

RETAIL FOR LEASE

NEW RETAIL OPPORTUNITY

3621 LA-1
PORT ALLEN, LA

RESTAURANT

RESTAURANT

Hair Salon

Boutique

stirling

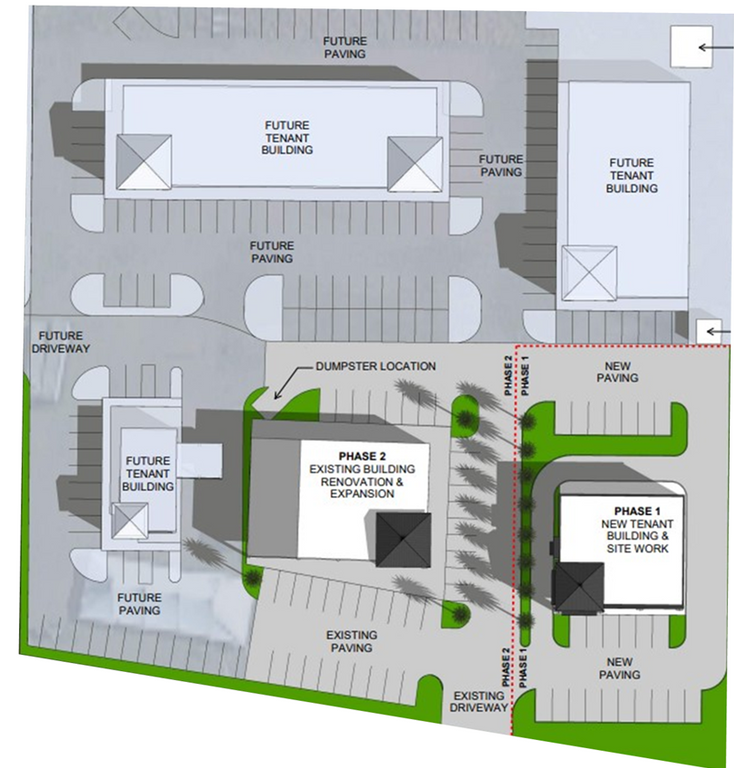


PROPERTY OVERVIEW

New retail construction opportunity located in one of the busiest retail corridors in the Capital Area. This development site is situated in West Baton Rouge's central commercial corridor and is perfect for retailers looking to take advantage of the strong traffic counts and retail traffic drivers of the area. The site is just off of Interstate 10 and offers direct exposure to more than 50,000 cars per day on LA-1 with excellent access and visibility. With up to ± 20,000 SF of planned commercial space, including potential for drive-thrus, the site

PROPOSED SPACE AVAILABLE

Parcel A (Hard Corner Lot) Build-to-Suit:	Up to 3,500 SF	Ground Lease	\$90,000 Annually
Parcel B (Phase 1) Build-to-Suit:	Up to 5,200 SF	Ground Lease	\$80,000 Annually
Parcel C (Rear Parcel) For Sale or Lease:	Up to 2 Acres	Up to 10,000 SF Commercial Space	Multiple Configurations Available



PROPERTY HIGHLIGHTS

- Parish Zoning C-1.4
- Excellent Visibility and Exposure
- Surrounded by Retail Traffic Drivers
- Less than 0.25 miles from Walmart Supercenter
- Rare Opportunity for New Construction in Established Corridor

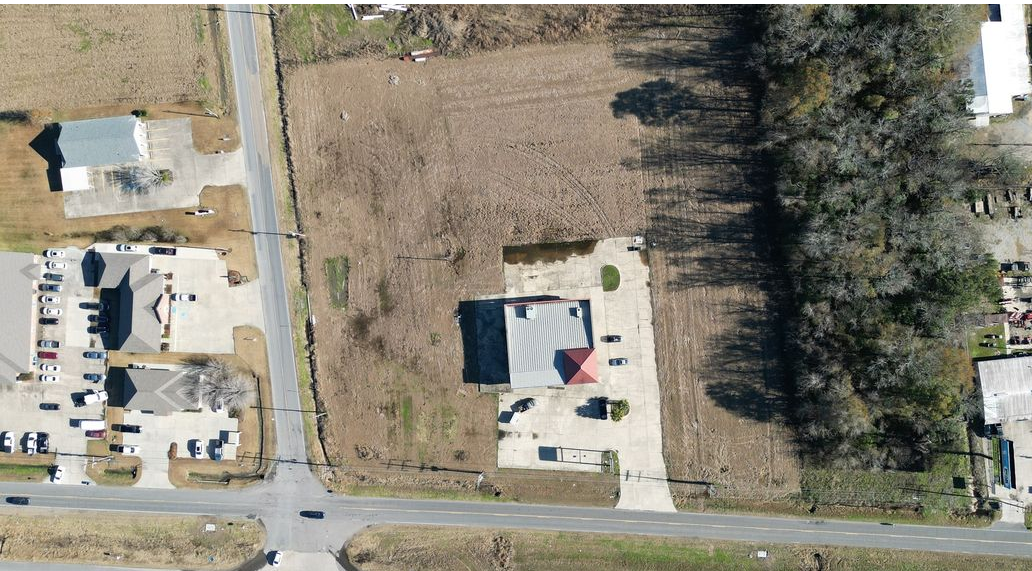


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NEW CONSTRUCTION OPPORTUNITY

3621 LA-1 PORT ALLEN, LA 70767

Land For Lease



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RETAIL BROKERS NETWORK

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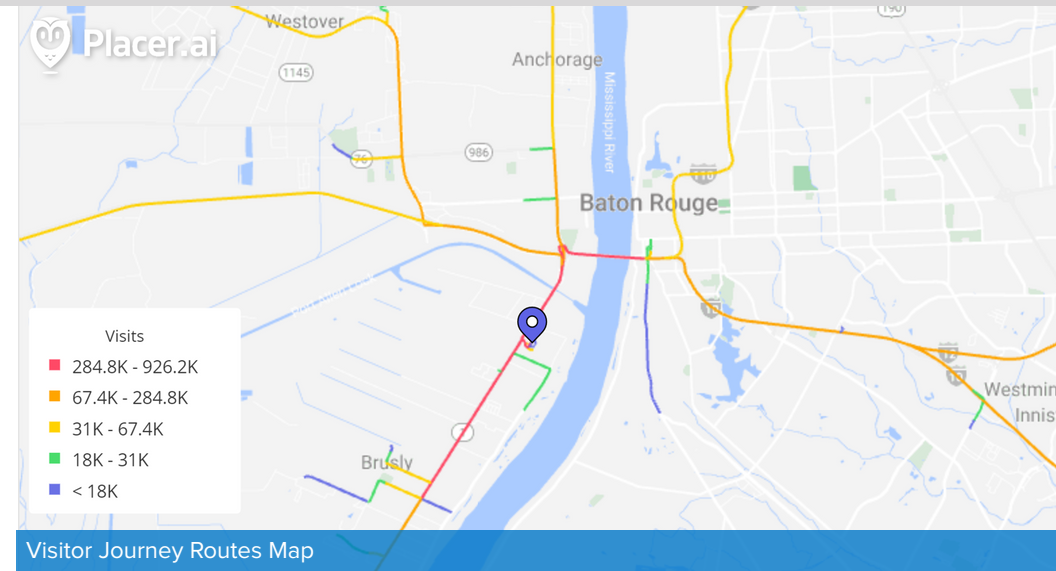


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PLACER INSIGHTS

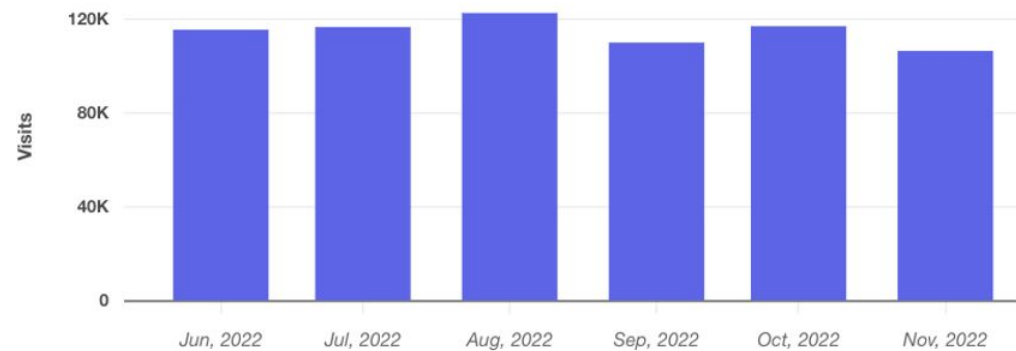
The Walmart Supercenter in Port Allen received more than 1.4 million visits from December 2021 to November 2022 according to data from Placer.ai. Almost every visitor travels LA-1 to reach this Walmart, and most pass the proposed development along their journey to or from the shopping center.

Placer.ai is an analytics company that uses anonymous cellphone location data to provide insights into consumer

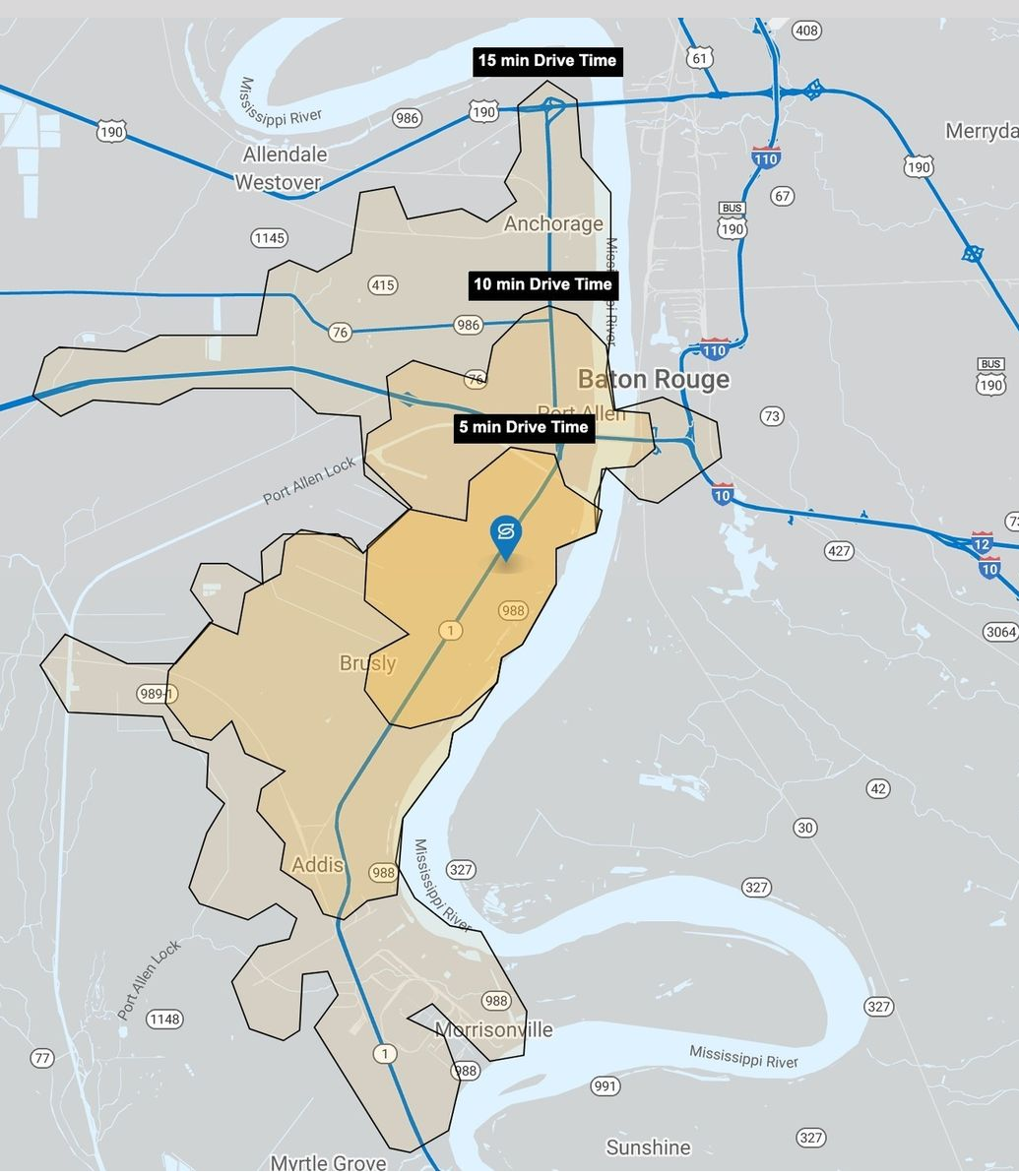


WALMART PLACER DATA

- Visits: 1.4M
- Visitors: 204.9K
- Visitor Frequency: 6.72
- Visits/SF: 8.56
- Size (SF): 160.8K



Visits Trends (June 2022 - November 2022)



DRIVETIME DEMOGRAPHICS 2022

	5 MIN	10 MIN	15 MIN
Population	3,593	32,243	115,816
Households	1,459	13,337	46,590
Average HH Size	2.46	2.22	2.25
Median HH Income	\$75,097	\$50,416	\$40,767
Average HH Income	\$100,252	\$74,509	\$71,934
Per Capita Income	\$41,123	\$31,371	\$29,739
Median Age	38.6	33.9	29.7



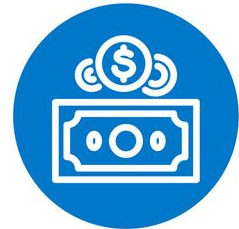
\$75,097

Median Household
Income



\$41,123

Per Capita
Income



\$175,219

Median Net
Worth