



RETAIL PROPERTY FOR LEASE

2565 O'Neal Lane

Baton Rouge, LA 70816

Presented By:

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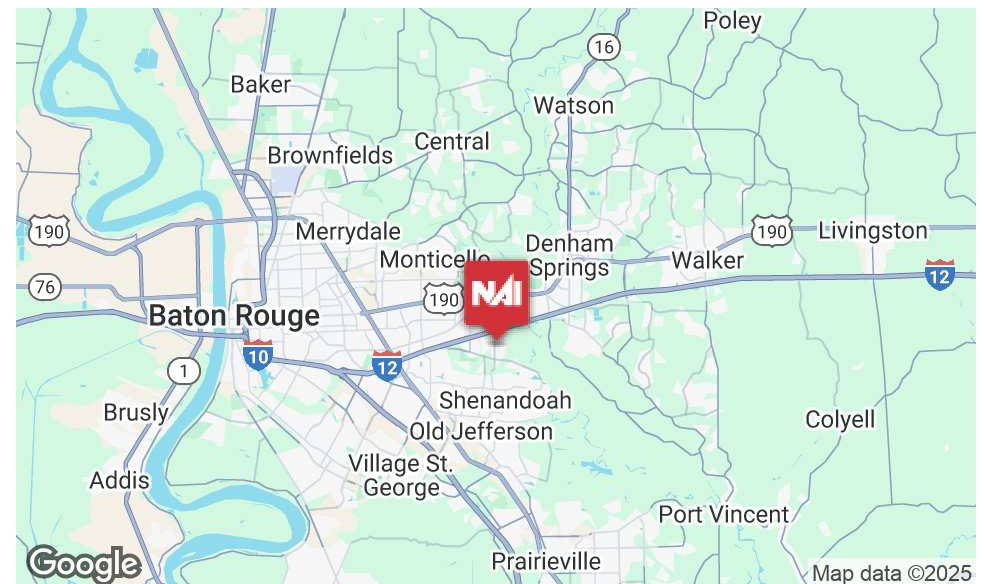


PROPERTY HIGHLIGHTS

- 1,200 SF Retail Suite for Lease
- Strip Center is located on O'Neal Lane, in-between I-12 and South Harrells Ferry Road.
- Suite is a former salon and has the necessary plumbing installed.
- Signage is available on O'Neal Lane, which sees $\pm 28,000$ VPD
- Co-tenants would include: Jambalaya Shoppe, a Pet Groomer, and a Massage Therapist.
- Estimated NNN Fees: 2.50 / SF

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,200 SF



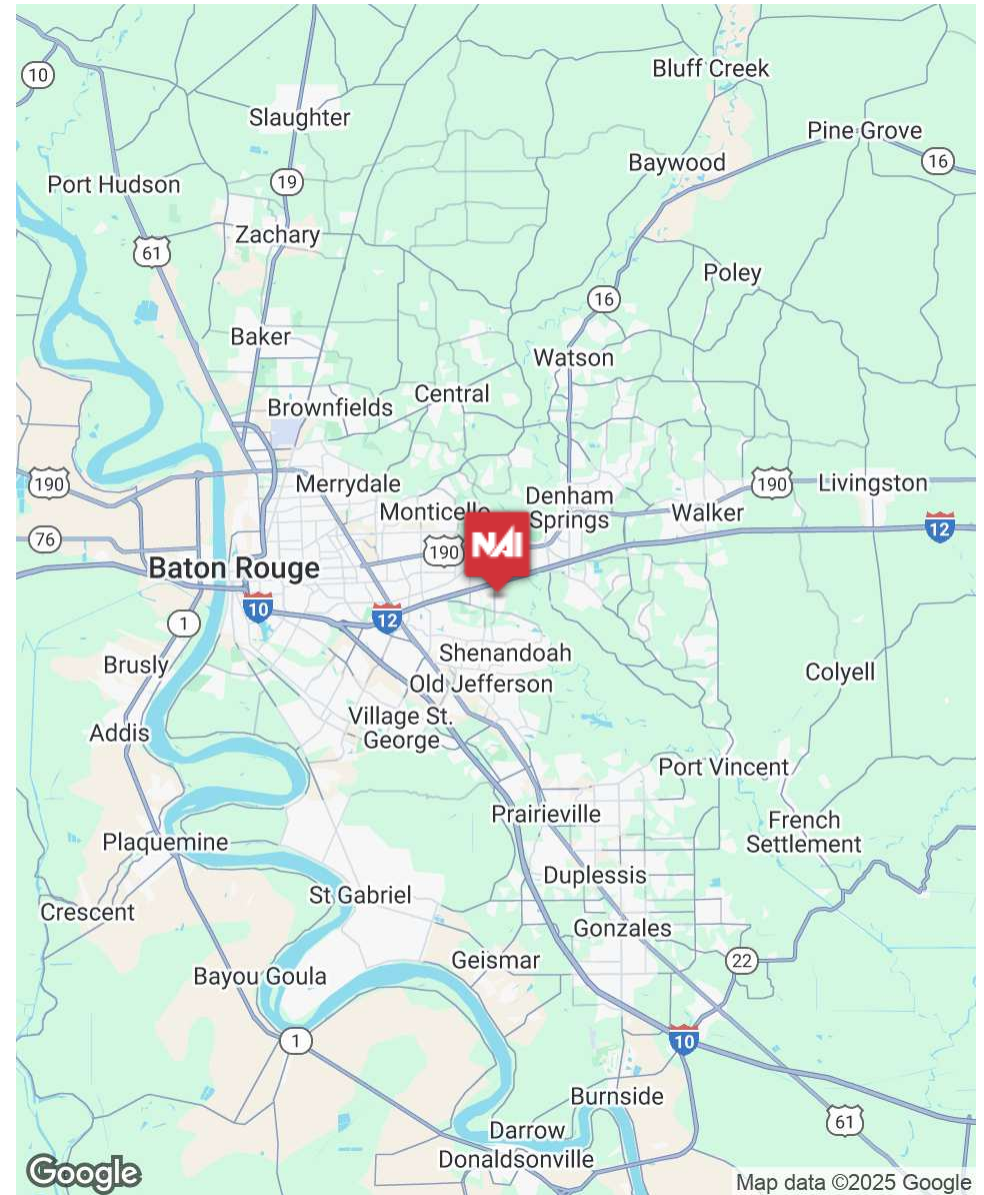
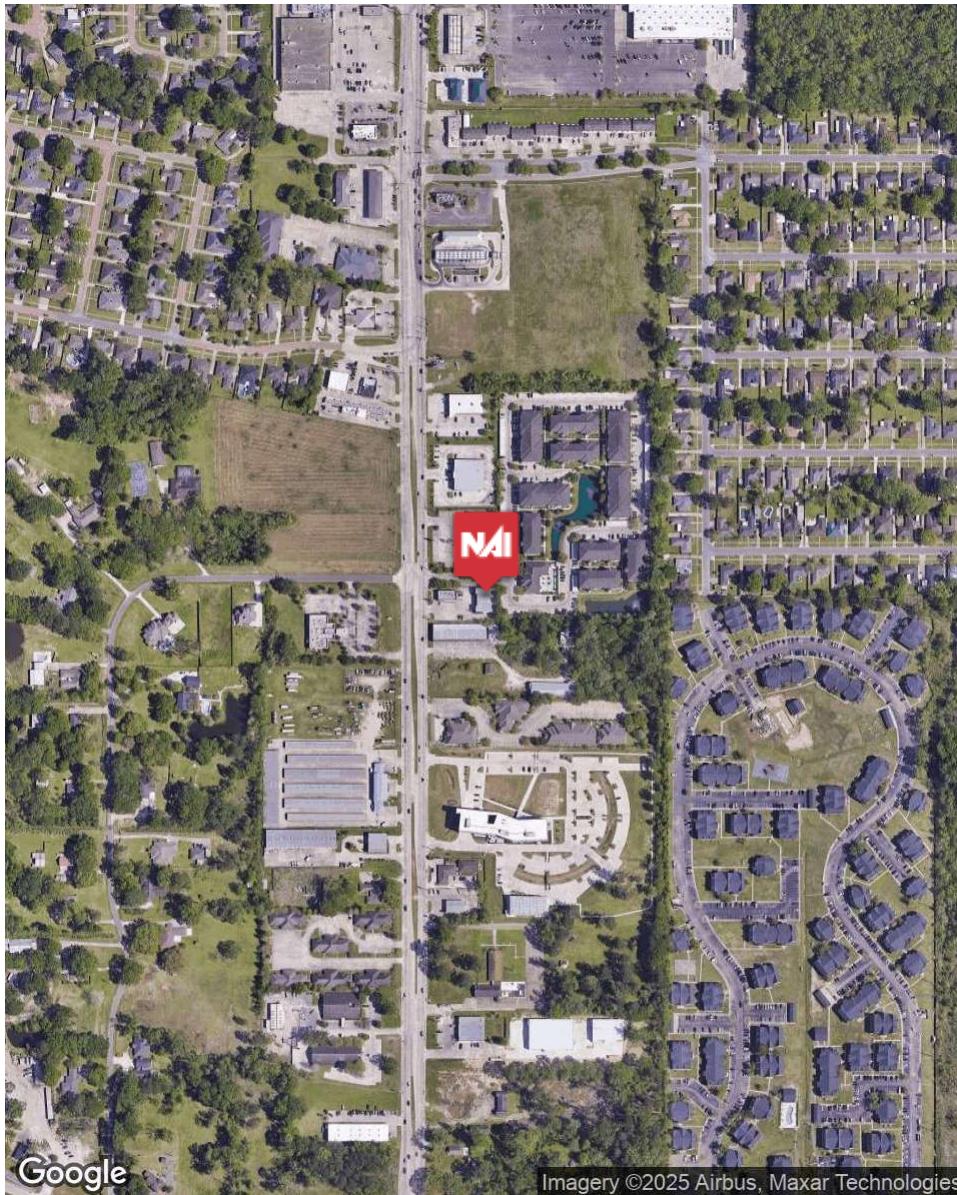
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