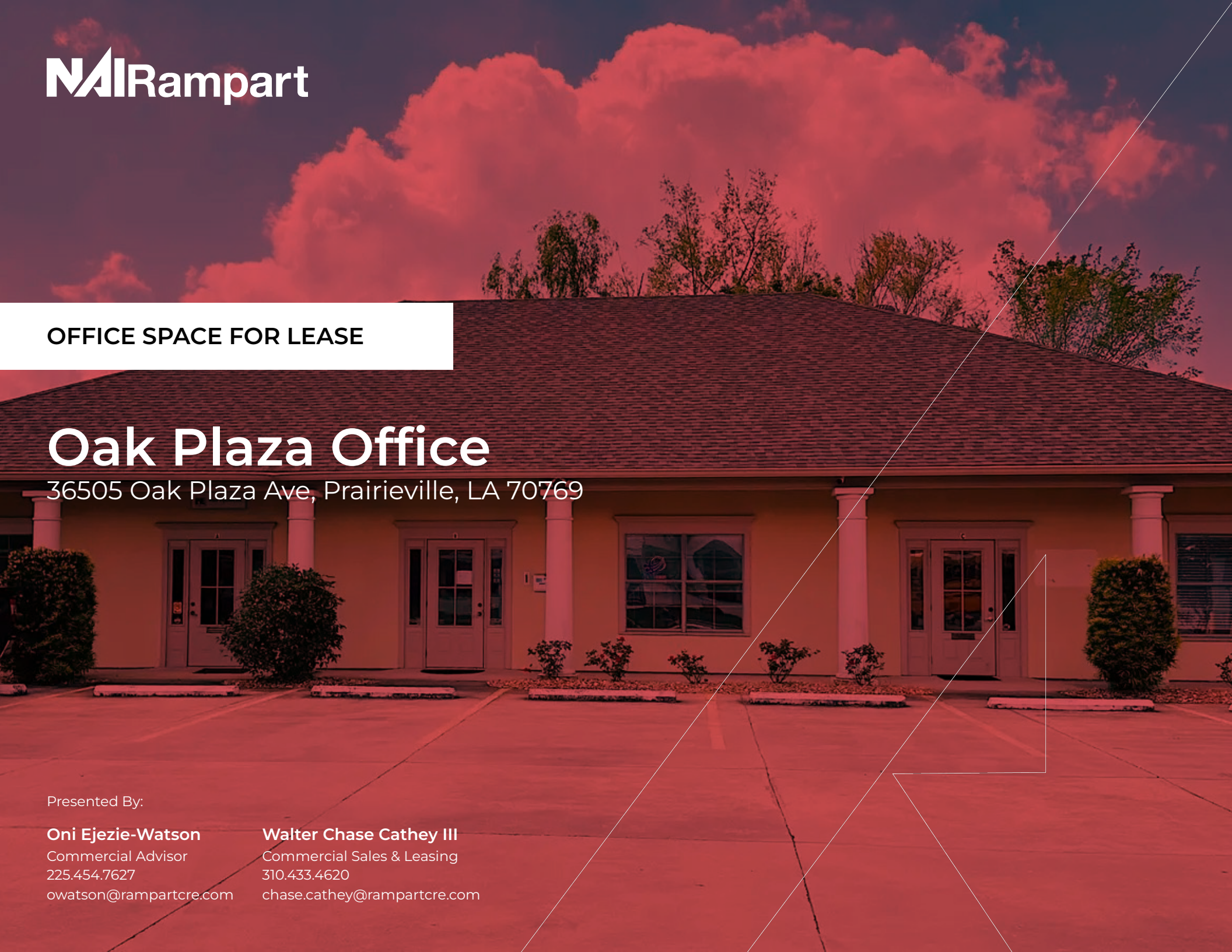
NAI Rampart

OFFICE SPACE FOR LEASE

Oak Plaza Office

36505 Oak Plaza Ave, Prairieville, LA 70769



Presented By:

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NAI Rampart

Oak Plaza Shopping Center

36520 Oak Plaza Ave, Prairieville, LA 70769





PROPERTY DESCRIPTION

Oak Plaza offers a versatile commercial opportunity in Prairieville featuring approximately 1,138–3,720 SF retail and office suites suitable for retail, restaurant, service, and professional users. The property provides strong visibility, convenient access, ample on-site parking, and flexible layouts, including open retail space and private office configurations. Located within a growing Ascension Parish corridor and surrounded by established residential and commercial development, Oak Plaza offers an attractive location for businesses seeking accessibility and exposure in the Prairieville market.

PROPERTY HIGHLIGHTS

- Flexible suite sizes from approximately 1,100–3,700 SF
- Retail and office configurations available
- Ample on-site parking
- Established co-tenancy generating consistent traffic
- Established neighborhood tenant base
- Located in growing Prairieville trade area

OFFERING SUMMARY

Lease Rate:	$20.00 SF/yr (NNN)
Available SF:	1,138-3,720 SF
Building Size combined:	± 24,687 SF

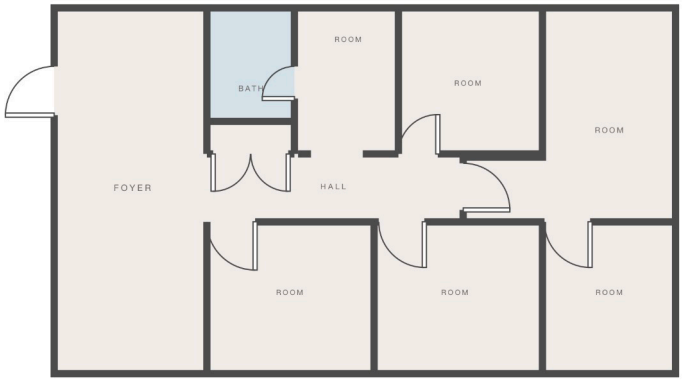
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NAIRampart

Oak Plaza Office

36505 Oak Plaza Ave, Prairieville, LA 70769

SUITE C



NOT DRAWN TO SCALE

PROPERTY HIGHLIGHTS

- -Oak Plaza offers office space in Prairieville with a functional layout suitable for professional and service-oriented users.
- -The ±1,200 SF suite provides a flexible configuration that can be utilized as-is or adapted to meet tenant needs, with convenient access and on-site parking.
- -The property is located within a growing Ascension Parish corridor supported by surrounding residential and commercial development.
- -Providing accessibility for both clients and employees.

AVAILABLE SPACE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Office Suite C	Available	1,200 SF	NNN	$20.00 SF/yr



PROPERTY DESCRIPTION

Suite C offers ±1,200 SF of professional office space at Oak Plaza Office in Prairieville. The suite features a functional layout with a welcoming foyer, multiple private rooms/offices, a central hallway, and restroom facilities. The flexible configuration can accommodate a variety of professional and service-oriented users. Convenient access and ample on-site parking provide accessibility for both clients and employees, while the property's location within a growing Ascension Parish corridor benefits from surrounding residential and commercial development.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	109	433	1,761
Total Population	348	1,363	5,593
Average HH Income	$236,636	$222,999	$194,190

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NAIRampart SPENDING POWER

Drive Time of 10 Minutes

KEY FACTS (2025)

30,834 Total Population	11,451 Total Households	$105,963 Median Household Income
36.3 Median Age	2.69 Average Household Size	$86,835 Median Disposable Income
0.9% 2025-2030 Growth Rate: Population (Index)	1.3% 2025-2030 Growth Rate: Households (Index)	2.7% 2025-2030 Growth Rate: Median HH Inc (Index)

TOTAL SPENT (2025)

$32,716,610 Apparel/Services	$54,989,713 Food Away from Home
$100,353,464 Health Care	$53,362,348 Entertainment/Recreation
$59,115,234 Finance/Insurance Sales	$38,898,831 HH Furnishings/Equipment
$13,969,299 Personal Care Products/Services	2,238 Large Appliance Expenditures

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