



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

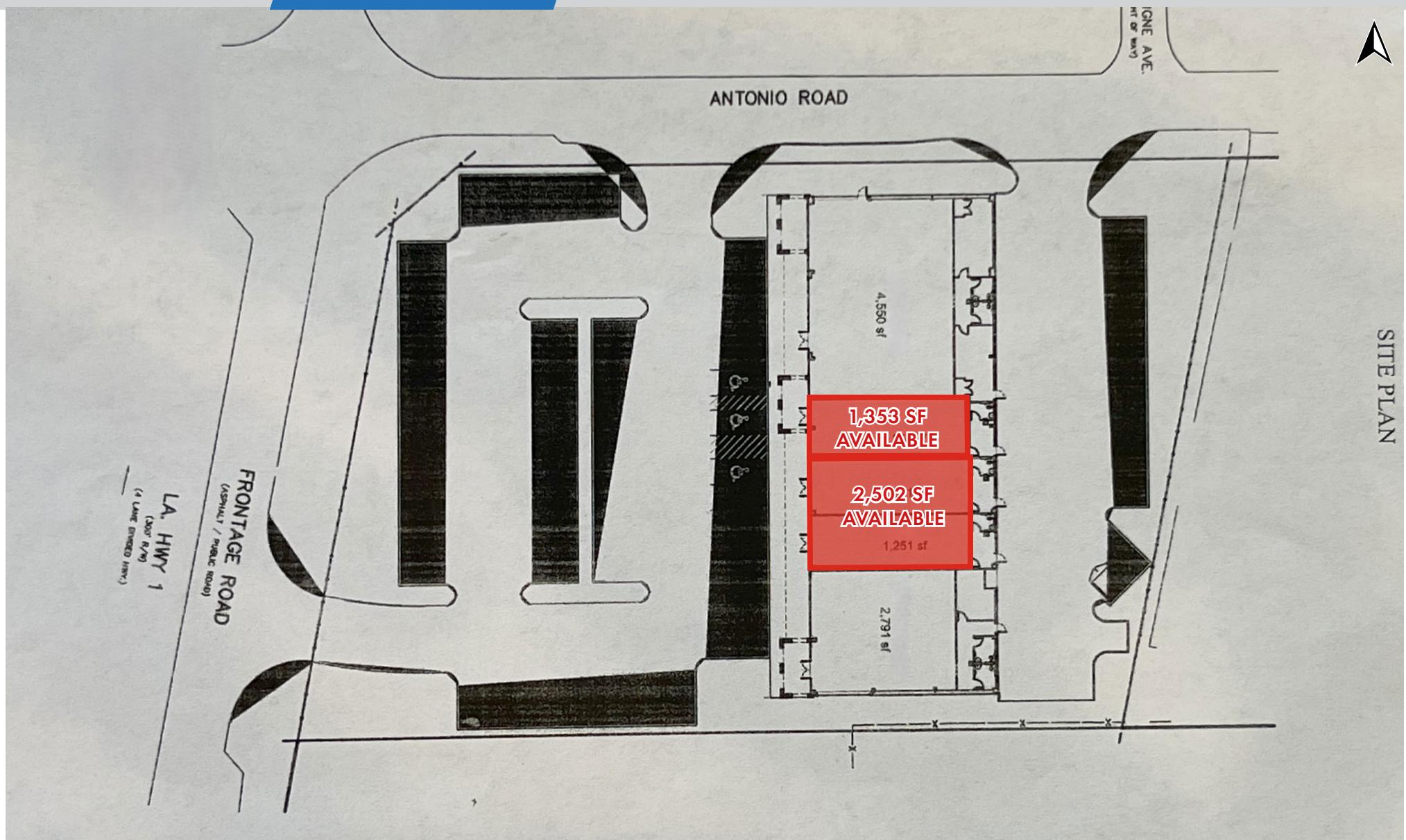
SUMMARY

SITE PLAN

PHOTOS

AERIALS

DEMOGRAPHICS



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Member of
 RETAIL BROKERS NETWORK

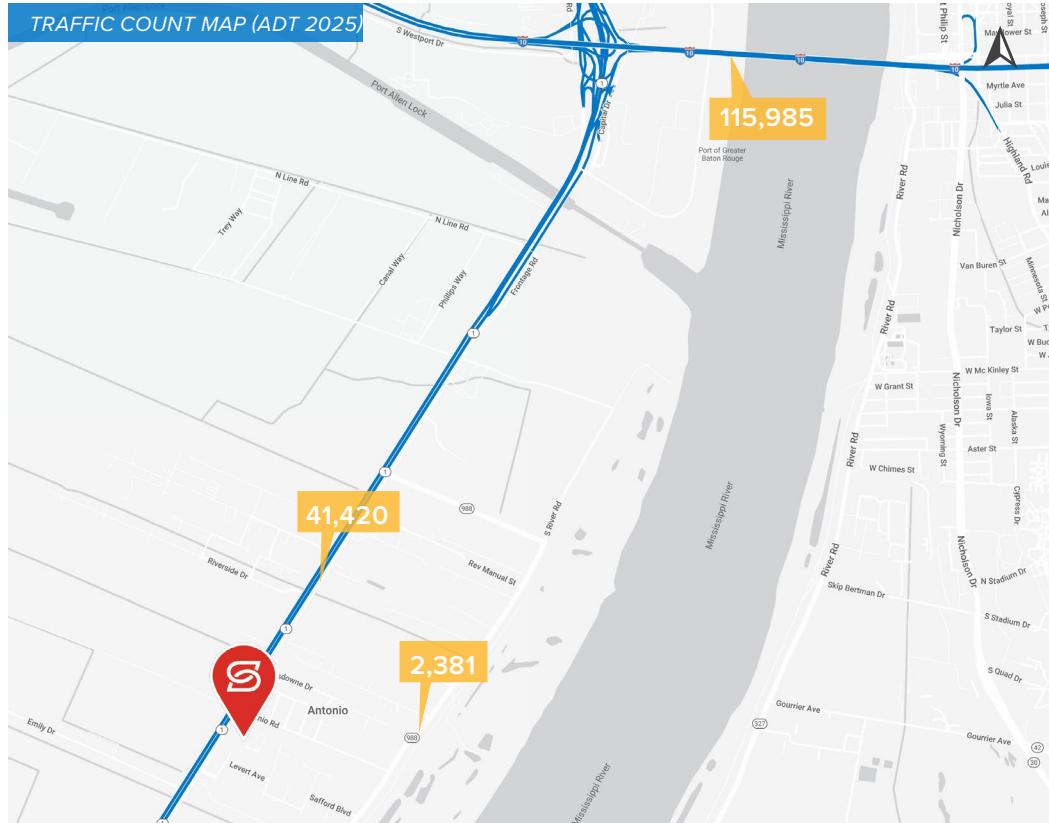
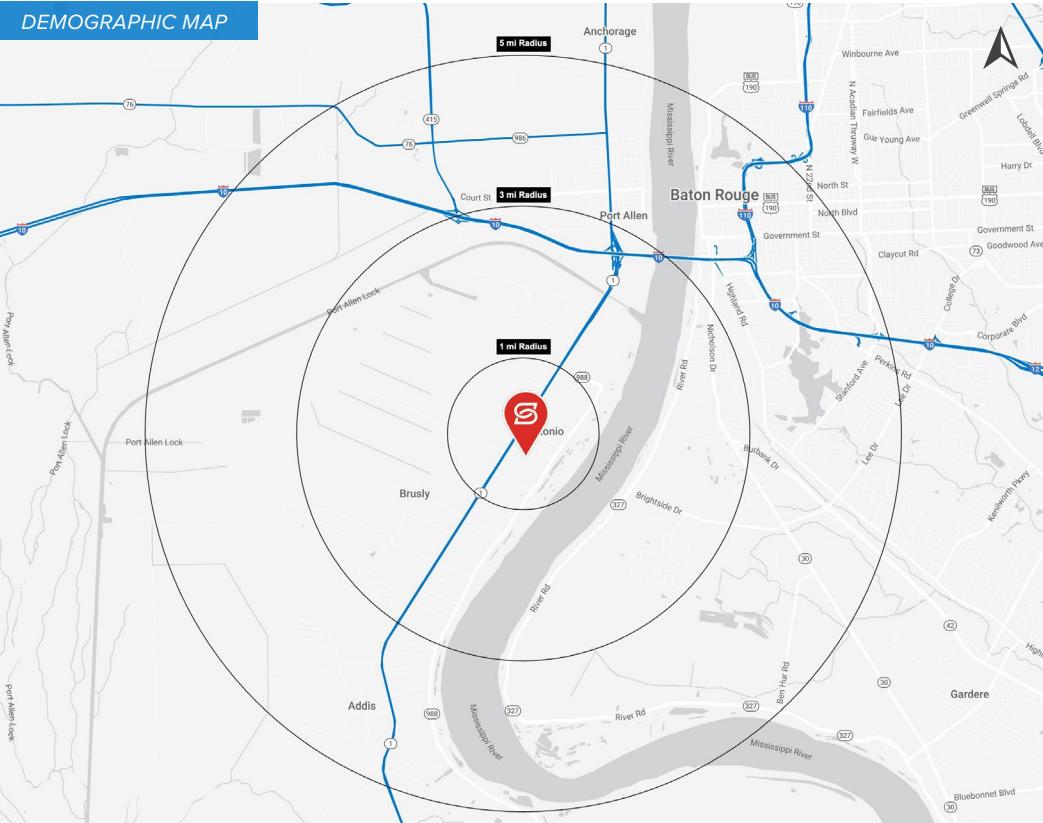
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2025 DEMOGRAPHICS



1 MI
3 MI
5 MI

POPULATION

1,670

23,406

77,442



1 MI
3 MI
5 MI

AVG. HH INCOME

\$131,610
\$107,760
\$97,565



1 MI
3 MI
5 MI

HOUSEHOLDS

661

7,818

31,135