



SHOPPING CENTER SPACES FOR LEASE

Bellevue Shopping Center

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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LEASE INFORMATION

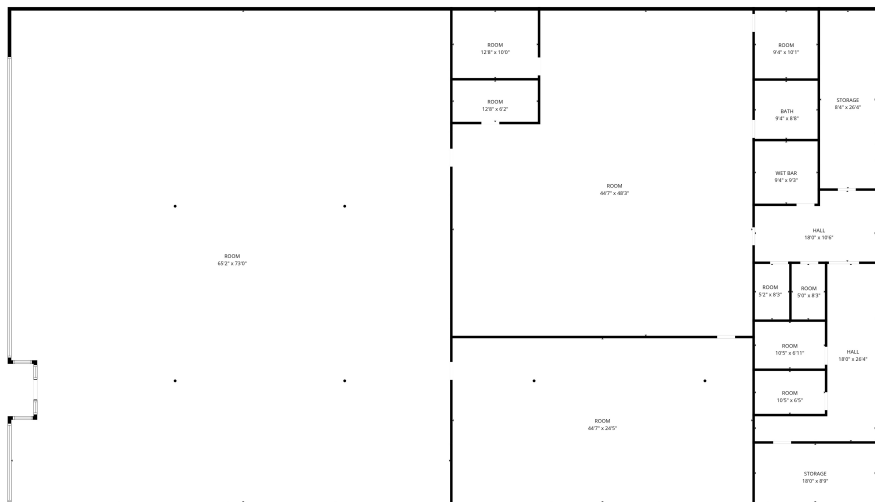
Lease Type:	NNN
Total Space:	1,200 - 9,138 SF

Lease Term:	Negotiable
Lease Rate:	\$8-10 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 58412	Available	9,138 SF	NNN	\$8.00-10.00 SF/yr
Suite 58414	Available	1,200 SF	NNN	\$8.00-10.00 SF/yr
Suite 58474	Available	2,800 SF	NNN	\$8.00-10.00 SF/yr
Suite 58494	Available	4,083 SF	NNN	\$8.00-10.00 SF/yr
Suite 58490	Available	1,400 SF	NNN	\$8.00-10.00 SF/yr

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SUITE 58412

- ± 9,138 SF
- Large, predominantly open floor plan providing substantial flexibility for a variety of tenant layouts
- Multiple enclosed rooms positioned along the perimeter of the space
- Includes existing private rooms/offices, restroom areas, and storage space
- Large open areas provide flexibility for offices, fitness, showroom, service, or other commercial uses
- Existing layout can be adapted to accommodate tenant-specific needs
- Located within Bellevue Shopping Center with convenient access and ample surface parking
- Strong visibility within a well-established retail center anchored by Rouses

AVAILABLE SPACE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 58412	Available	9,138 SF	NNN	\$8.00-10.00 SF/yr



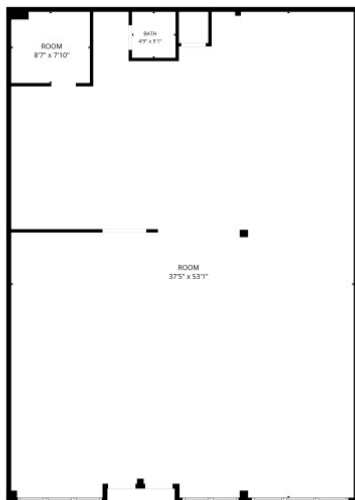
PROPERTY DESCRIPTION

Suite 58412 offers approximately 9,138 SF of commercial space with a large, predominantly open layout and multiple enclosed rooms positioned along the perimeter. The existing configuration includes private rooms, restroom areas, and storage space, providing a combination of open and enclosed areas that can be adapted to accommodate a tenant's operational needs. The suite is located within Bellevue Shopping Center, an established Rouses-anchored center with ample surface parking and a strong mix of national and regional co-tenants.

LEASE INFORMATION

Lease Type:	NNN
Total Space:	9,138 SF
Lease Term:	Negotiable
Lease Rate:	\$8-10 SF/yr

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SUITE 58494

- ± 4,083 SF
- Large, open rectangular floor plan offering flexibility for a variety of commercial uses
- Existing layout includes enclosed rooms along the front/perimeter of the space
- Open interior area provides flexibility for offices, showroom, retail, service, or other tenant configurations
- Existing configuration can be adapted to meet tenant-specific requirements
- Located within Bellevue Shopping Center with ample surface parking and convenient access from Bellevue Road

AVAILABLE SPACE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 58494	Available	4,083 SF	NNN	\$8.00-10.00 SF/yr



PROPERTY DESCRIPTION

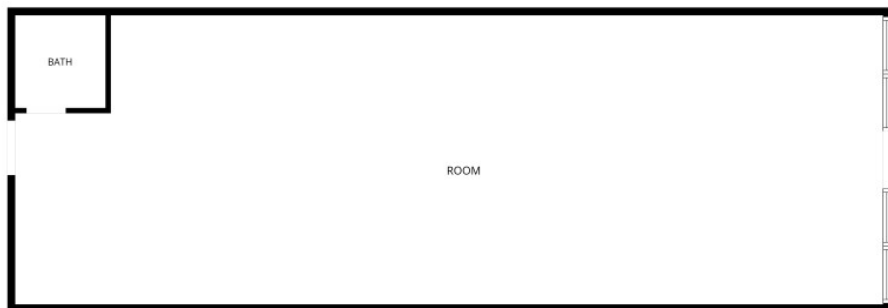
Suite 58494 offers approximately 4,083 SF of commercial space featuring a large open interior. The existing floorplan provides a flexible combination of open space and enclosed areas, allowing a tenant to utilize the current configuration or customize the space to meet its specific requirements. Located within Bellevue Shopping Center, the suite benefits from convenient access, ample surface parking, and an established retail environment anchored by Rouses.

LEASE INFORMATION

Lease Type:	NNN
Total Space:	4,083 SF
Lease Term:	Negotiable
Lease Rate:	\$8-10 SF/yr

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SUITE 58414



- ± 1,200 SF
- Open rectangular floor plan providing a flexible configuration for a variety of commercial uses
- Existing space includes a large open area with an enclosed restroom
- Simple, efficient layout allows a tenant to configure the space according to its operational needs
- Storefront-facing configuration provides direct access from the shopping center
- Located within an established shopping center anchored by Rouses and surrounded by a strong mix of national and regional retailers

AVAILABLE SPACE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 58414	Available	1,200 SF	NNN	\$8.00-10.00 SF/yr



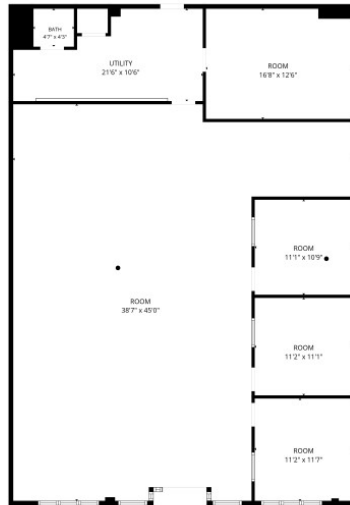
PROPERTY DESCRIPTION

Suite 58414 offers approximately 1,200 SF of commercial space featuring a straightforward, open floorplan with an enclosed restroom. The majority of the suite consists of open interior space, providing flexibility for a tenant's layout and operations. Its location within Bellevue Shopping Center provides convenient access to the center's ample surface parking and established mix of retail and service-oriented co-tenants.

LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,200 SF
Lease Term:	Negotiable
Lease Rate:	\$8-10 SF/yr

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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

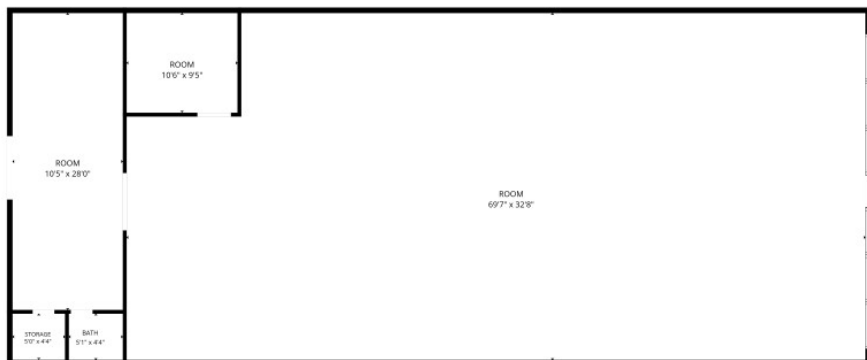
Suite 58490 offers approximately 1,400 SF of office space with an efficient layout consisting of a large central open area and multiple enclosed private rooms. The existing configuration also includes a restroom, break area, and dedicated storage, providing a functional combination of open workspace 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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SUITE 58474

- ± 2,800 SF
- Large open floor plan with substantial flexibility for tenant configuration
- Ample surface parking is available immediately in front of the shopping center
- Large open area provides flexibility for additional offices, workstations, showroom space, or other tenant improvements

AVAILABLE SPACE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 58474	Available	2,800 SF	NNN	\$8.00-10.00 SF/yr



PROPERTY DESCRIPTION

Suite 58474 offers approximately 2,800 SF of commercial space featuring a large open area. The existing floorplan includes a private room, a restroom, and dedicated storage space while maintaining a substantial open area that provides flexibility for tenant configuration. The suite is located within Bellevue Shopping Center and benefits from convenient access to the center's ample surface parking and established retail co-tenancy.

LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,800 SF
Lease Term:	Negotiable
Lease Rate:	\$8-10 SF/yr

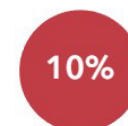


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10 minute Drive Time Demographics



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



2026
Unemployment Rate

BUSINESS



2,013

Total Businesses



2,013

Total Employees

INCOME



\$55,650

Median Household Income



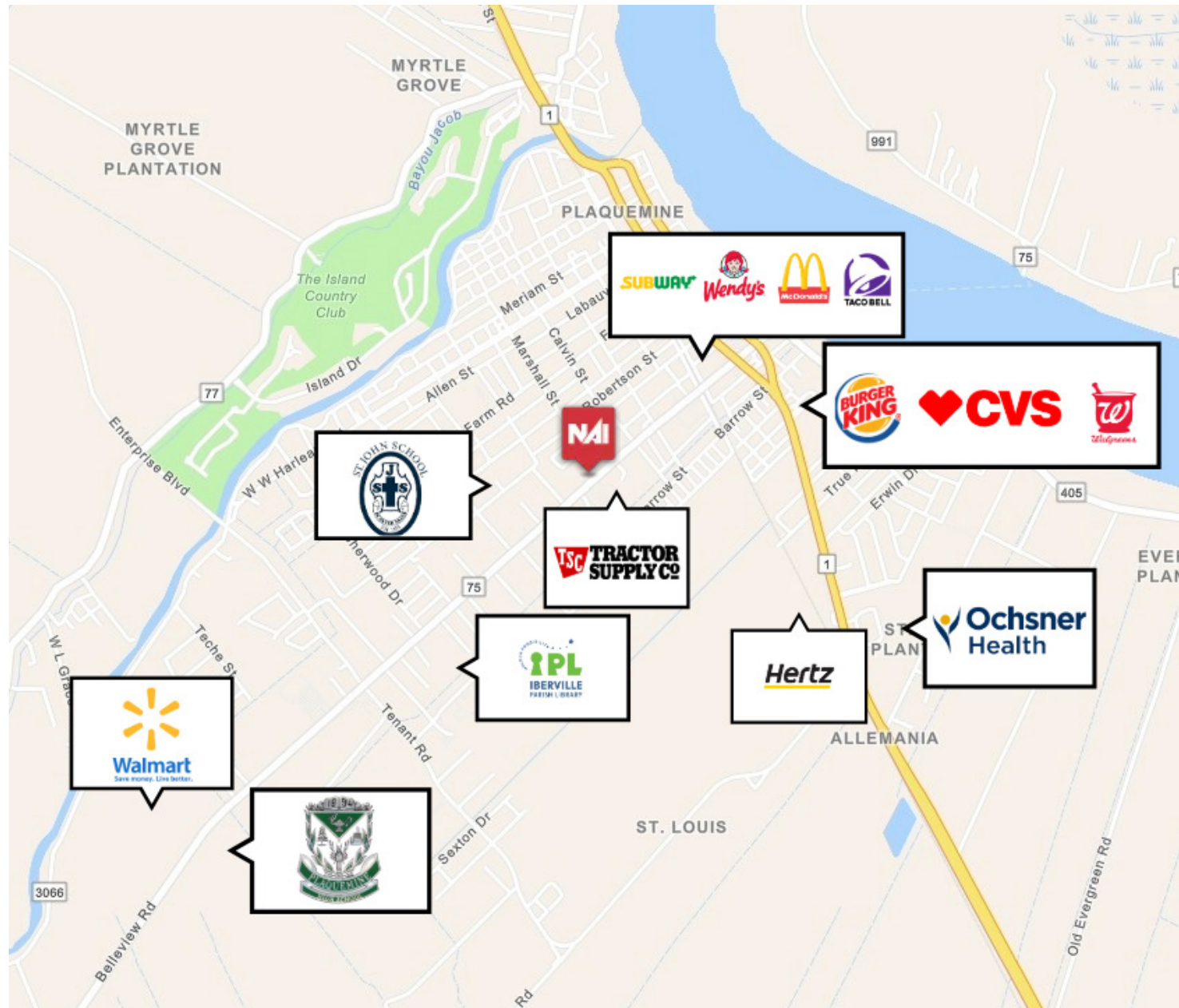
\$30,382

Per Capita Income



\$88,548

Median Net Worth



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ROUSES MARKET

ROUSES

GRAVES GYM

DOLLAR GENERAL

ACE BEAUTY
SUPPLY

KC DONUT

HIBBETT

CITITRENDS

Nails

Freeway
INSURANCE

HOT WOK
CHINESE FOOD TEL: 225-687-8889 8289

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