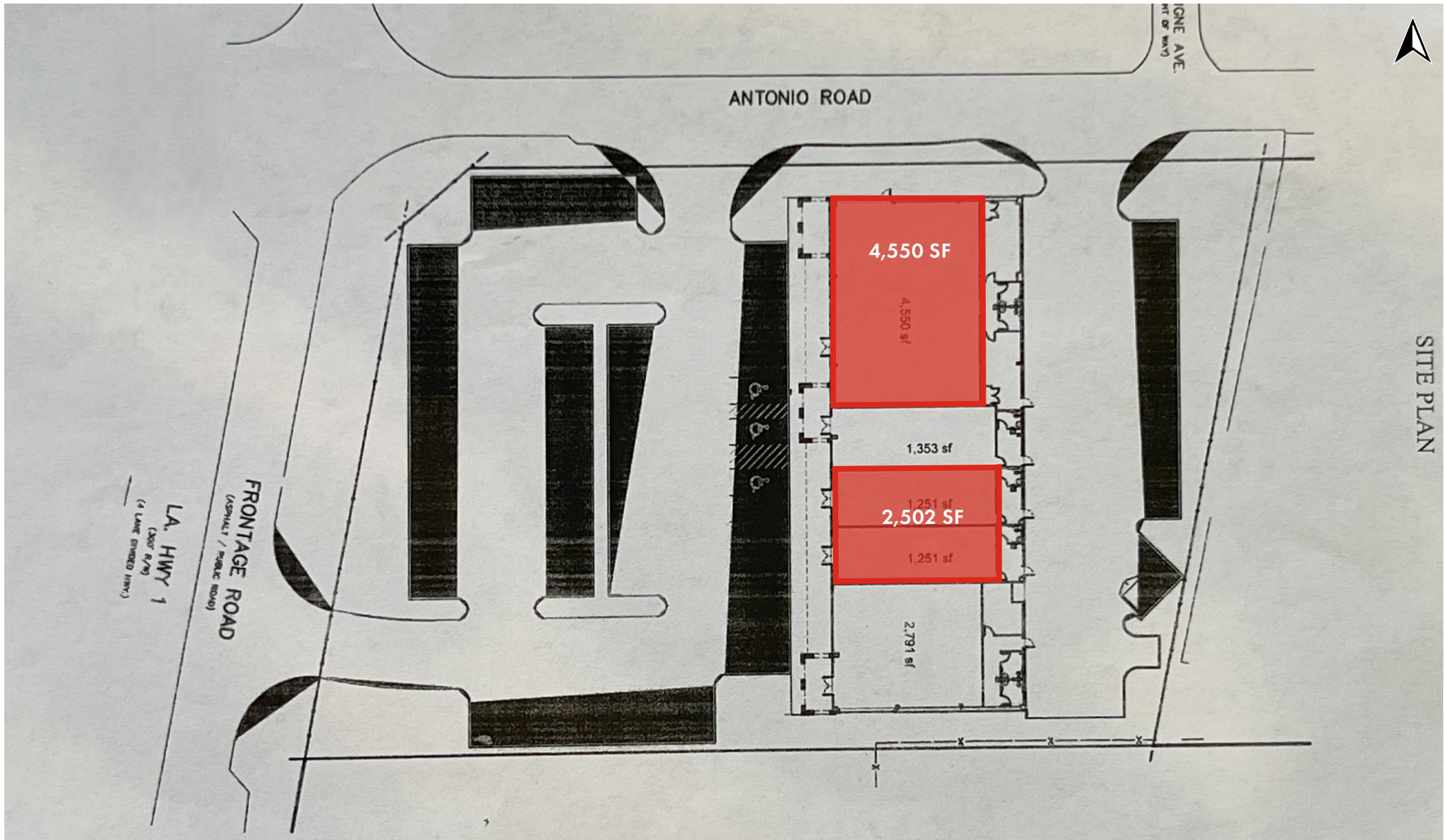
SUMMARY

SITE PLAN

PHOTOS

AERIAL

DEMOGRAPHICS



stirling

BENJAMIN GRAHAM, CCIM

Office: 225.922.4216

Direct: 225.329.0268

bgraham@stirlingprop.com

RANKIN BIHM

Office: 337-234-4481

Direct: 337-572-0276

rbihm@stirlingprop.com

BRUSLY COMMONS

RETAIL CENTER

4443 LA-1, Port Allen, LA 70767

SUMMARY

SITE PLAN

PHOTOS

AERIAL

DEMOGRAPHICS



SUMMARY

SITE PLAN

PHOTOS

AERIAL

DEMOGRAPHICS



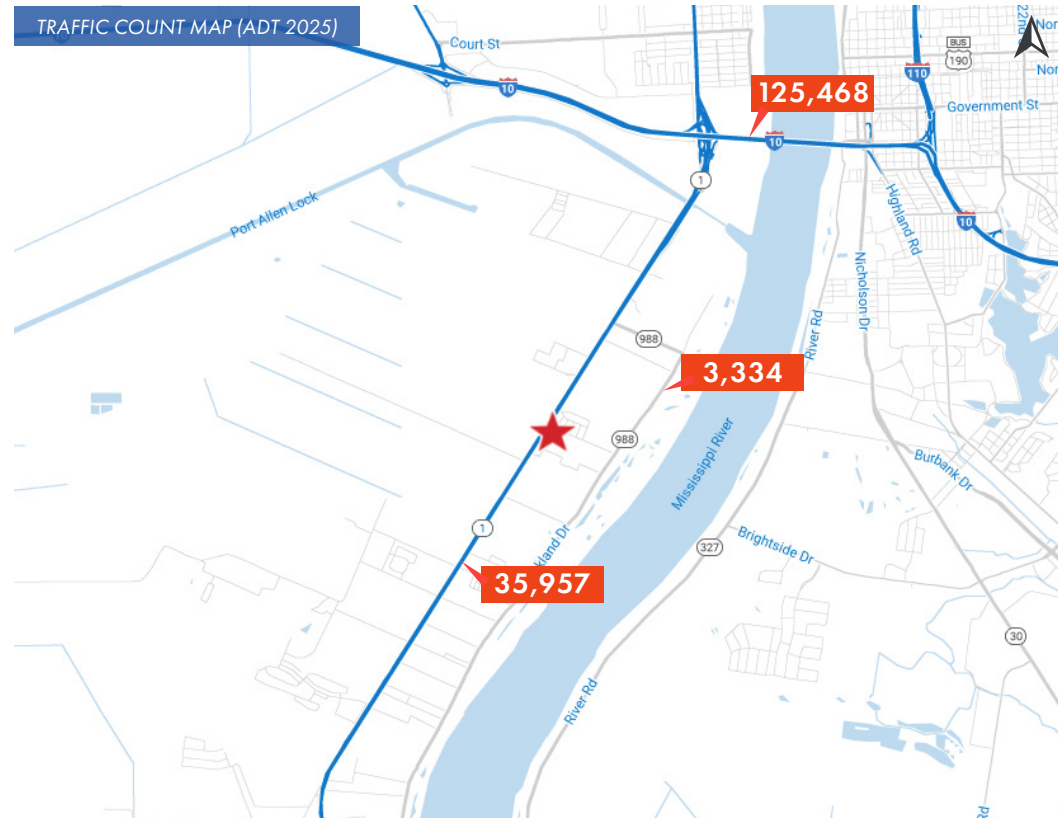
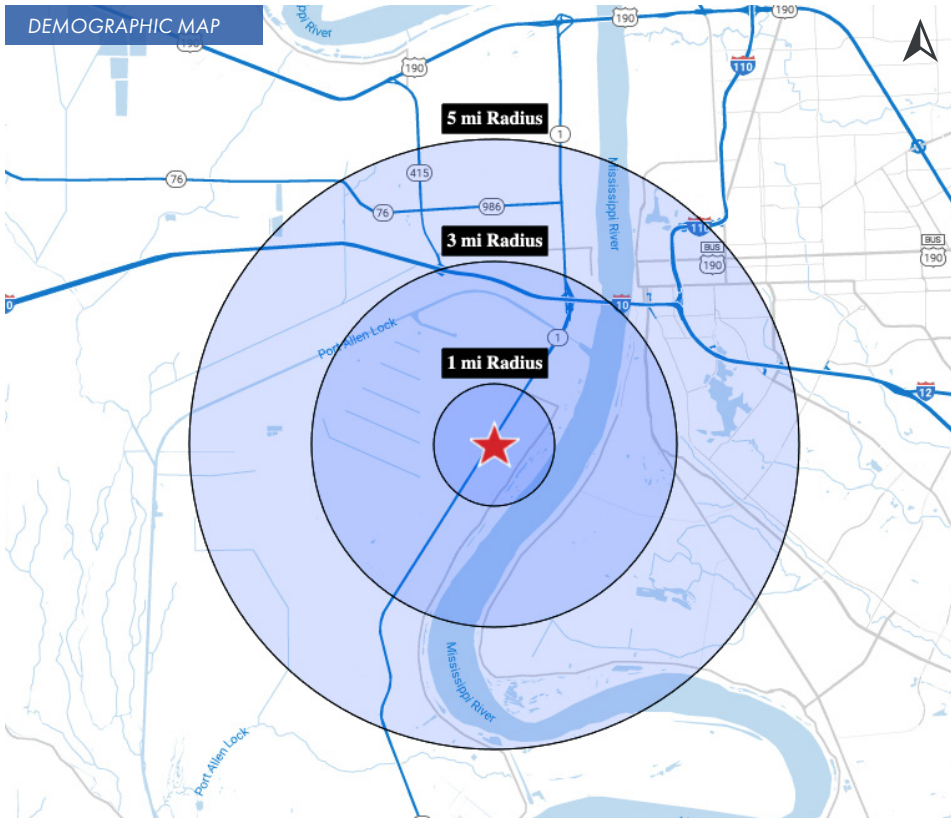
SUMMARY

SITE PLAN

PHOTOS

AERIAL

DEMOGRAPHICS



2025 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



1,670

23,406

77,442

1 MILE

3 MILE

5 MILE



\$131,610

\$107,760

\$97,565

1 MILE

3 MILE

5 MILE



661

7,818

31,135