

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 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

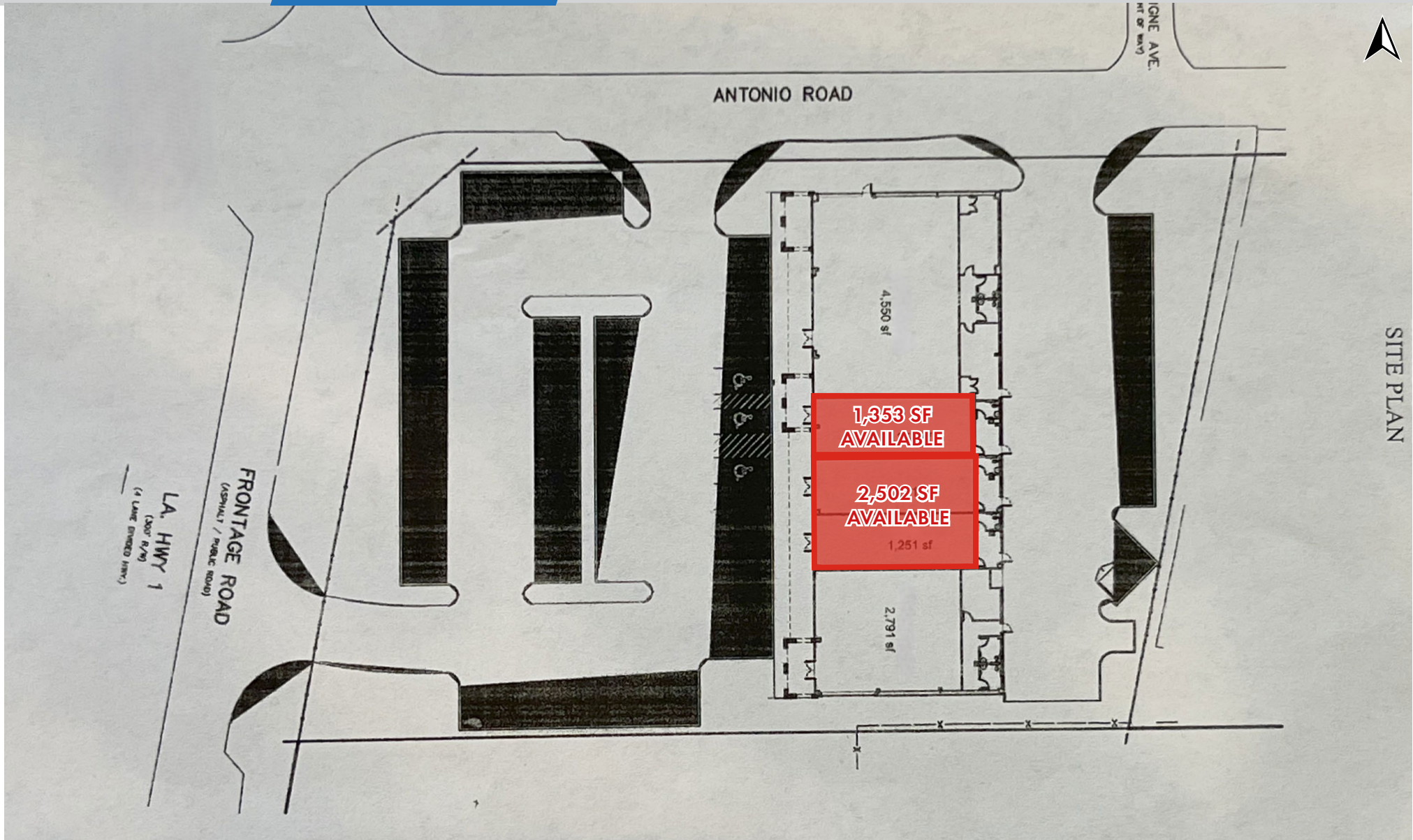
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stirling

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BRUSLY COMMONS

RETAIL CENTER

4443 LA-1, Port Allen, LA 70767

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2025 DEMOGRAPHICS



POPULATION

1 MI

1,670

3 MI

23,406

5 MI

77,442



AVG. HH INCOME

1 MI

\$131,610

3 MI

\$107,760

5 MI

\$97,565



HOUSEHOLDS

1 MI

661

3 MI

7,818

5 MI

31,135