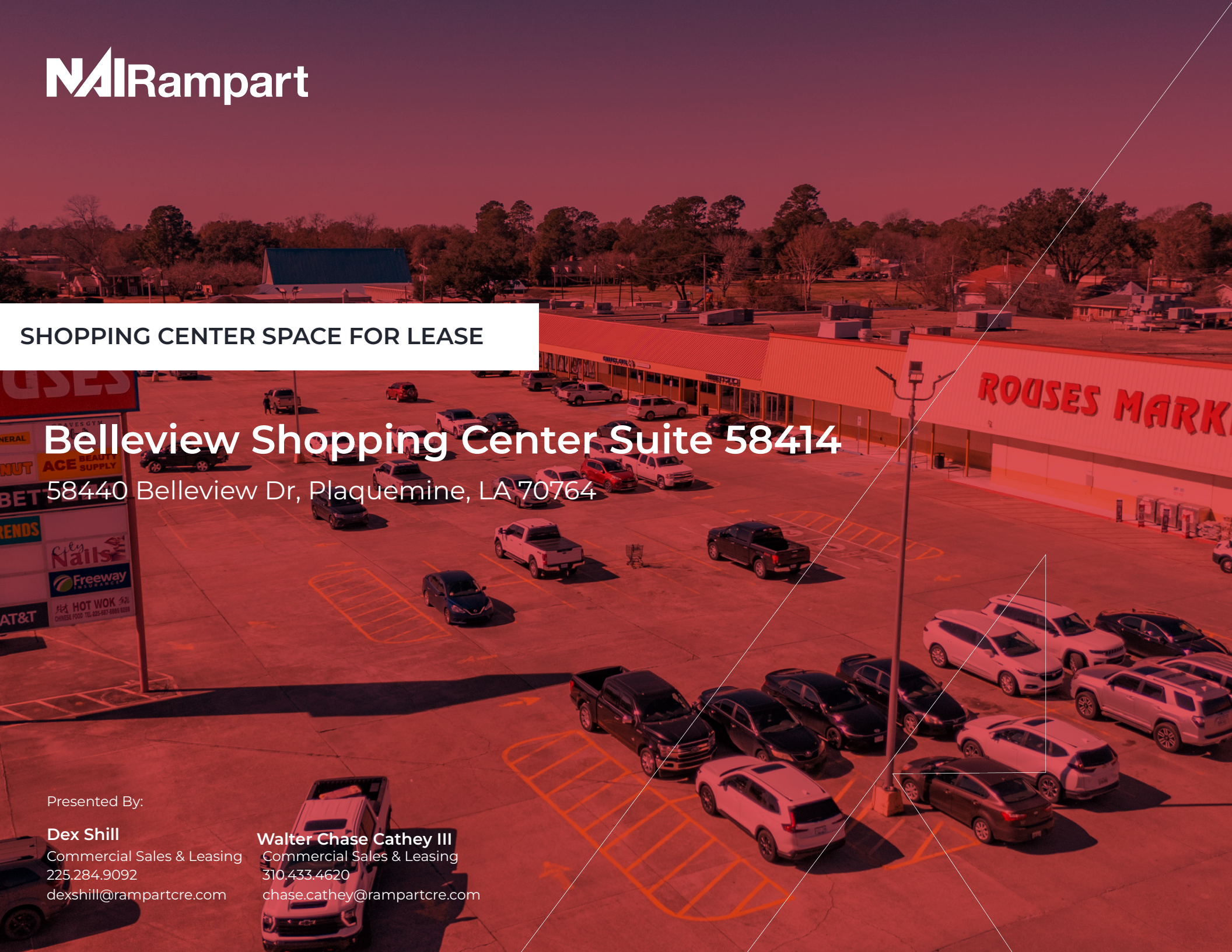
NAI Rampart

SHOPPING CENTER SPACE FOR LEASE

Belleview Shopping Center Suite 58414

58440 Belleview Dr, Plaquemine, LA 70764



Presented By:

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Belleview Shopping Center Suite 58414

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PROPERTY DESCRIPTION

Belleview Shopping Center is an established, Rouses-anchored shopping center prominently positioned along Belleview Road in Plaquemine, Louisiana. The center offers approximately 86,933 SF of retail and commercial space on 7 acres, with approximately 800 feet of frontage along a high-traffic corridor. The property features ample surface parking and convenient access for customers and employees. Current co-tenants include Rouses Market, Hibbett Sports, Citi Trends, Hot Wok, and Dollar General, providing a diverse mix of retail and service offerings within the center.

PROPERTY HIGHLIGHTS

- Multiple available suites ranging from approximately 1,200 SF to 9,138 SF
- Rouses-anchored shopping center in Plaquemine
- High-visibility location with convenient access
- Ample surface parking throughout the center
- Established mix of national and regional retailers
- Available suites offer opportunities for both smaller users and larger tenants

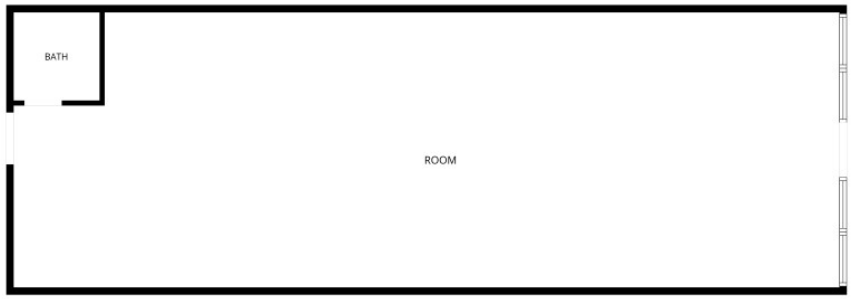
OFFERING SUMMARY

Lease Rate:	$8-10 SF/yr (NNN)
Available SF:	1,200 - 9,138 SF
Lot Size:	7 Acres
Building Size:	± 86,933 SF

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Belleview Shopping Center Suite 58414

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SUITE 58414

- ± 1,200 SF
- Open rectangular floor plan providing a flexible configuration for a variety of commercial uses
- Existing space includes a large open area with an enclosed restroom
- Simple, efficient layout allows a tenant to configure the space according to its operational needs
- Storefront-facing configuration provides direct access from the shopping center
- Located within an established shopping center anchored by Rouses and surrounded by a strong mix of national and regional retailers

AVAILABLE SPACE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 58414	Available	1,200 SF	NNN	$8.00-10.00 SF/yr



PROPERTY DESCRIPTION

Suite 58414 offers approximately 1,200 SF of commercial space featuring a straightforward, open floorplan with an enclosed restroom. The majority of the suite consists of open interior space, providing flexibility for a tenant's layout and operations. Its location within Belleview Shopping Center provides convenient access to the center's ample surface parking and established mix of retail and service-oriented co-tenants.

LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,200 SF
Lease Term:	Negotiable
Lease Rate:	$8-10 SF/yr

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10 minute Drive Time Demographics



EDUCATION

10% — No High School Diploma

20% — High School Graduate

20% — Bachelor's/Grad/Prof Degree

KEY FACTS

20,456 — Population

40.4 — Median Age

8,546 — Households

$38,290 — Median Disposable Income

EMPLOYMENT

28.1% — White Collar

80.9% — Blue Collar

101.1% — Services

5.6% — 2026 Unemployment Rate

BUSINESS

2,013 — Total Businesses

2,013 — Total Employees

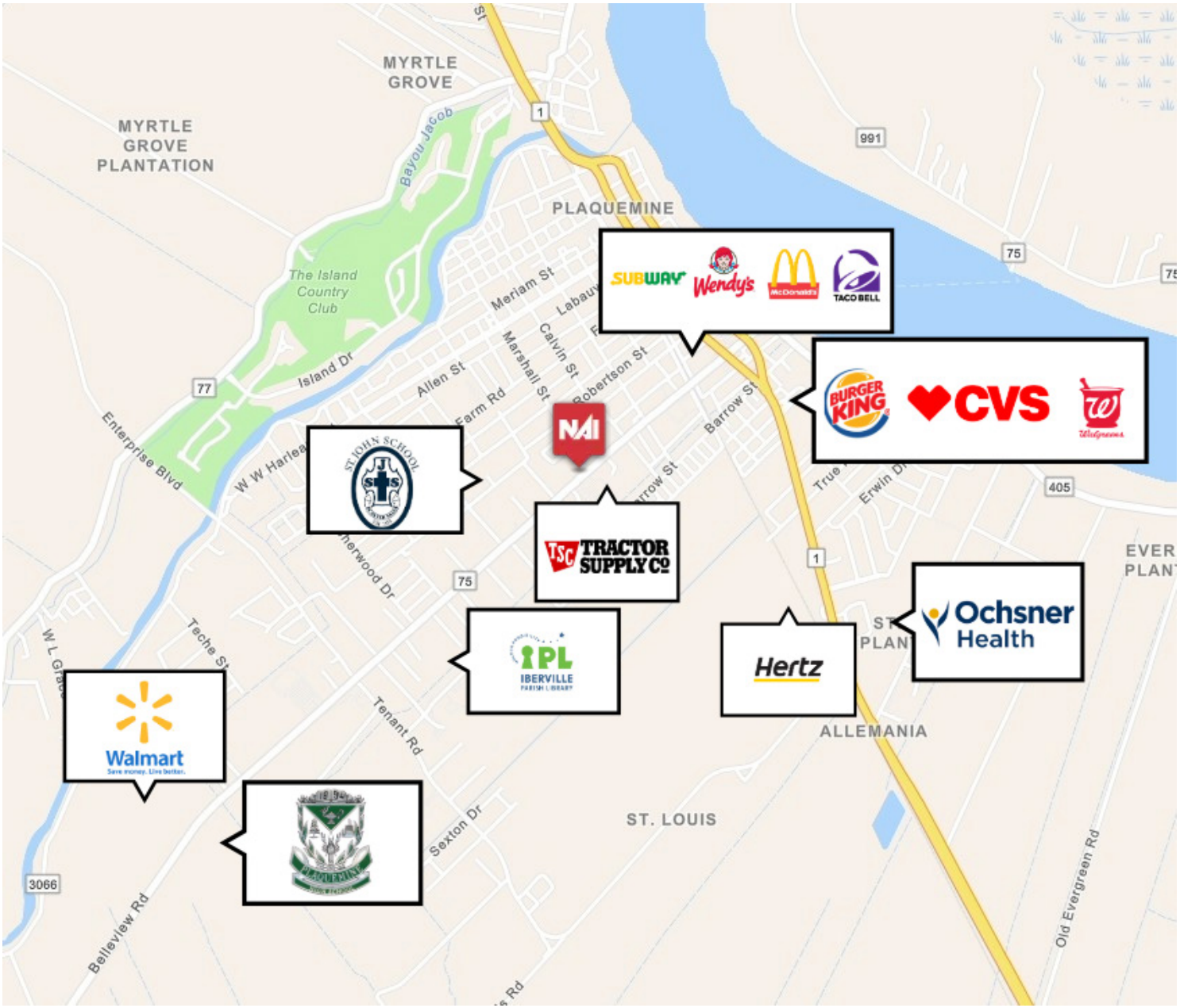
INCOME

$55,650 — Median Household Income

$30,382 — Per Capita Income

$88,548 — Median Net Worth

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MYRTLE GROVE
MYRTLE GROVE PLANTATION
PLAQUEMINE
Bayou Jacob
The Island Country Club
Island Dr
Meriam St
Allen St
Marshall St
Calvin St
Robertson St
Farm Rd
Barrow St
Enterprise Blvd
W W Harlee
Sherwood Dr
Teche St
Tenant Rd
Sexton Dr
Belleview Rd
Old Evergreen Rd
ALLEMANIA
ST. LOUIS
EVER PLANT
ST PLAN
1
75
77
991
405
3066
SUBWAY
Wendy's
TACO BELL
BURGER KING
CVS
TRACTOR SUPPLY Co
IBERVILLE
Hertz
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