



HAMMOND RETAIL SPACE FOR LEASE

125 N. HIGHWAY 51 | HAMMOND, LA



LOCATION

U.S. Highway 51 North (North Morrison Boulevard) just north of the intersection of U.S. Highway 190

BUILDING AREA

Approximately 7,000 square foot of open retail space (50' x140") with one restroom. Inline space within 50,500 square foot building anchored by Ace Hardware. Formerly occupied by Family Dollar.

TRAFFIC

2022 Average Daily Traffic Counts of U.S. Highway 51:
14,756 (North of Hwy. 190)
25,481 (South of Hwy. 190)

ZONING

C-H Commercial Highway

RENTAL RATE

\$6,700.00 per month, net or \$11.50 per sq. ft on a net lease basis

OPERATING EXPENSES

The most current operating expenses are \$1.39 per square foot.

Max J. Derbes, Inc.
REALTORS ■

CONTACT
GERARD HENRY, SIOR

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gerard@maxderbes.com

Max J. Derbes, Inc.
5440 Mounes Street, Ste 100
New Orleans, LA 70123

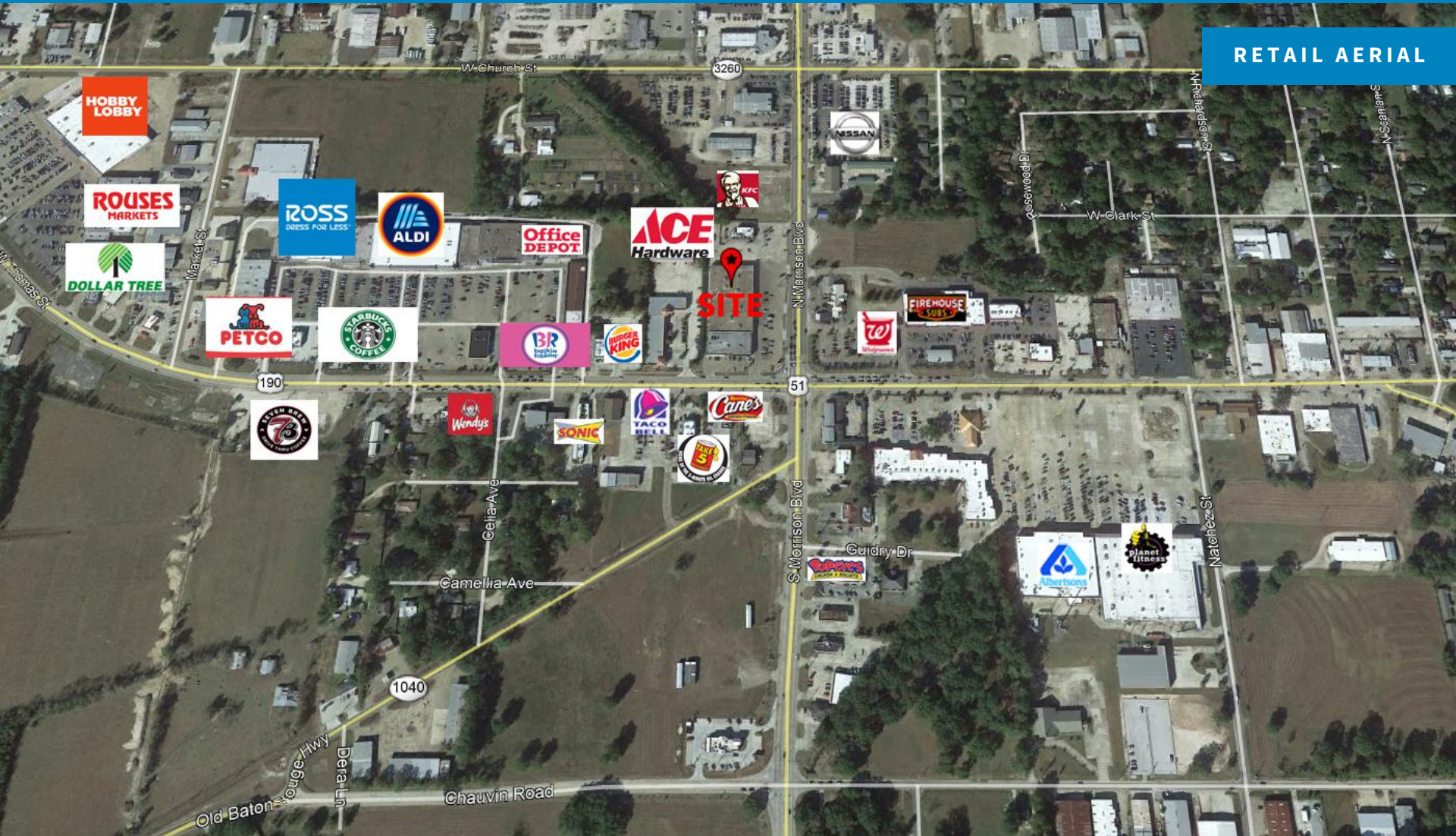




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RETAIL AERIAL



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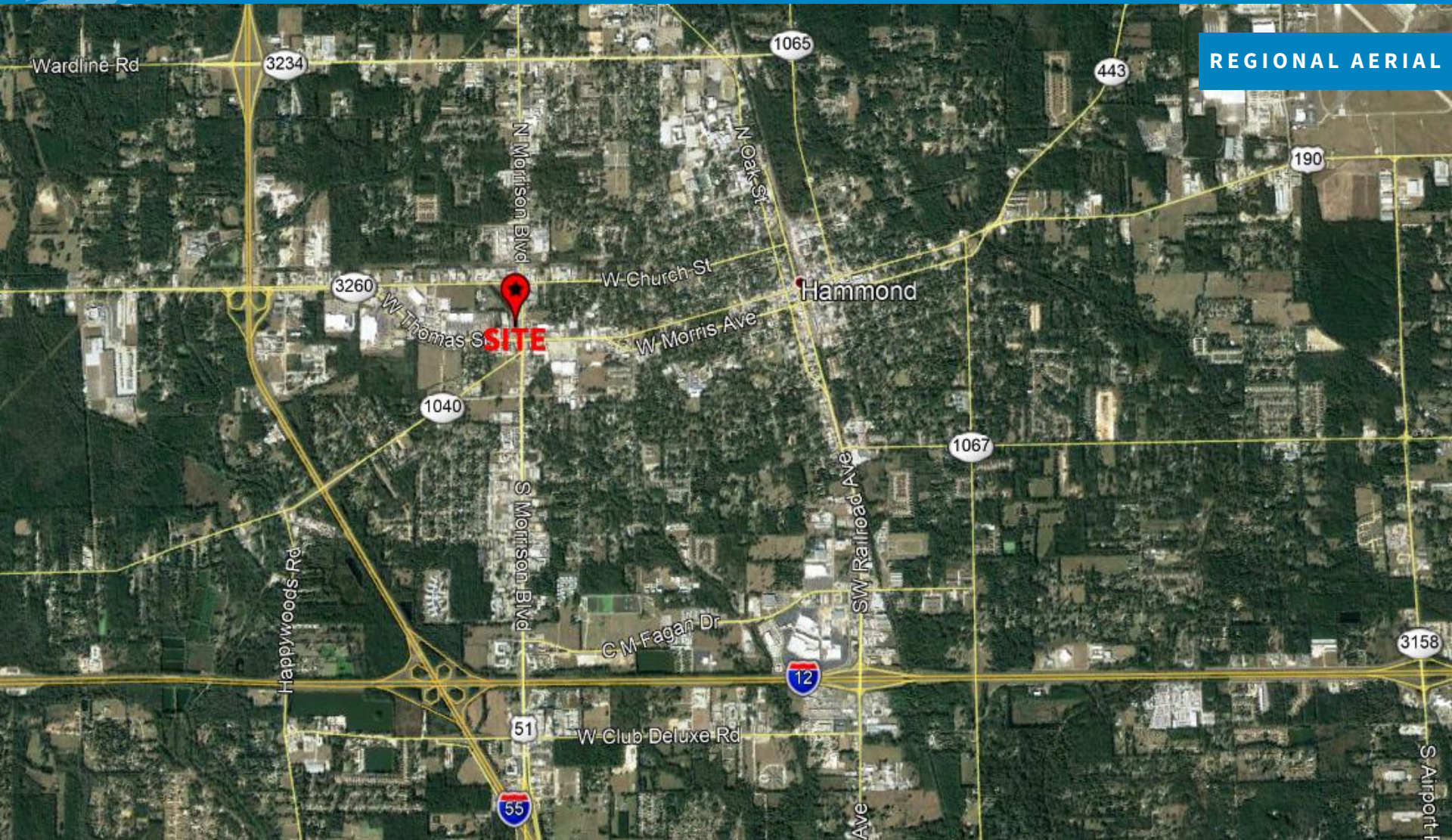
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REGIONAL AERIAL

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