

SUMMARY

SITE PLAN

PHOTOS

AERIALS

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 1,353 SF former salon is available, as well as a 2,500 SF restaurant.

\*Please do not disturb the restaurant or salon tenants. Call broker for more information..

### AVAILABLE

- Suite 4445 (1,353 SF) \$17/sf nnn
- Suite 4447 (2,502 SF) \$17/sf nnn

### TRAFFIC COUNT (ADT 2025)

- LA-1: 41,420

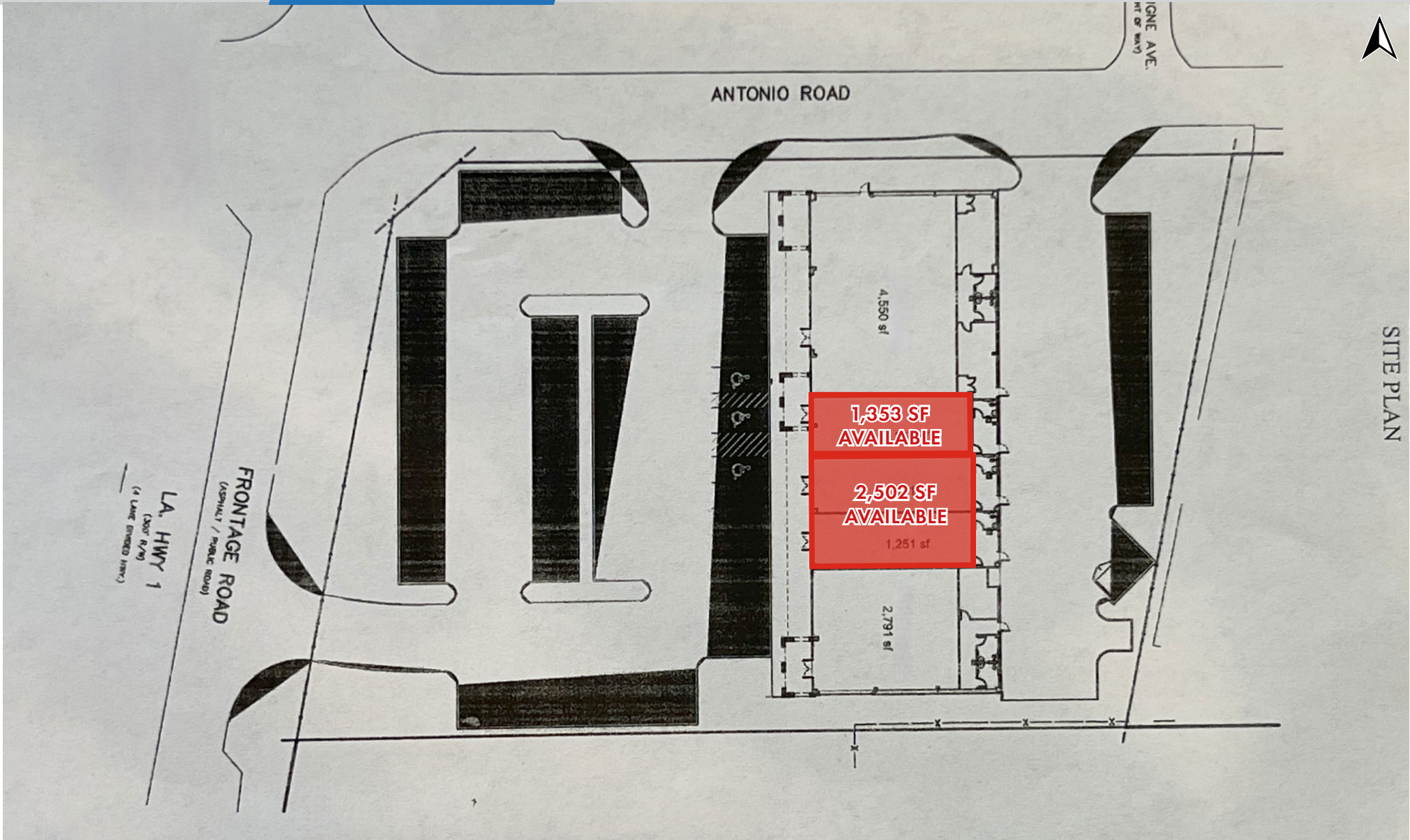
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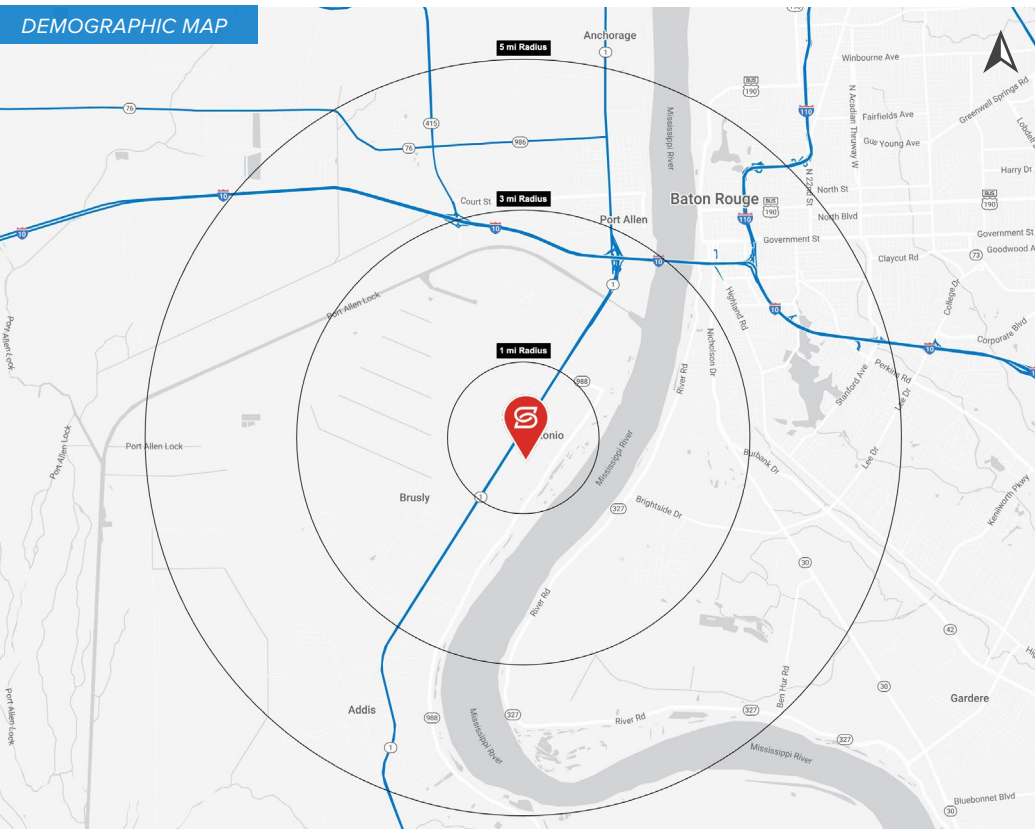
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## 2025 DEMOGRAPHICS

**POPULATION**

Radius	1 MI	3 MI	5 MI
Population	1,670	23,406	77,442

**AVG. HH INCOME**

Radius	1 MI	3 MI	5 MI
Avg. HH Income	\$131,610	\$107,760	\$97,565

**HOUSEHOLDS**

Radius	1 MI	3 MI	5 MI
Households	661	7,818	31,135