



SHOPPING CENTER SPACE FOR LEASE

Bellevue Shopping Center Suite 58490

58440 Bellevue Dr, Plaquemine, LA 70764

Presented By:

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PROPERTY DESCRIPTION

Bellevue Shopping Center is an established, Rouses-anchored shopping center prominently positioned along Bellevue Road in Plaquemine, Louisiana. The center offers approximately 86,933 SF of retail and commercial space on 7 acres, with approximately 800 feet of frontage along a high-traffic corridor. The property features ample surface parking and convenient access for customers and employees. Current co-tenants include Rouses Market, Hibbett Sports, Citi Trends, Hot Wok, and Dollar General, providing a diverse mix of retail and service offerings within the center.

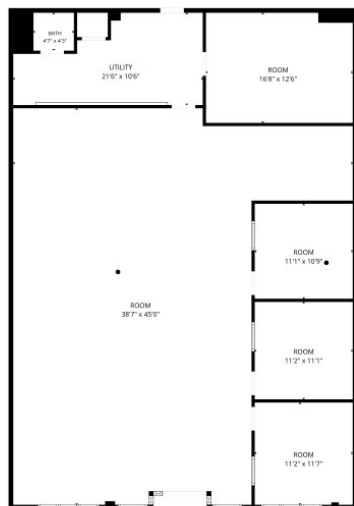
PROPERTY HIGHLIGHTS

- Multiple available suites ranging from approximately 1,200 SF to 9,138 SF
- Rouses-anchored shopping center in Plaquemine
- High-visibility location with convenient access
- Ample surface parking throughout the center
- Established mix of national and regional retailers
- Available suites offer opportunities for both smaller users and larger tenants

OFFERING SUMMARY

Lease Rate:	\$8-10 SF/yr (NNN)
Available SF:	1,200 - 9,138 SF
Lot Size:	7 Acres
Building Size:	± 86,933 SF

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SUITE 58490

- ± 1,400 SF
- Efficient office layout with a large central open workspace
- Includes multiple enclosed private rooms/offices along the perimeter
- Existing restroom and kitchen/break area provide functional support space
- Dedicated storage area is incorporated into the existing layout
- Existing configuration provides a practical starting point for a tenant seeking a combination of private and collaborative work areas

AVAILABLE SPACE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 584940	Available	1,400 SF	NNN	\$8.00-10.00 SF/yr

PROPERTY DESCRIPTION

Suite 58490 offers approximately 1,400 SF of office space with an efficient layout consisting of a large central open area and multiple enclosed private rooms. The existing configuration also includes a restroom, break area, and dedicated storage, providing a functional combination of open workspace and enclosed areas. The suite is located in Bellevue Shopping Center and offers an existing layout that can be adapted to accommodate a variety of tenant requirements.

LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,400 SF
Lease Term:	Negotiable
Lease Rate:	\$8-10 SF/yr



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10 minute Drive Time Demographics



EDUCATION



No High School Diploma



20%

High School Graduate



20%

Bachelor's/Grad/Prof Degree

KEY FACTS

20,456

Population



8,546

Households

40.4

Median Age

\$38,290

Median Disposable Income

EMPLOYMENT

28.1%

White Collar

80.9%

Blue Collar

101.1%

Services

5.6%

2026
Unemployment Rate

BUSINESS



2,013

Total Businesses



2,013

Total Employees

INCOME



\$55,650

Median Household Income



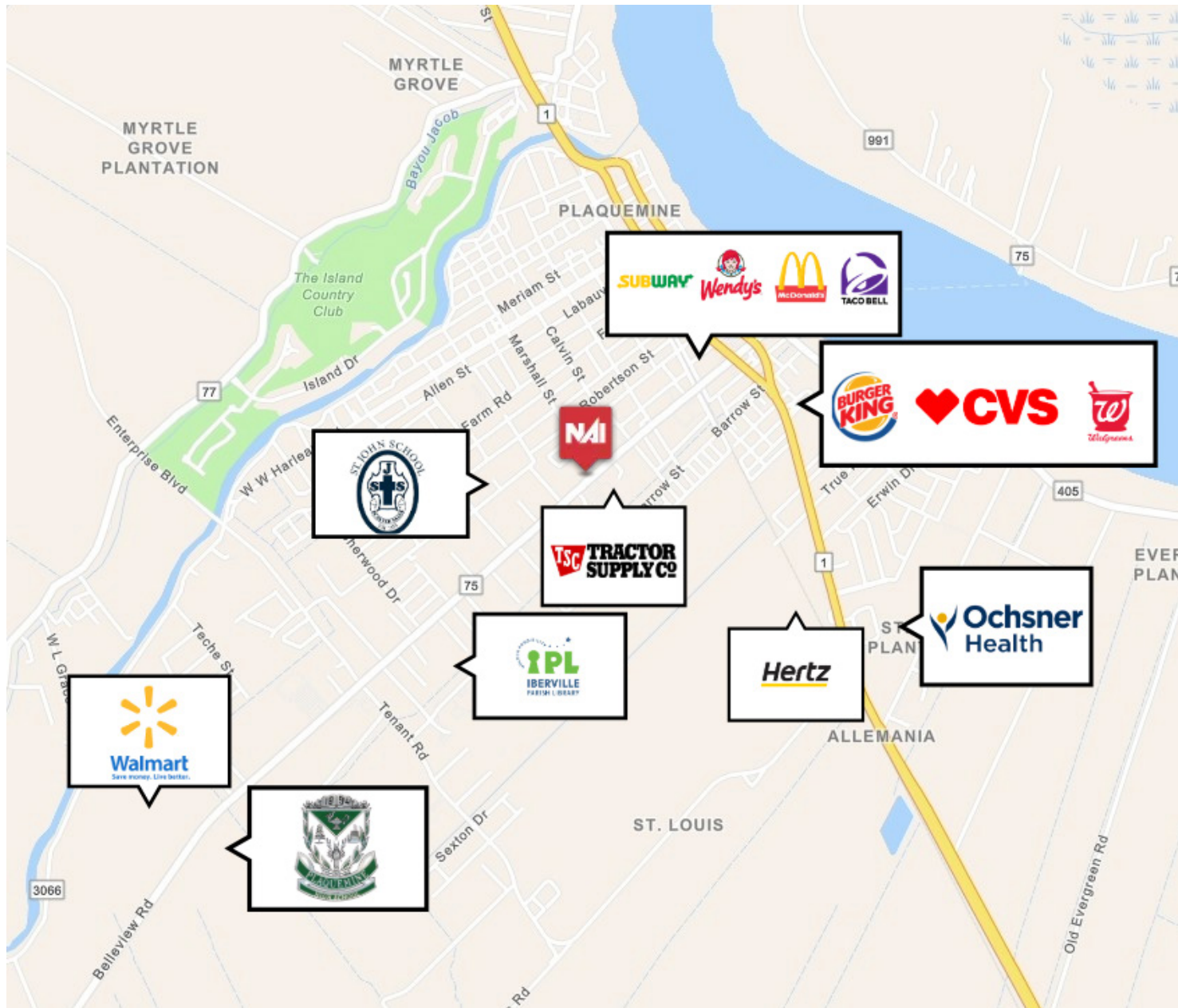
\$30,382

Per Capita Income



\$88,548

Median Net Worth





ROUSES MARKET

ROUSES

GRAVES GYM

DOLLAR GENERAL

ACE BEAUTY
SUPPLY

KC DONUT

HIBBETT

CITITRENDS

City
Nails

Freeway
INSURANCE

財 HOT WOK 錦
CHINESE FOOD TEL: 225-687-8899 8289

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For More Information:

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