

1,200 - 7,000 SF AVAILABLE FOR LEASE

Walmart Supercenter Anchored Shopping Center



5,000 sq. ft. Vanilla Box Suite available and 1,200 to 7,000 sq. ft. Cold Dark Shell space available adjacent to O'Reilly Auto Parts, Zaxby's, Dollar Tree, Walmart, and other Tenants in Watson Crossing Shopping Center.

33939 HWY. 16, WATSON, LA 70786

FOR LEASING OPPORTUNITIES CONTACT DOUG FERRIS 225-954-4747 dougferris@remax.net

RE/MAX
SELECT
225-291-1234

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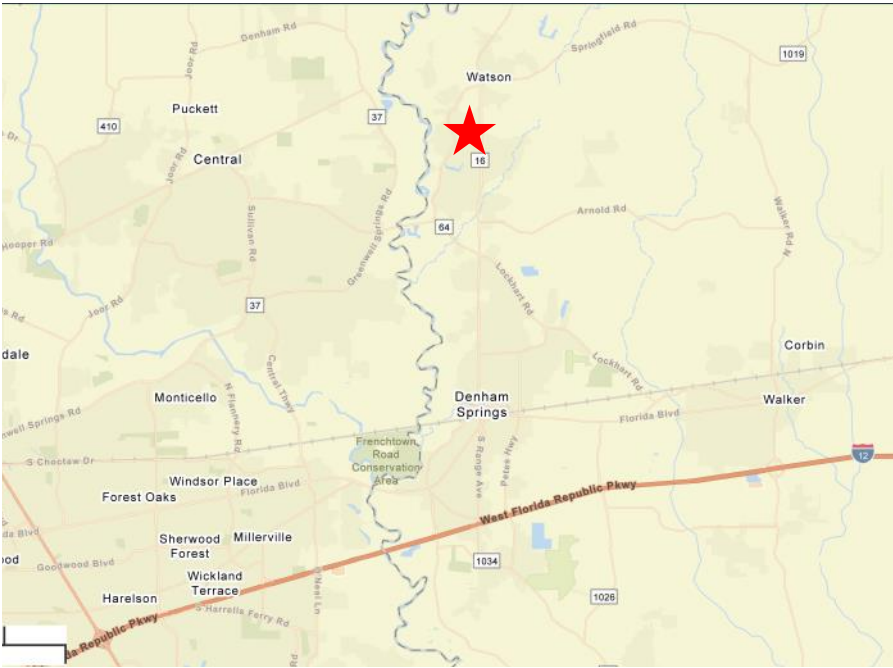
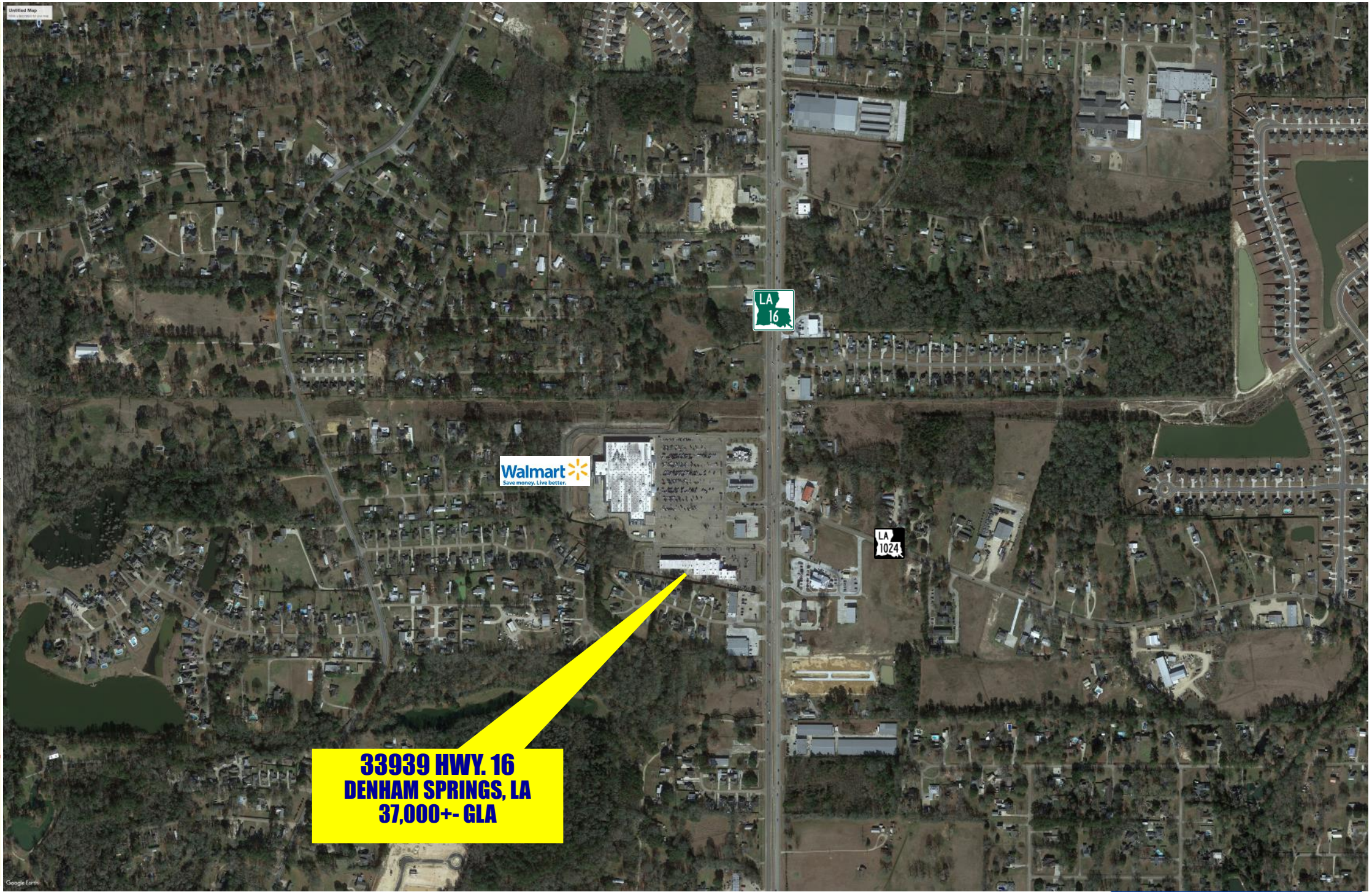
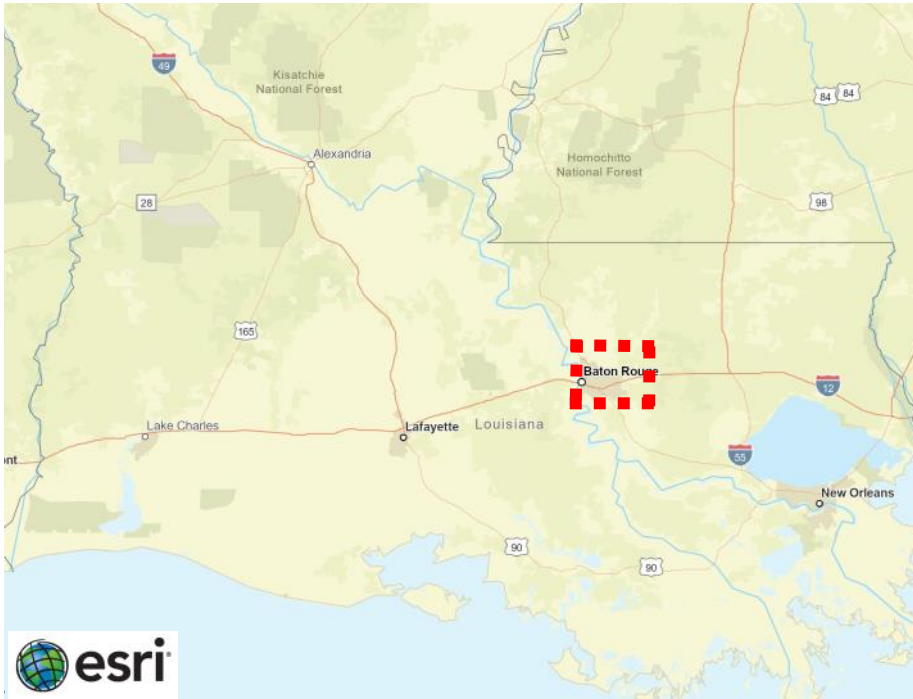


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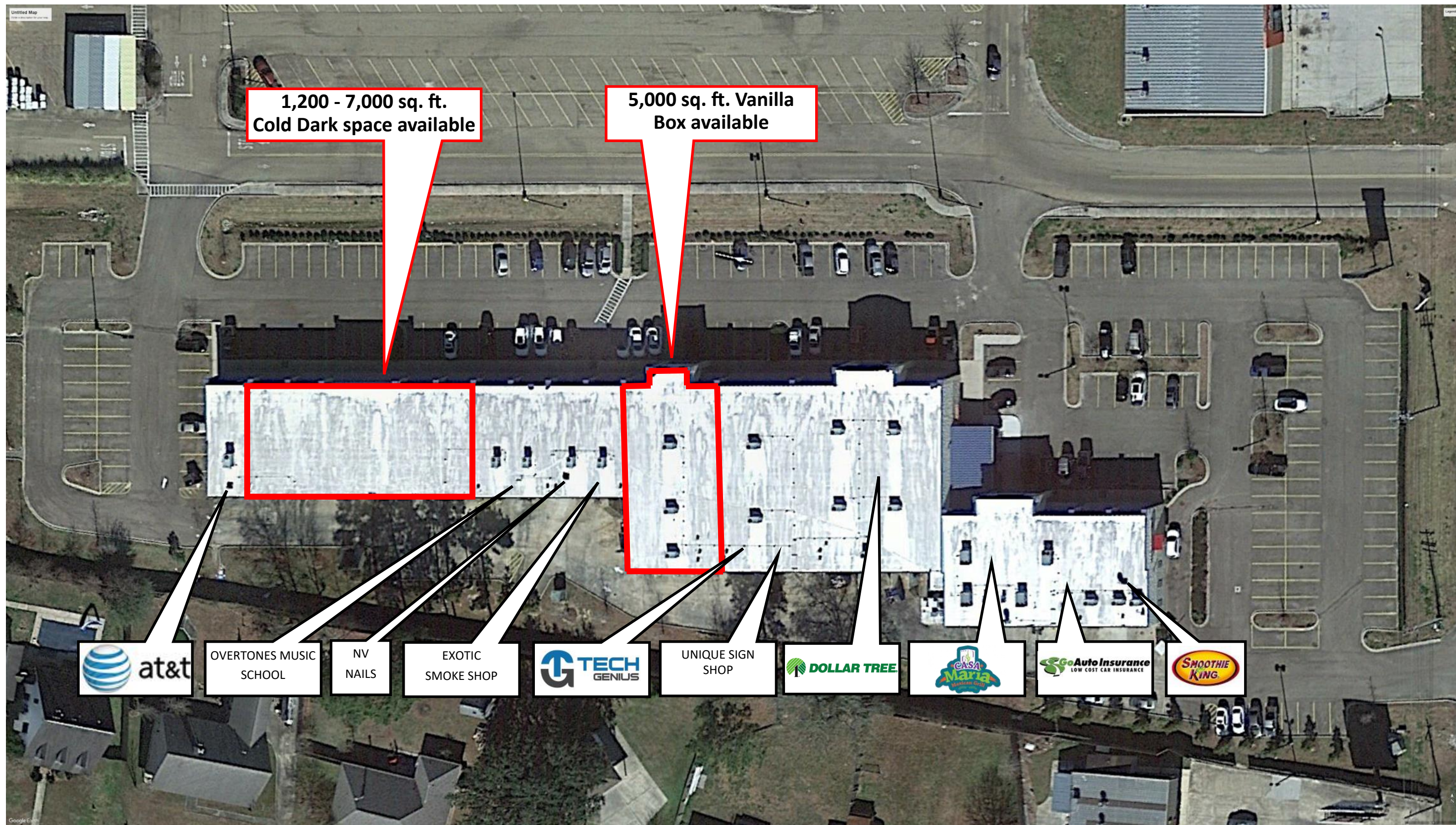
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SNAPSHOT OF WATSON CROSSING SHOPPING CENTER

Located at 33939 LA. Highway 16, in Watson, Louisiana, this recently constructed 37,000+- SF shopping center is located north of Denham Springs and adjacent to Walmart Supercenter with access via a fully signalized intersection on Highway 16. Anchored by Walmart Super Supercenter, Zaxby's, O'Reilly Auto Parts, Smoothie King, Go Auto, Casa Maria, Dollar Tree, AT&T and other tenants offer visibility and foot traffic to a range of retailers. Livingston Parish is one of the fastest growing parishes in Louisiana where schools rank in the top five in the state, a tight-knit community with safe neighborhoods, a strong economy, and easy access to newly improved Interstates and roadways.

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1,200 - 7,000 sq. ft.
Cold Dark space available

5,000 sq. ft. Vanilla
Box available



OVERTONES MUSIC
SCHOOL

NV
NAILS

EXOTIC
SMOKE SHOP



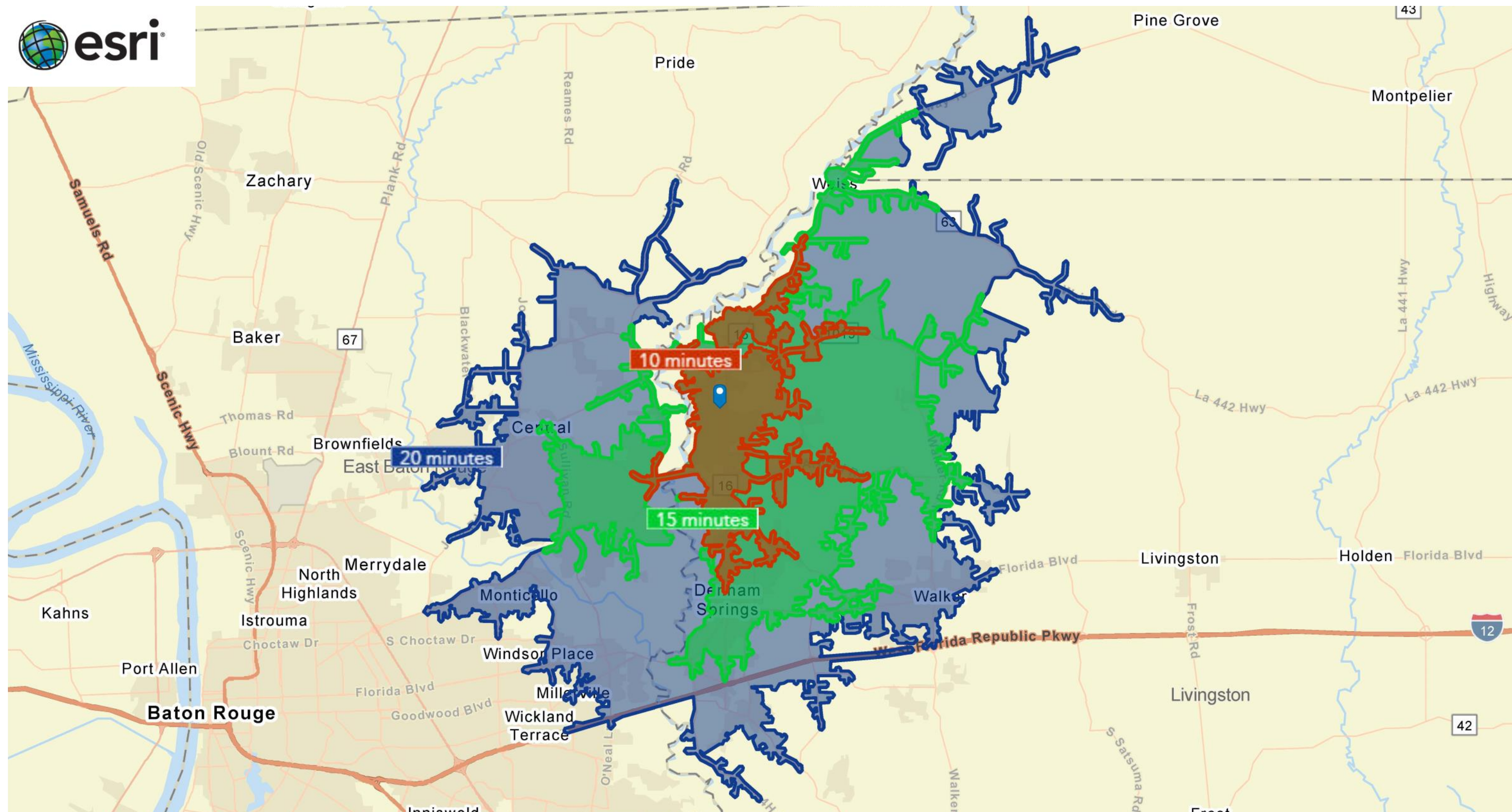
UNIQUE SIGN
SHOP



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TRADE AREA DEMOGRAPHICS - DRIVE TIMES

	10 minutes	15 minutes	20 minutes
2023 Population	16,526	51,590	109,589
2023 Median Household Income	\$77,481	\$80,155	\$74,967
2023 Average Household Income	\$102,854	\$103,173	\$101,854

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