SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

SHOPPING CENTER SPACE AVAILABLE FOR LEASE

112 W. MAIN ST, HOMER, LA 71040

6,000 - 7,595 SF





OFFERING SUMMARY

Lease Rate:	**$8.00 SF/yr (NNN)**
CAM:	**$2.00 SF/yr**
Suite D (Medical Space):	**7,595 SF**
Suite E (Open Shell Space):	**6,000 SF**
Lot Size:	**2.91 Acres**
Zoning:	**B-3**



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PROPERTY HIGHLIGHTS

SHOPPING CENTER SPACE AVAILABLE FOR LEASE

112 W. MAIN ST, HOMER, LA 71040

46,247 SF



Suite D: (7,595 SF) Medical Space



Suite E: (6,000 SF) Wide Open Shell Space

PROPERTY HIGHLIGHTS

- Shopping Center Space Available For Lease in Homer, LA.
- Located on Busiest Area/Street in Homer, LA
- Excellent Visibility
- Parking Lot Improvements

JOIN CO-TENANTS:

- Suite A: 6,400 SF, Bumper to Bumper Auto Parts
- Suite B: 3,350 SF, Homer Seafood
- Suite C: 10,448 SF, Dollar General

AVAILABLE SPACES:

SUITE D: 7,595 SF

- Available Medical Space
- Plumbing in Exam Rooms
- Waiting Rooms
- Nurses' Station
- Conference Room
- All Gas/Oxygen Infrastructure
- Former Dialysis Clinic

SUITE E: 6000 SF

- Wide Open Shell Space
- End Cap
- Formerly used as a Church

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SUITE D

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CO-TENANTS

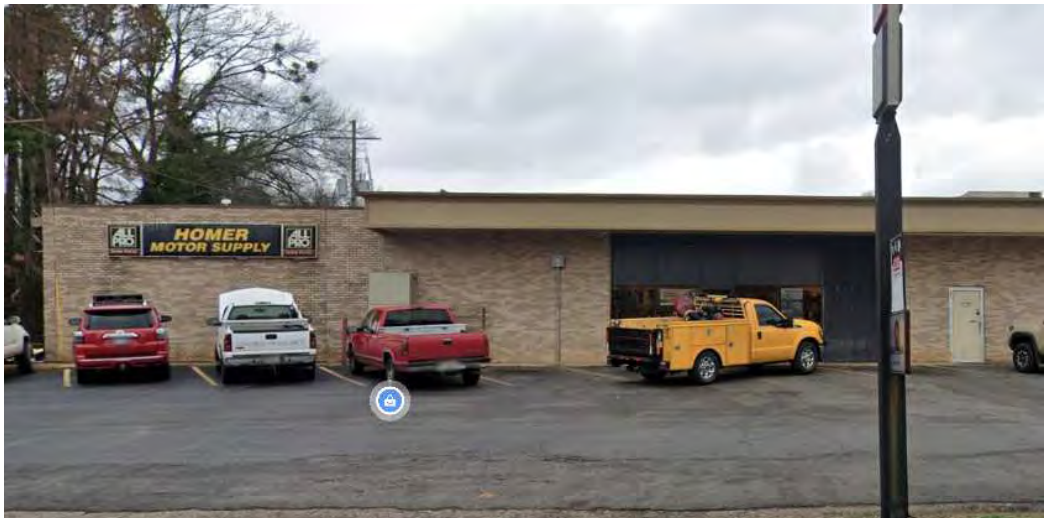
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AERIAL MAP

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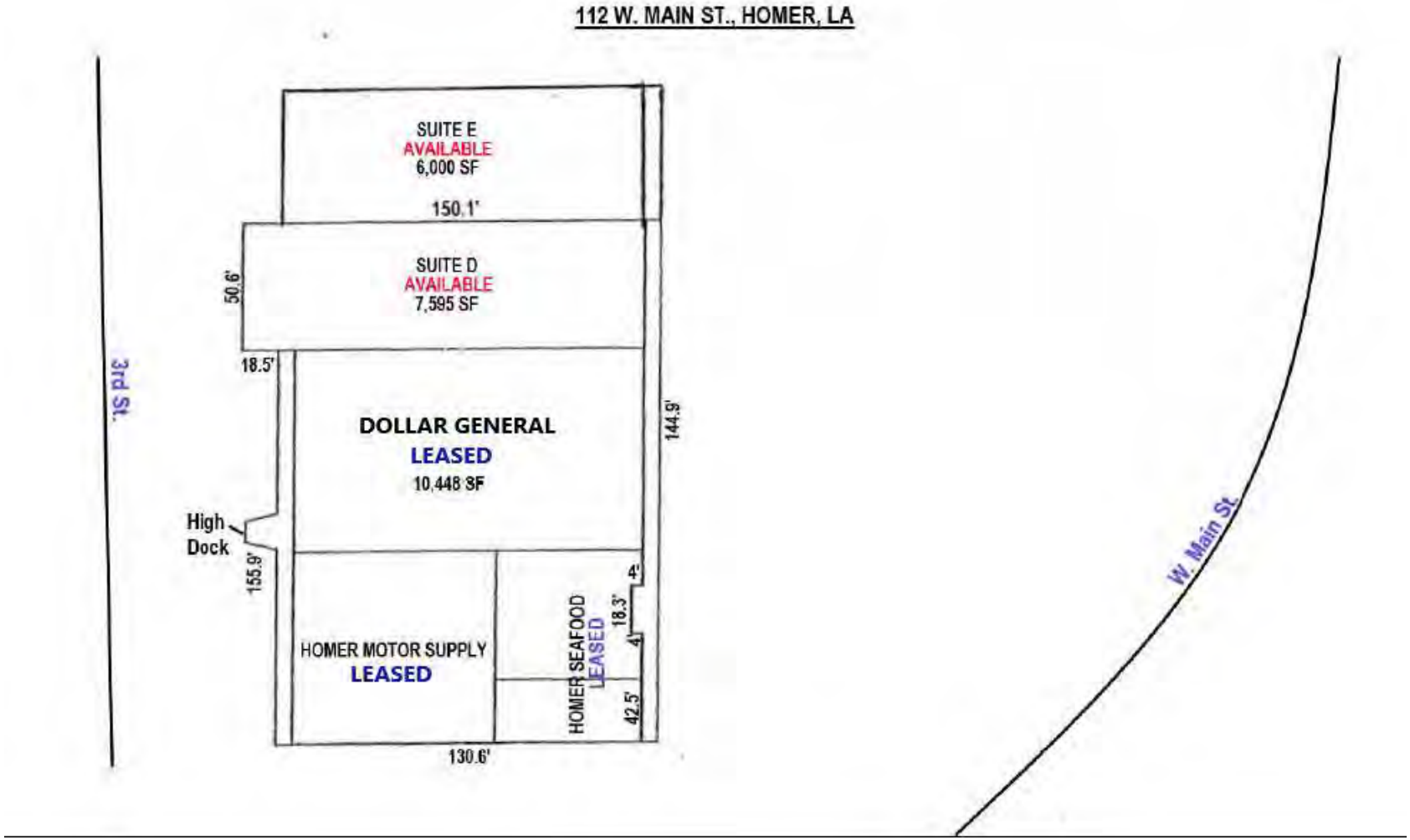
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SITE PLAN

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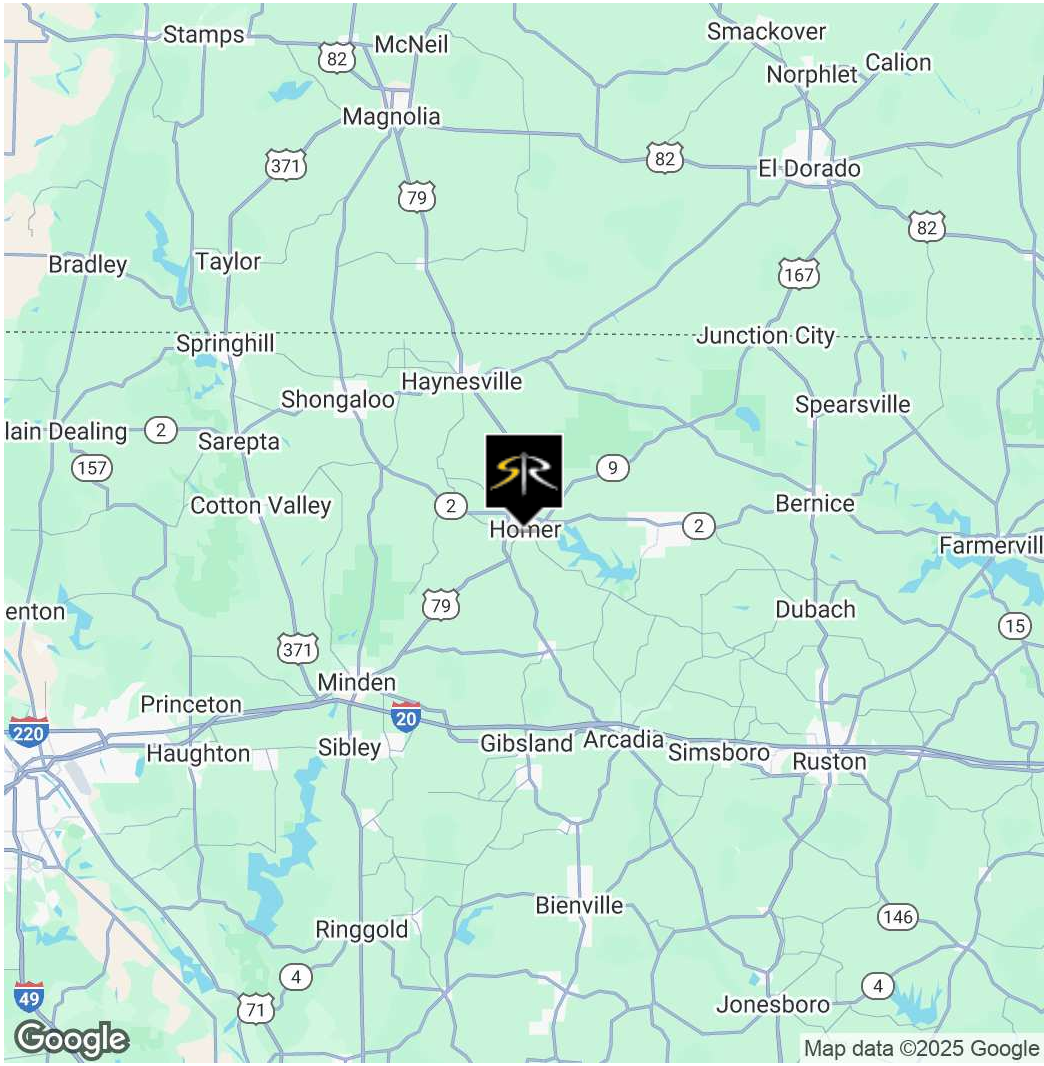
LOCATION MAPS

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DRIVE TIME MAP

SHOPPING CENTER SPACE AVAILABLE FOR LEASE

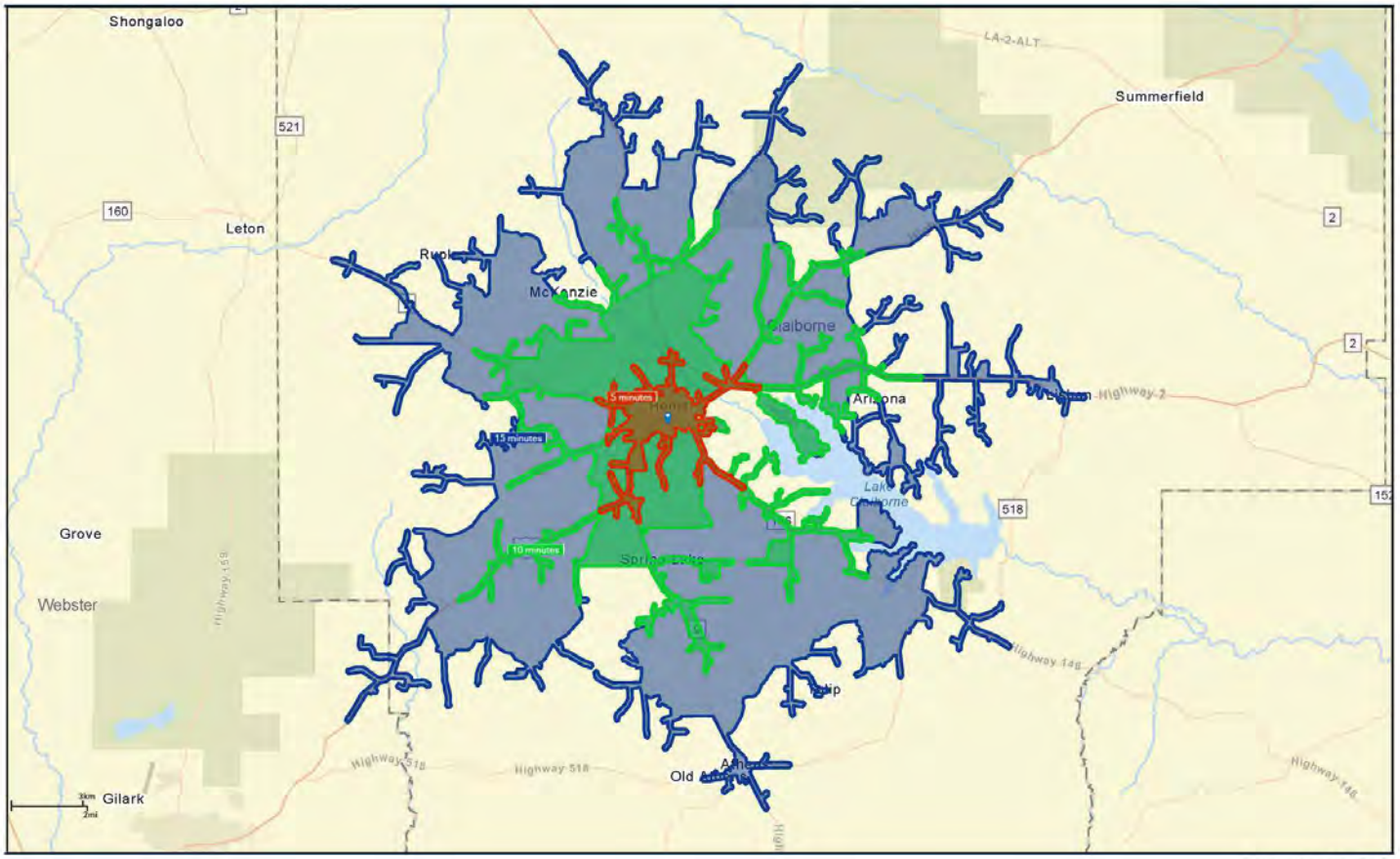
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esri

Drive Time Map: 5, 10, 15 Minutes

112 W. Main St., Homer, LA 71040



September 22, 2022

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DEMOGRAPHICS

SHOPPING CENTER SPACE AVAILABLE FOR LEASE

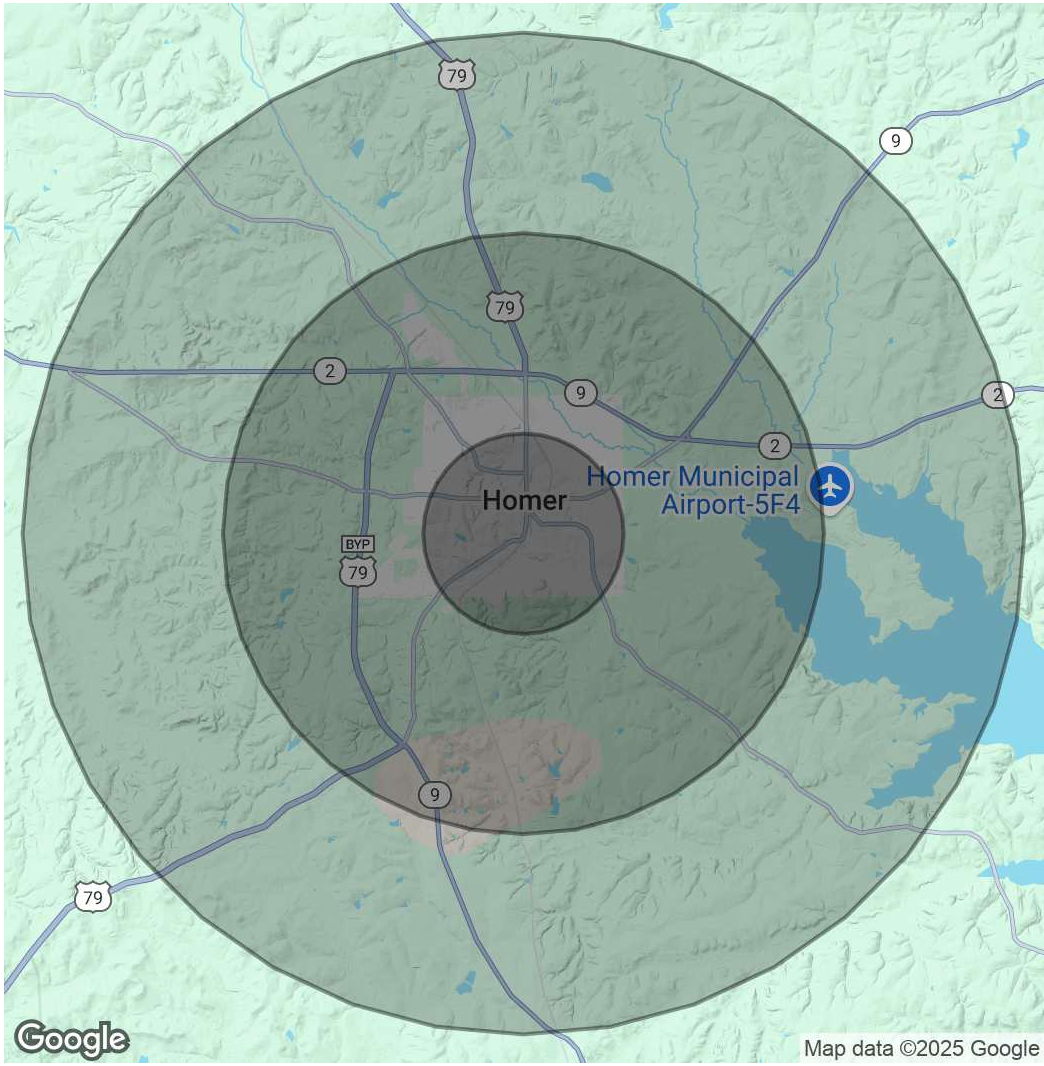
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,058	3,171	4,113
Average Age	40	42	43
Average Age (Male)	39	40	42
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	883	1,343	1,683

** Demographic data derived from 2020 ACS - US Census*



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