



PROPERTY DESCRIPTION

Multiple retail spaces for lease within the bustling Spring Creek Shopping Center, Centrally located in St. Francisville. Boasting ample parking and pylon signage, it provides easy access to the highly traveled Highway 61, with an average daily traffic count of 12,220. This affordable and conveniently situated property is a rare find in a market with limited retail options, making it an excellent opportunity for businesses seeking quality space.

PROPERTY HIGHLIGHTS

- Located in Saint Francisville's retail corridor
- Strong traffic counts
- Ample Parking

OFFERING SUMMARY

Lease Rate:	\$13.00 - 14.00 SF/yr (NNN)
Number of Units:	2
Available SF:	800 - 2,100 SF
Lot Size:	1.81 Acres
Building Size:	18,120 SF



LEASE INFORMATION

Lease Type:	NNN
Total Space:	800 - 2,100 SF

Lease Term:	36 months
Lease Rate:	\$13.00 - \$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7181 Space 8	Available	1,200 SF	NNN	\$13.00 SF/yr	Former Dental Office
Space 11 and 12	Available	800 - 2,100 SF	NNN	\$14.00 SF/yr	Previously occupied by a yoga studio



