

SUMMARY

AERIAL

SITE PLAN

PHOTOS

DEMOGRAPHICS

FOR LEASE

AVAILABLE

- Suite 1800-A 3,038 SF
- Suite 1800-B 1,745 SF
- Suite 140-D 1,500 SF
- Suite 150-A 1,300 SF
- Suite 150-C 2,500 SF
- Suite 150-E 2,500 SF
- Suite 150-F 2,500 SF
- Suites 150-E&F Combined Up to 5,000 SF
- Suite 150-H 2,500 SF

PROPERTY DESCRIPTION

Premium retail location in Laplace, Louisiana, featuring a gross leasable space of 57,780 square feet. This exceptional center is anchored by a Walmart Supercenter, ensuring high foot traffic and visibility. The location boasts excellent ingress and egress, facilitating smooth access for both customers and deliveries. The center is enveloped by residential neighborhoods, elementary and high schools, and benefits from robust traffic counts along this bustling retail corridor.

CO-TENANTS

Bayou Braces, Fair Grounds OTB & Casino, Cato, Verizon, Freeway Insurance, GameStop, Rent-A-Center, Stein's Cleaners, Dragon Garden Restaurant, Pizza Hut, World Finance, eSmoke Vapors, and Megan's Nails

NEARBY LANDMARKS

Walmart Supercenter, ALDI, St. John the Baptist Parish Government Offices, Ochsner Medical Complex, Winn-Dixie, and Matherne's Market

TRAFFIC COUNT (ADT 2024)

- On West Airline Highway (Highway 61): 42,692



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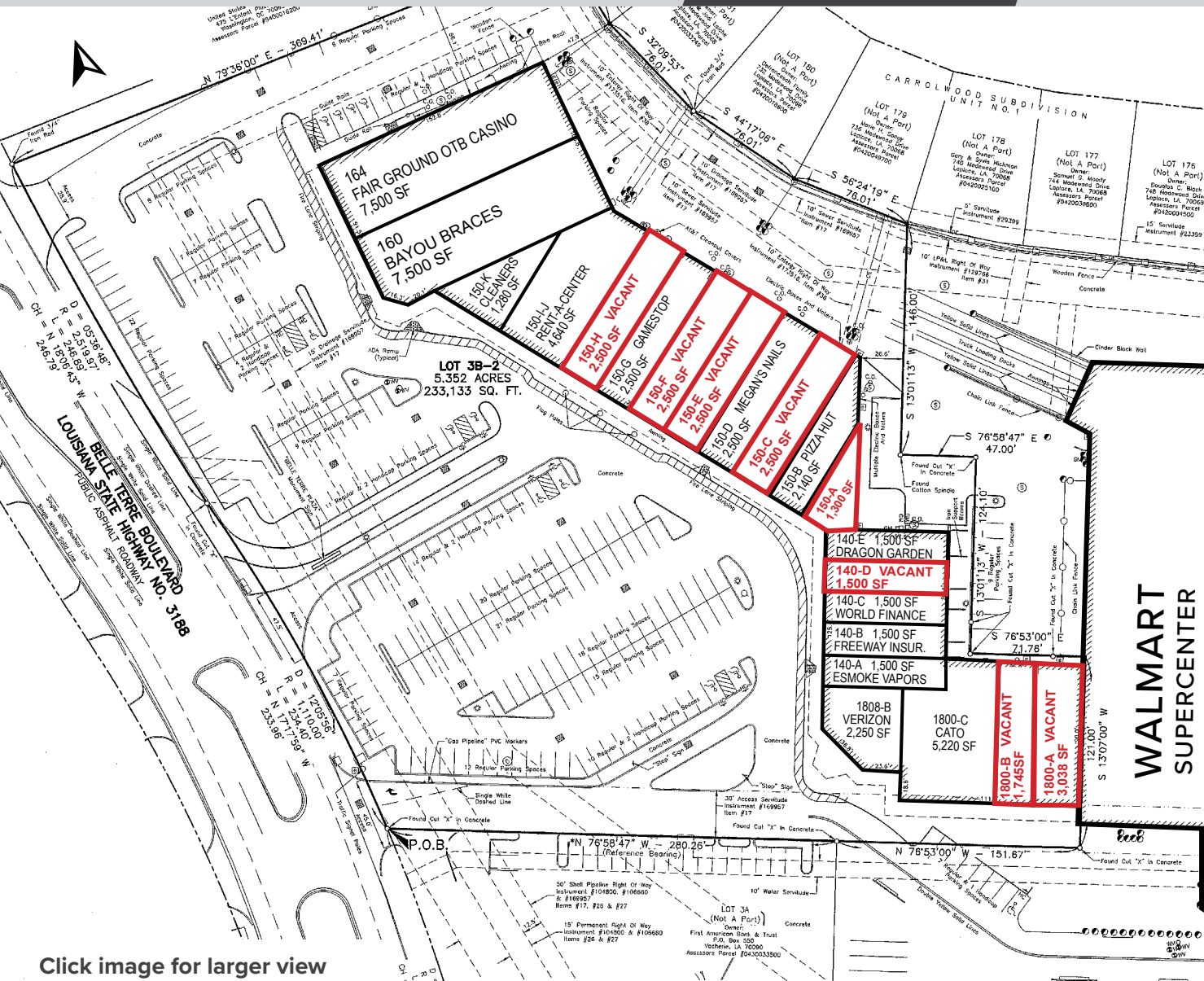
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SUITE	TENANT	SF
1800-A	Vacant	3,038
1800-B	Vacant	1,745
1800-C	Cato	5,248
1808-B	Verizon	2,250
140-A	eSmoke Vapors	1,000
140-B	Freeway Insurance	1,500
140-C	World Finance	1,500
140-D	Vacant	1,500
140-E	Dragon Garden Restaurant	1,500
150-A	Vacant	1,300
150-B	Pizza Hut	2,140
150-C	Vacant	2,500
150-D	Megan's Nails	2,500
150-E	Vacant	2,500
150-F	Vacant	2,500
150-G	GameStop	2,500
150-H	Vacant	2,500
150-I-J	Rent-A-Center	4,640
150-K	Stein's Cleaners	1,280
160	Bayou Braces	7,500
164	Fairgrounds OTB & Casino	7,500

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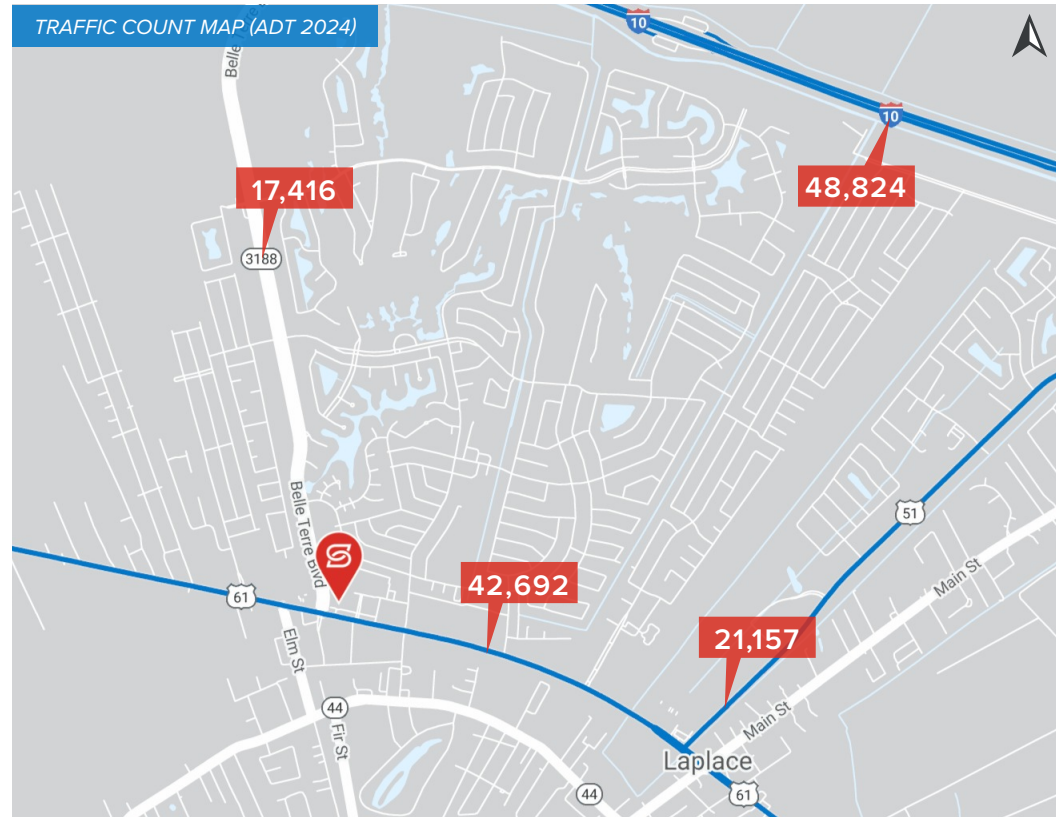
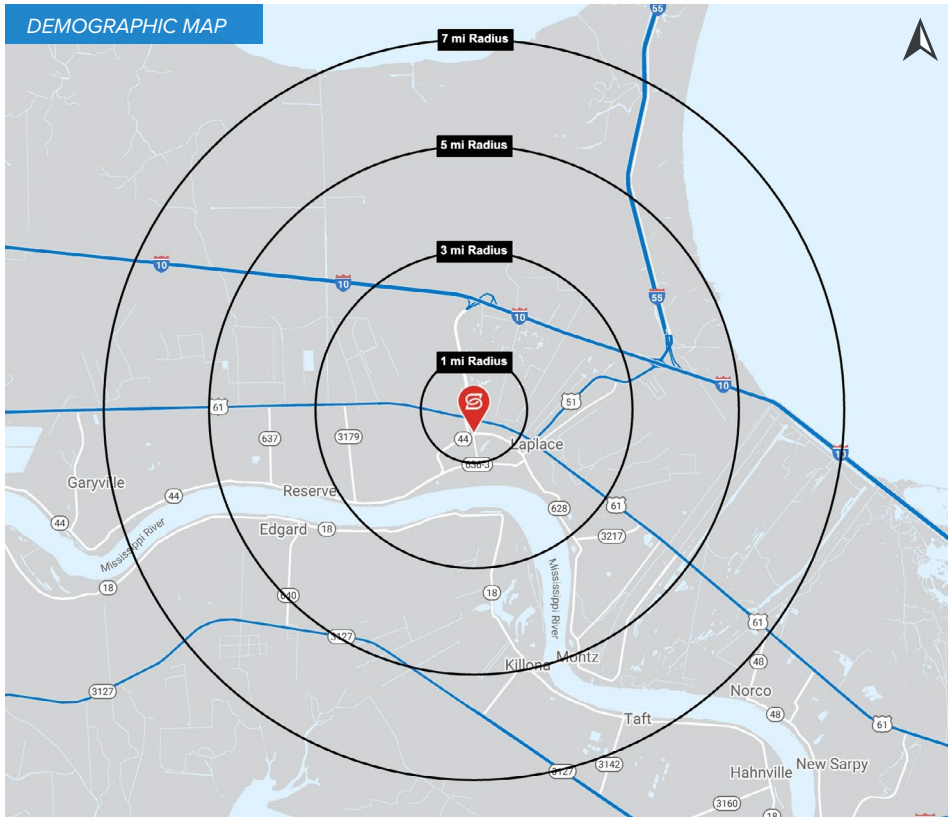
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2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	7 MILE
 POPULATION	10,700	30,074	37,698	41,282

	1 MILE	3 MILE	5 MILE	7 MILE
 AVG. HH INCOME	\$73,098	\$87,339	\$89,070	\$90,769