



RETAIL SPACE FOR LEASE

3647 SUGAR PLANTATION, ADDIS, LA



Tom Maraist

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Commercial Real Estate, LLC
1315 Carrollton Avenue
Baton Rouge, LA 70806

Broker of Record: Tom Maraist, 7 South Commercial Real Estate, LLC. The information provided in this presentation has been obtained from the property owner, their assigns and/or reliable public resources and 7 South Commercial Real Estate, LLC and Talbot Realty Group make no warranty, whether expressed or implied, to the exactness and accuracy of this information and that all references to dimensions, age, or other physical characteristics of the property displayed herein are approximate. Interested purchasers/tenants should perform their own due diligence and assume all risks for any inaccuracies unintentionally displayed herein.



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7 South Commercial Real Estate is pleased to offer this end-cap suite for lease located just off LA 1 in Addis, Louisiana. This 1,957 SF unit is unfinished and readily adaptable to your needs and is the complement to the recently opened Wellcome Country Store & BBQ located directly across from the YMCA and at the entrance to the Sugar Mill Plantation subdivision.

Description & Terms:

- **Size: 1,957 SF**
- **Rent: \$50,000.00/year**
- **Concrete floor through 70% +/- of unit.**
- **No HVAC**
- **No Elec**
- **Landlord TI provided (5-Year Minimum Lease Term).**

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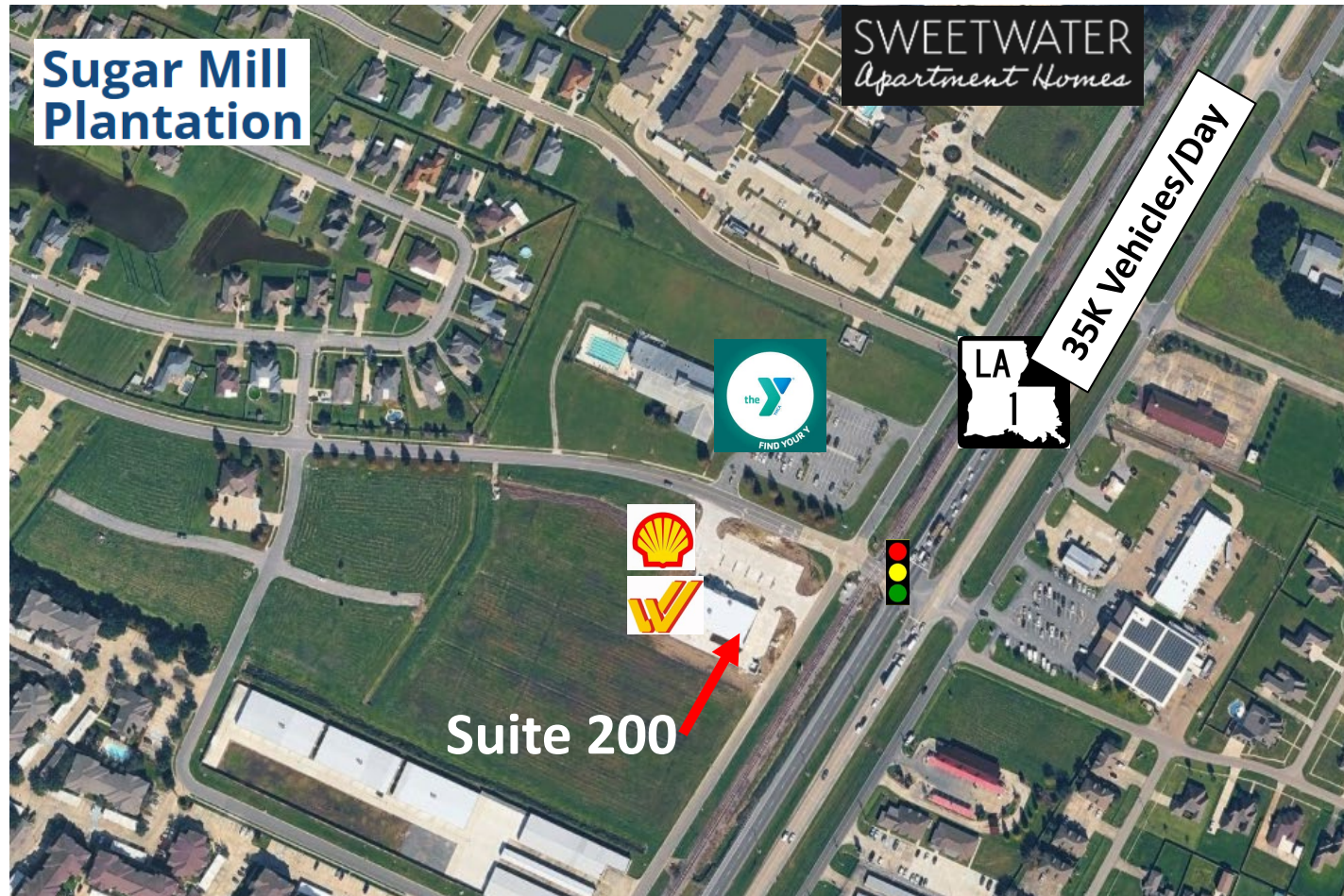
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All visits must be arranged in advance through broker; do not approach or discuss this listing with staff.



Trade Area View

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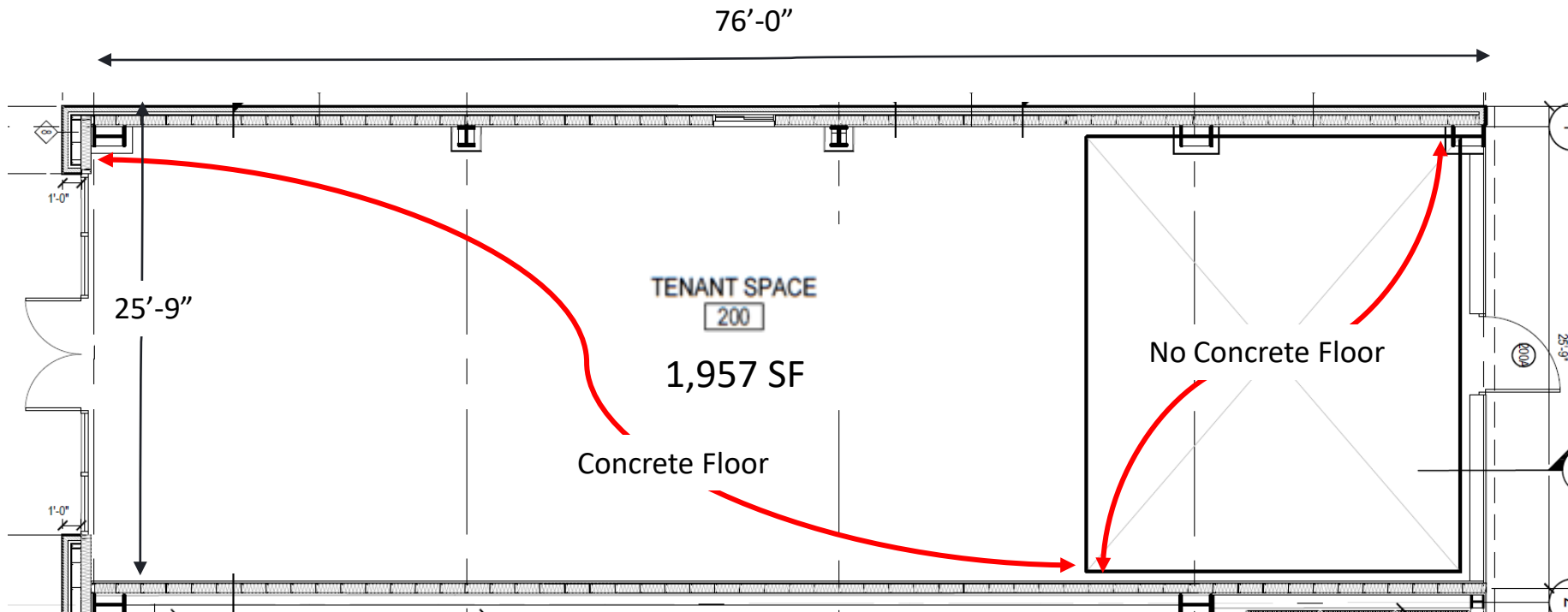
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Floor Plan

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Floor Plan, Suite 200





Photos

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