

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 6,000 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 doug@dougferris.com

RE/MAX
PARTNERS
225-250-4450

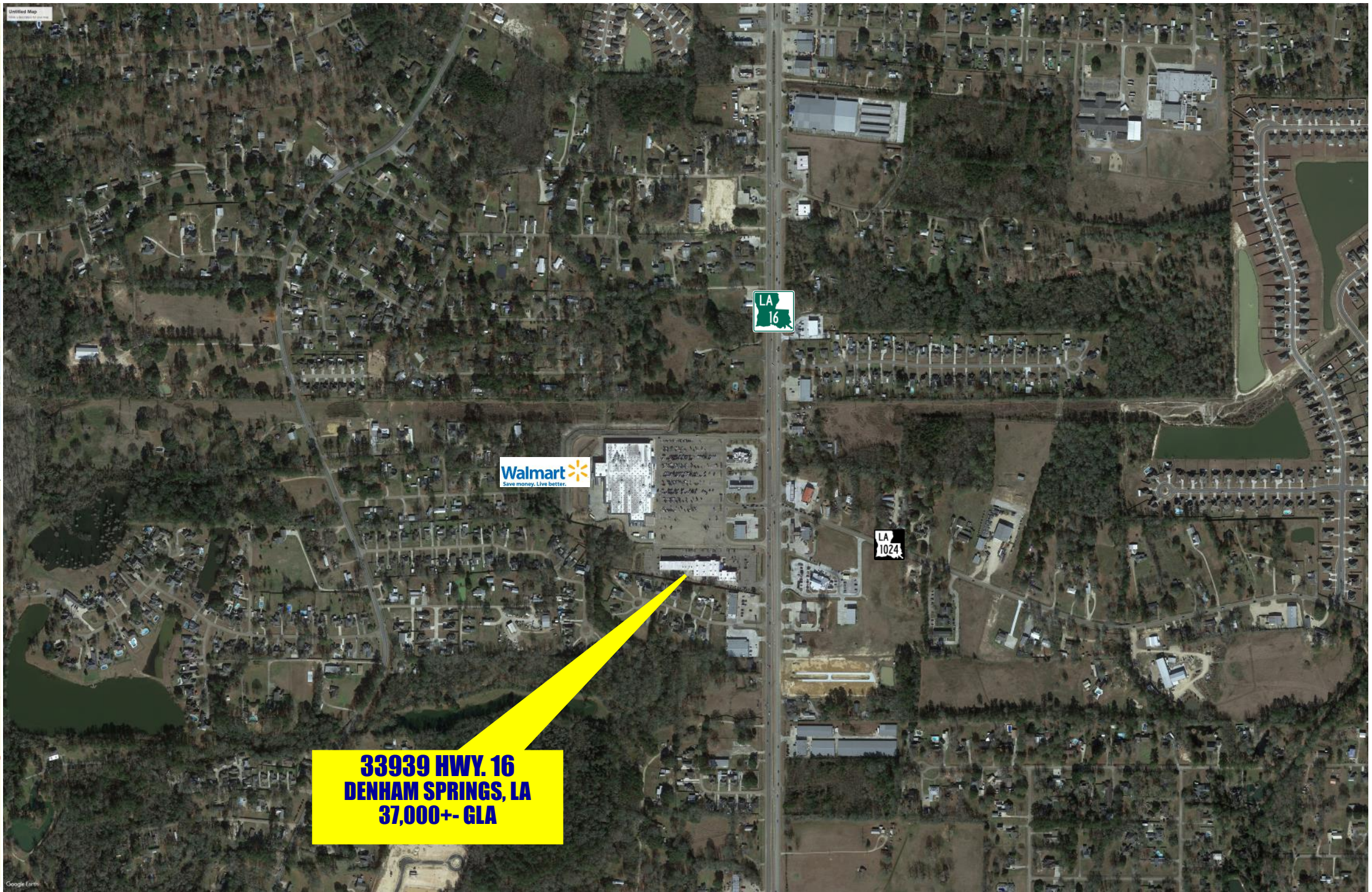
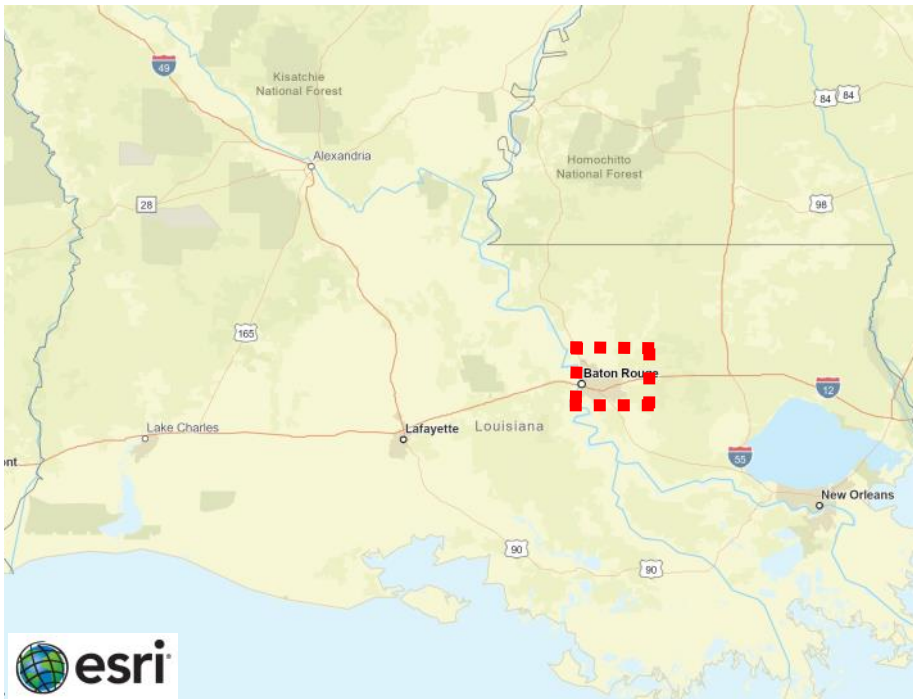
This information has been obtained from sources deemed to be reliable, but neither Realtor nor Remax Partners make any representations or warranties, expressed or implied, as to the accuracy of this information. References to property lines, dimensions, tenants, square footages or any information contained herein is approximate and subject to change. Purchaser or Lessee must verify any and all information and bears all risk for any inaccuracies. Each office Independently owned and operated.



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

**RE/MAX
PARTNERS
225-250-4450**

This information has been obtained from sources deemed to be reliable, but neither Realtor nor Remax Partners make any representations or warranties, expressed or implied, as to the accuracy of this information. References to property lines, dimensions, tenants, square footages or any information contained herein is approximate and subject to change. Purchaser or Lessee must verify any and all information and bears all risk for any inaccuracies. Each office Independently owned and operated.

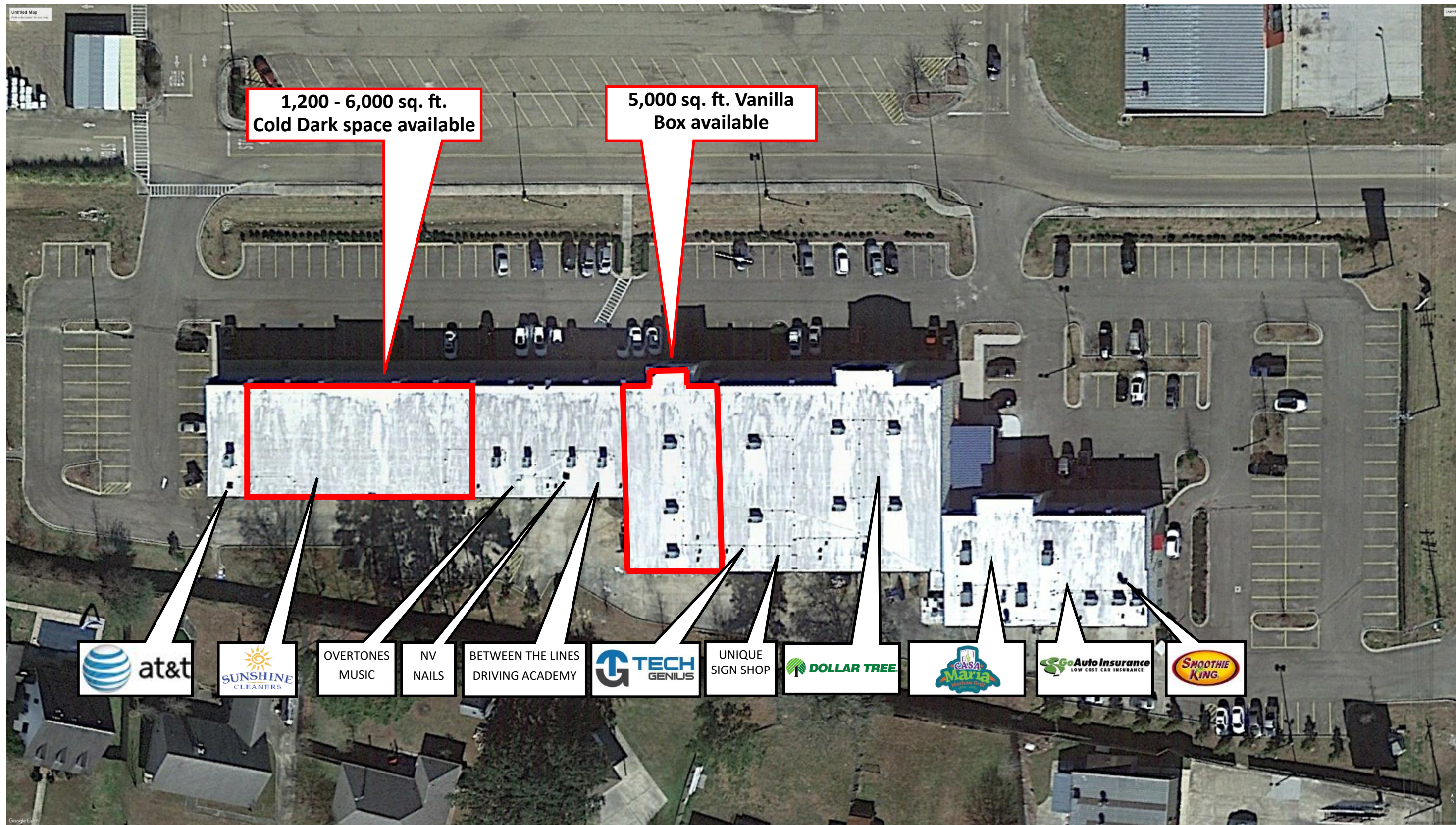


SNAPSHOT OF WATSON CROSSING SHOPPING CENTER

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.

RE/MAX
PARTNERS
225-250-4450

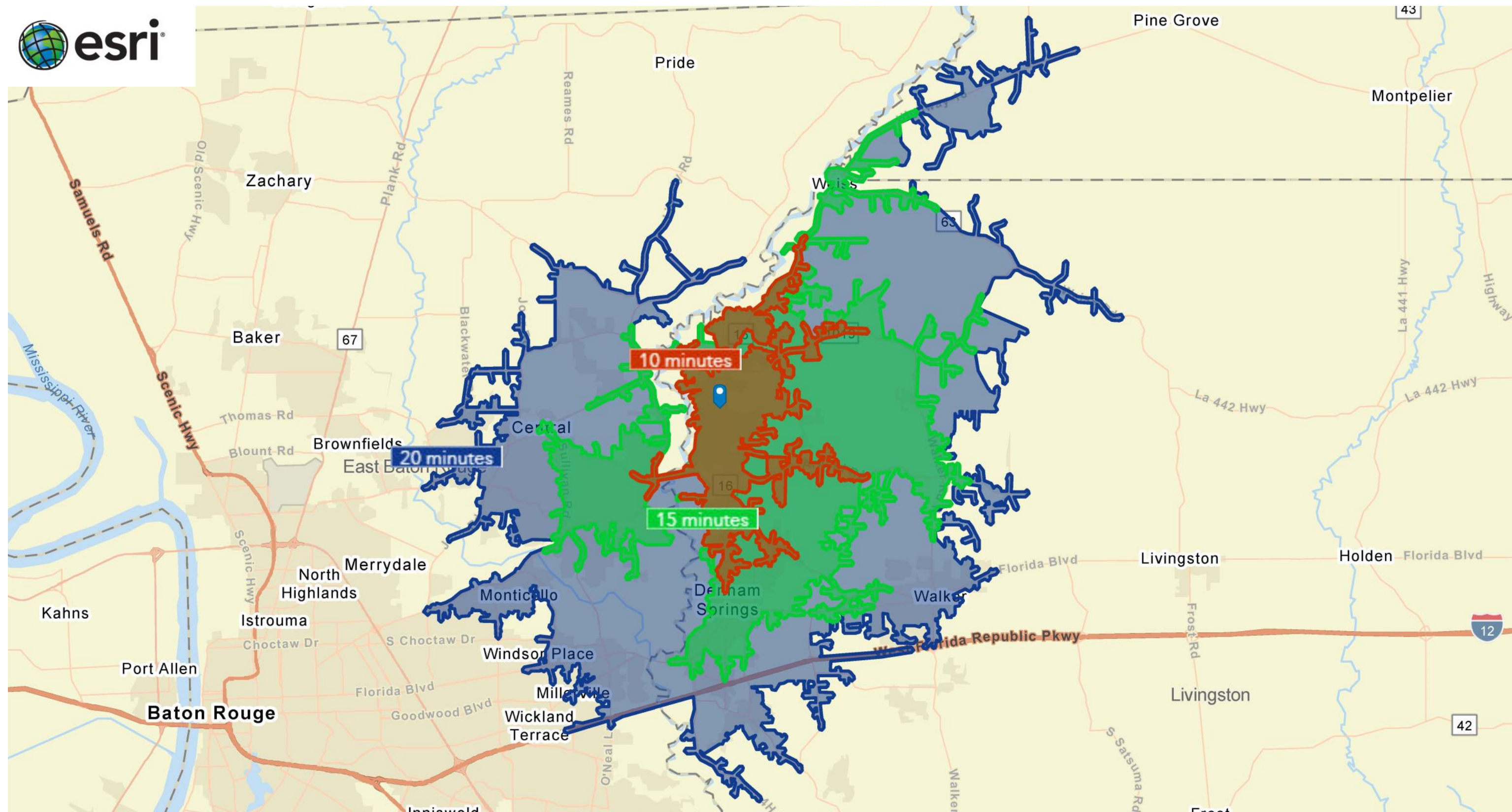
This information has been obtained from sources deemed to be reliable, but neither Realtor nor Remax Partners make any representations or warranties, expressed or implied, as to the accuracy of this information. References to property lines, dimensions, tenants, square footages or any information contained herein is approximate and subject to change. Purchaser or Lessee must verify any and all information and bears all risk for any inaccuracies. Each office Independently owned and operated.



FOR LEASING OPPORTUNITIES CONTACT DOUG FERRIS 225-954-4747 doug@dougferris.com

RE/MAX
PARTNERS
225-250-4450

This information has been obtained from sources deemed to be reliable, but neither Realtor nor Remax Partners make any representations or warranties, expressed or implied, as to the accuracy of this information. References to property lines, dimensions, tenants, square footages or any information contained herein is approximate and subject to change. Purchaser or Lessee must verify any and all information and bears all risk for any inaccuracies. Each office Independently owned and operated.



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

FOR LEASING OPPORTUNITIES CONTACT
DOUG FERRIS 225-954-4747
doug@dougferris.com

RE/MAX
PARTNERS
225-250-4450