FOR LEASE

1100 E MAIN STREET

NEW IBERIA, LA 70560



THE GLEASON GROUP
REAL ESTATE & DEVELOPMENT COMPANY

Bart Broussard
337-380-9511
bart@bartbroussard.com

Peyton Pharr
337-212-6262
peyton@gleasonla.com

Nikki Nugier
337-351-4060
nikki@gleasonla.com

EXECUTIVE SUMMARY

FOR LEASE

1100 E MAIN STREET

NEW IBERIA, LA 70560

PROPERTY OVERVIEW

Town & Country Marketplace is a neighborhood shopping center at 1100 E Main Street in New Iberia, with frontage on E Main St, S Lewis St, and E St. Peter St and access from the signalized intersection of E Main St and S Lewis St. The center was remodeled in 2022, including new exterior paint, new signage, facade improvements, and parking lot resurfacing, and has multiple pylon signs.

The center contains approximately 85,240 SF of total building area on an approximately 9.75-acre site. Current availability consists of a 4,000 SF retail suite (Suite 111) and a 1,400 SF office suite (Suite 131).



SHOPPING CENTER GLA	±85,240 SF (entire center)
SITE SIZE	±9.75 Acres (entire site)
AVAILABLE SPACE	4,000 SF retail + 1,400 SF office
SUITE 111 RATE	$9 PSF/YR (NNN)
SUITE 131 RATE	$12 PSF/YR (NNN)
TRAFFIC COUNTS	±34,282 (three fronting streets)
ZONING	C4
MARKET	New Iberia

PROPERTY HIGHLIGHTS

- Neighborhood shopping center with frontage on three streets
- Multiple pylon signs; center remodeled in 2022
- Available: Suite 111 (4,000 SF retail) and Suite 131 (1,400 SF office)
- Tenants include Papa Johns, Dollar General, South Star Urgent Care, Baskin Robbins, 1st Franklin Financial, and Popeyes

Bart Broussard
337-380-9511
bart@bartbroussard.com

Peyton Pharr
337-212-6262
peyton@gleasonla.com

Nikki Nugier
337-351-4060
nikki@gleasonla.com

AVAILABLE SPACES

FOR LEASE

1100 E MAIN STREET

NEW IBERIA, LA 70560



AVAILABLE SPACE	4,000 SF + 1,400 SF
LEASE TERM	Negotiable

SUITE 111	Retail · $9 PSF/YR (NNN)
SUITE 131	Office · $12 PSF/YR (NNN)

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
111	$9 PSF/YR	NNN	4,000 SF	Negotiable	Retail · former Verizon, open layout
131	$12 PSF/YR	NNN	1,400 SF	Negotiable	Office · former Edward Jones

Bart Broussard
337-380-9511
bart@bartbroussard.com

Peyton Pharr
337-212-6262
peyton@gleasonla.com

Nikki Nugier
337-351-4060
nikki@gleasonla.com

AVAILABLE SPACES

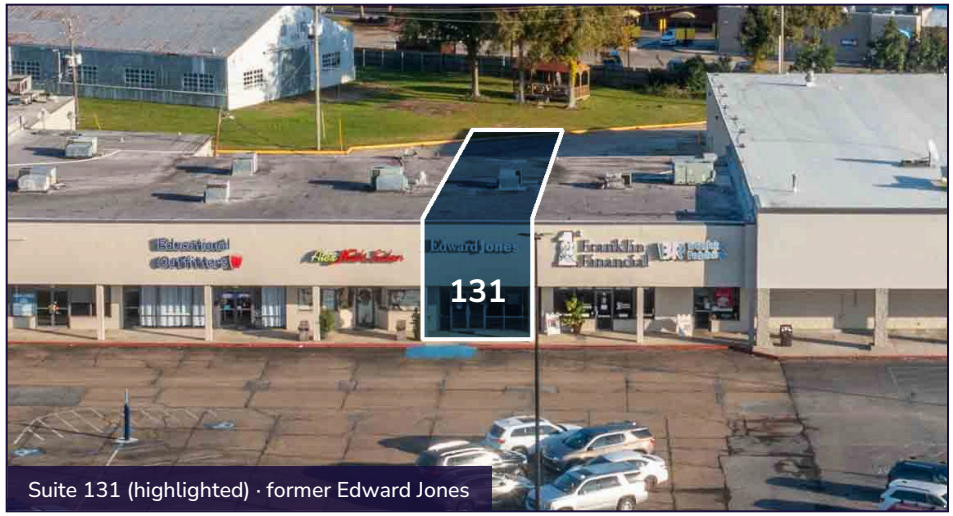
FOR LEASE

1100 E MAIN STREET

NEW IBERIA, LA 70560



Suite 111 storefront



Suite 131 (highlighted) · former Edward Jones

SUITE 111 | 4,000 SF

Approximately 4,000 SF of retail space available at Town & Country Marketplace. The space offers a flexible setting for retail stores, boutiques, specialty shops, and other commercial users, with shopping-center parking and signage opportunities.

SIZE	USE	RATE
4,000 SF	Retail	$9 PSF/YR (NNN)

SUITE 131 | 1,400 SF

Recently refreshed professional office space formerly occupied by Edward Jones. The suite features fresh paint, vinyl flooring, a front waiting/reception area, three private offices, one restroom, and a separate file storage closet/room. Rear access allows convenient entry from the employee parking area. Well suited for financial services, insurance, accounting, and other professional office users. There is no built-in receptionist desk.

SIZE	USE	RATE
1,400 SF	Professional office	$12 PSF/YR (NNN)

Bart Broussard
337-380-9511
bart@bartbroussard.com

Peyton Pharr
337-212-6262
peyton@gleasonla.com

Nikki Nugier
337-351-4060
nikki@gleasonla.com

RETAIL MAP

FOR LEASE

1100 E MAIN STREET

NEW IBERIA, LA 70560



THE GLEASON GROUP
REAL ESTATE & DEVELOPMENT COMPANY

Bart Broussard
337-380-9511
bart@bartbroussard.com

Peyton Pharr
337-212-6262
peyton@gleasonla.com

Nikki Nugier
337-351-4060
nikki@gleasonla.com

ADDITIONAL PHOTOS

FOR LEASE

1100 E MAIN STREET

NEW IBERIA, LA 70560









THE GLEASON GROUP
REAL ESTATE & DEVELOPMENT COMPANY

Bart Broussard
337-380-9511
bart@bartbroussard.com

Peyton Pharr
337-212-6262
peyton@gleasonla.com

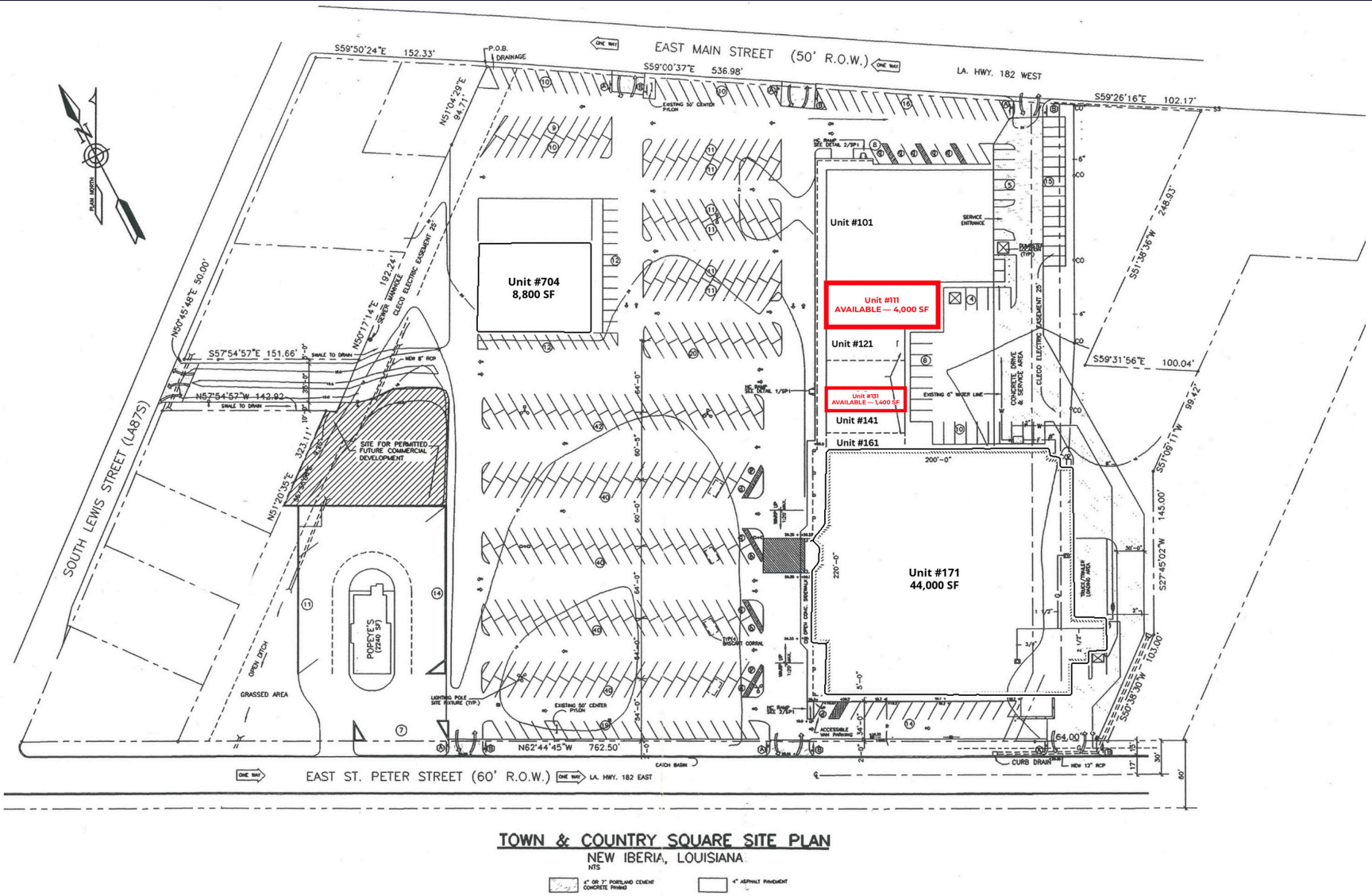
Nikki Nugier
337-351-4060
nikki@gleasonla.com

SITE PLAN

FOR LEASE

1100 E MAIN STREET

NEW IBERIA, LA 70560



TOWN & COUNTRY SQUARE SITE PLAN

NEW IBERIA, LOUISIANA

NTS

THE GLEASON GROUP
REAL ESTATE & DEVELOPMENT COMPANY

Bart Broussard
337-380-9511
bart@bartbroussard.com

Peyton Pharr
337-212-6262
peyton@gleasonla.com

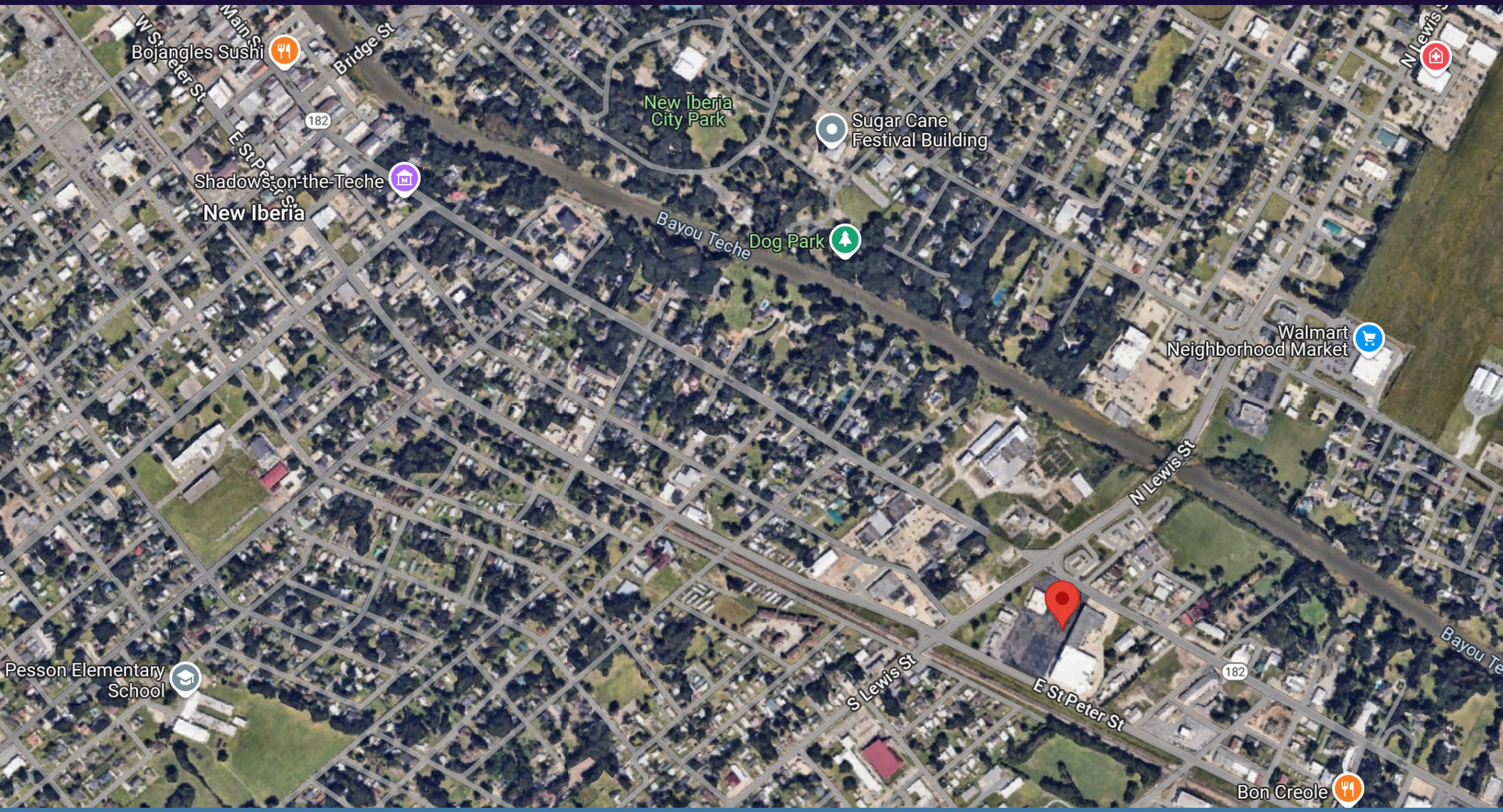
Nikki Nugier
337-351-4060
nikki@gleasonla.com

REGIONAL MAP

FOR LEASE

1100 E MAIN STREET

NEW IBERIA, LA 70560



THE GLEASON GROUP
REAL ESTATE & DEVELOPMENT COMPANY

Bart Broussard
337-380-9511
bart@bartbroussard.com

Peyton Pharr
337-212-6262
peyton@gleasonla.com

Nikki Nugier
337-351-4060
nikki@gleasonla.com