



NEW CONSTRUCTION RETAIL SPACE FOR LEASE

2030 Chemin Metairie Rd Youngsville, LA 70592

(2) AVAILABLE RETAIL SUITES

1,500 SF EACH

LEASE RATE

\$29.00 PSF NNN

ESTIMATED TRIPLE NETS

(Budgeted) \$6.00 PSF

TOTAL MONTHLY RENT

\$4,375.00/month (includes NNNs)

DELIVERY

Cold Dark Shell

TENANT IMPROVEMENT ALLOWANCE

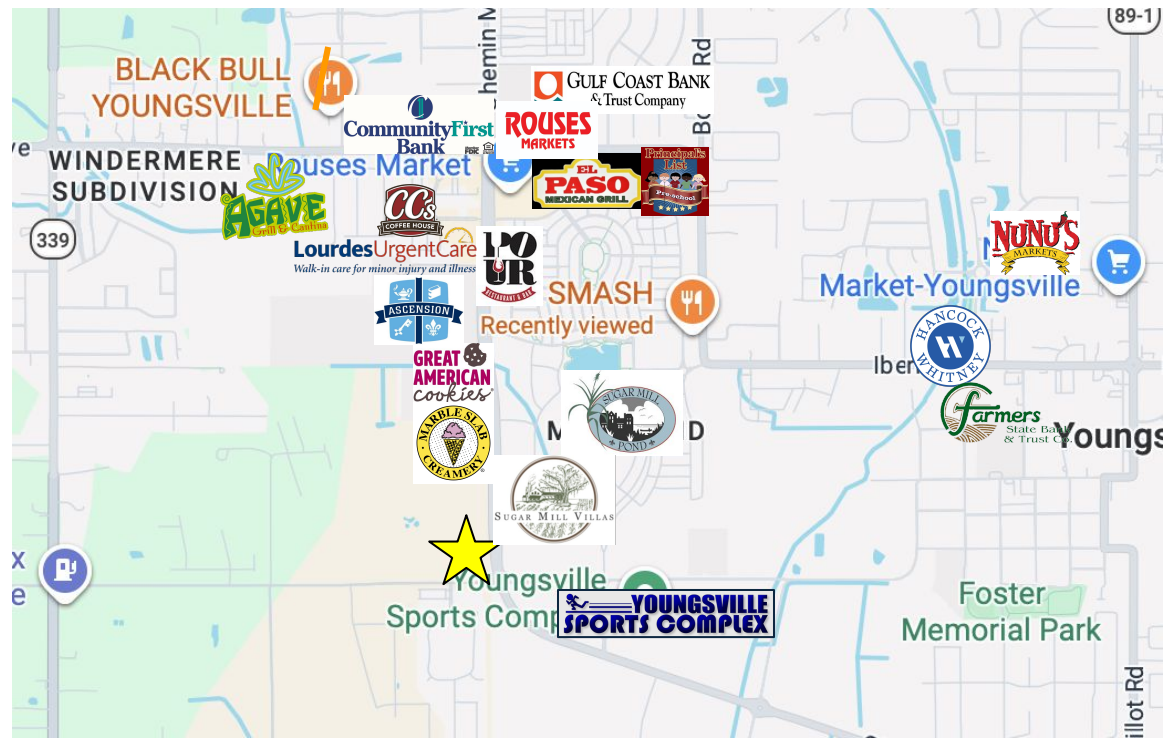
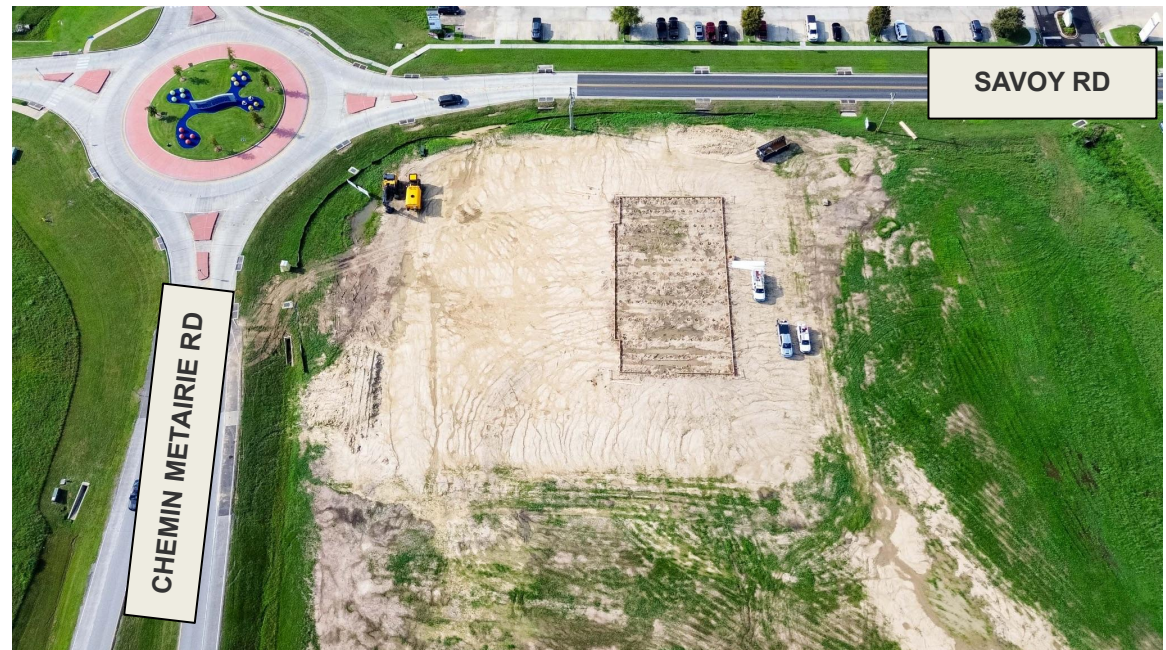
TBD (Based on Lease Term and Tenant Credit)



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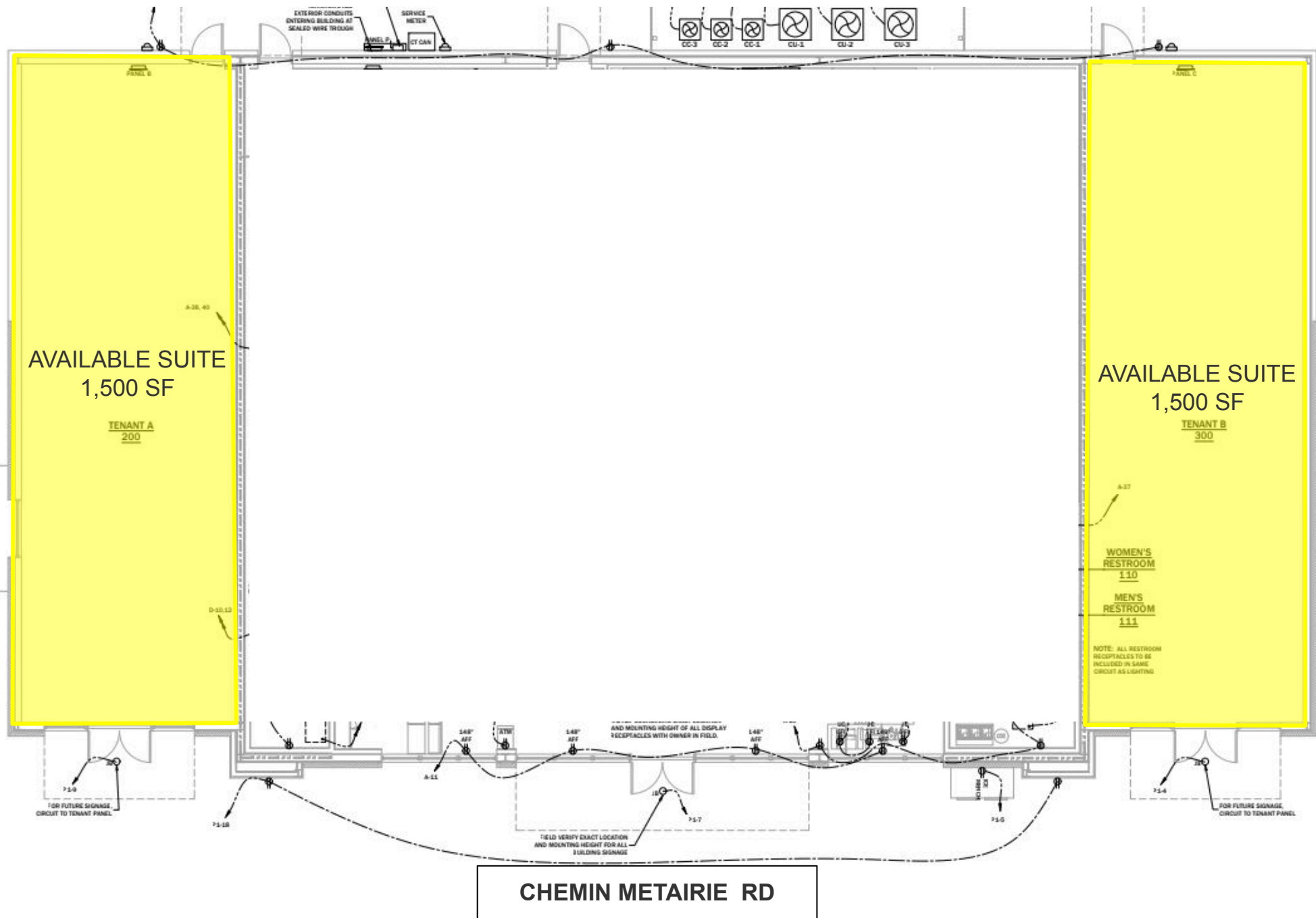
Property Highlights

- New construction retail opportunity at Chemin Metairie Rd
- On the same roundabout to **Youngsville Sports Complex**, a 116-acre destination attracting 1M+ visitors annually
- Surrounded by major residential communities including **Sugar Mill Pond** and **Cypress Gardens**
- Located along one of Youngsville's primary retail and commercial corridors
- Nearby retailers include **Rouses, McDonald's, Walgreens, CVS, Taco Bell, Sonic, Smoothie King and AutoZone**
- Youngsville Demographics:
 - Population has grown **25.5%** since 2020, reaching nearly 20,000 residents
 - Strong local demographics with median household income exceeding **\$105,000**



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Floor Plan





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