



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

MOVE IN SPECIAL!
3 Months FREE RENT!

For Lease
Suite 105
4,960 SF

RETAIL FOR LEASE: THE PLAQUEMINE CENTRE

58630 Belleview Drive
Plaquemine, LA 70764

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com



OFFERING SUMMARY

Lease Rate:	\$4,500.00 per month (NNN)
Building Size:	17,675 SF
Available SF:	4,960 SF
Lot Size:	3.914 Acres
Year Built:	2007
Zoning:	C6 (Commercial)

PROPERTY HIGHLIGHTS

- Prime Retail Opportunity in Plaquemine, Louisiana. Available For Lease: Former BuyWise Furniture Store (4,960 SF) \$4,500/mo. (NNN) : **MOVE IN SPECIAL 3 Months Free Rent!**



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PROPERTY DESCRIPTION

Discover a in Thriving Plaquemine, Louisiana

Nestled along the bustling north side of Belleview Road in the heart of Iberville Parish, The Plaquemine Center offers a rare chance to own a high-performing, income-generating shopping center in a stable and growing community. This 17,600± square foot, Class S steel-frame property, built in 2007 and maintained in excellent condition, boasts a modern design with central HVAC, ample parking (66 spaces), and full ADA compliance. With an effective age of just 15 years, this center is primed for long-term value appreciation.

Strategic Location with Strong Growth Potential

Located at 58630 Belleview Road, Plaquemine, LA 70764, the property sits on a generous 3.914± acre (170,495± sq ft) rectangular site with 260 feet of prime frontage. Zoned C-6 for commercial use, it's ideally positioned in a rural-yet-accessible neighborhood that's evolving with new residential subdivisions and major industrial developments, including the upcoming Formosa Plastics plant as well as Shintech and Dow Chemical, which promises thousands of jobs and economic boost. Proximity to essential amenities like schools, churches, shopping, and healthcare, combined with easy access to Baton Rouge (just 15 miles away), ensures steady foot traffic and tenant stability. The corridor along Belleview Road features well-maintained commercial properties and is expected to remain stable with positive income and population trends.

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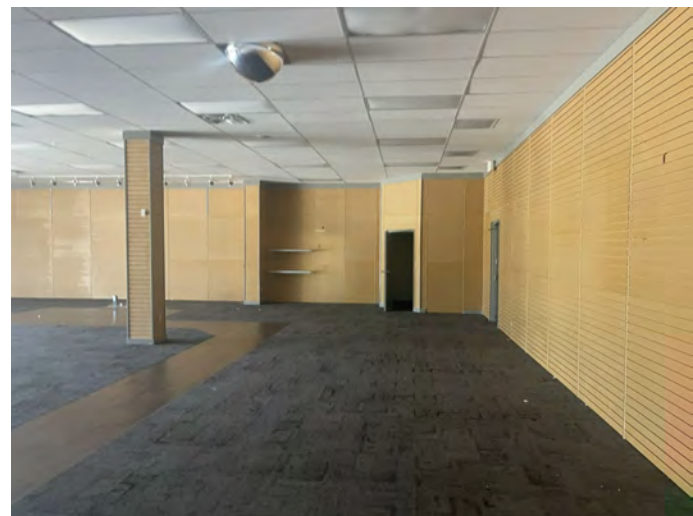
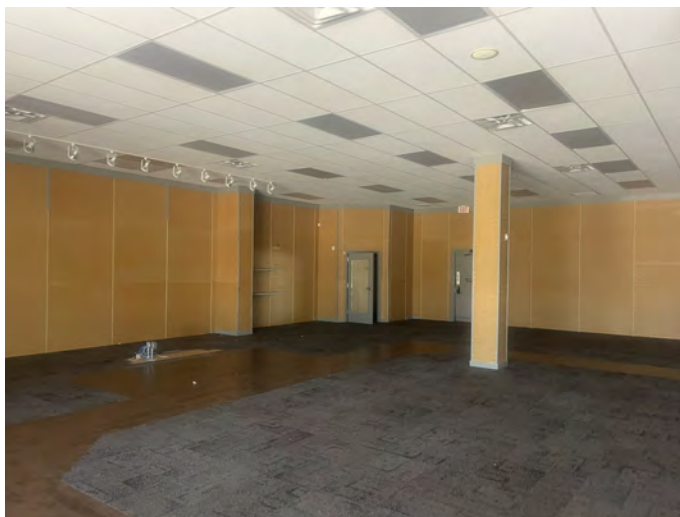
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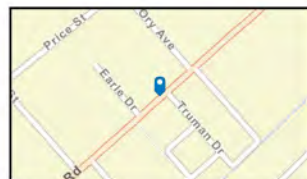
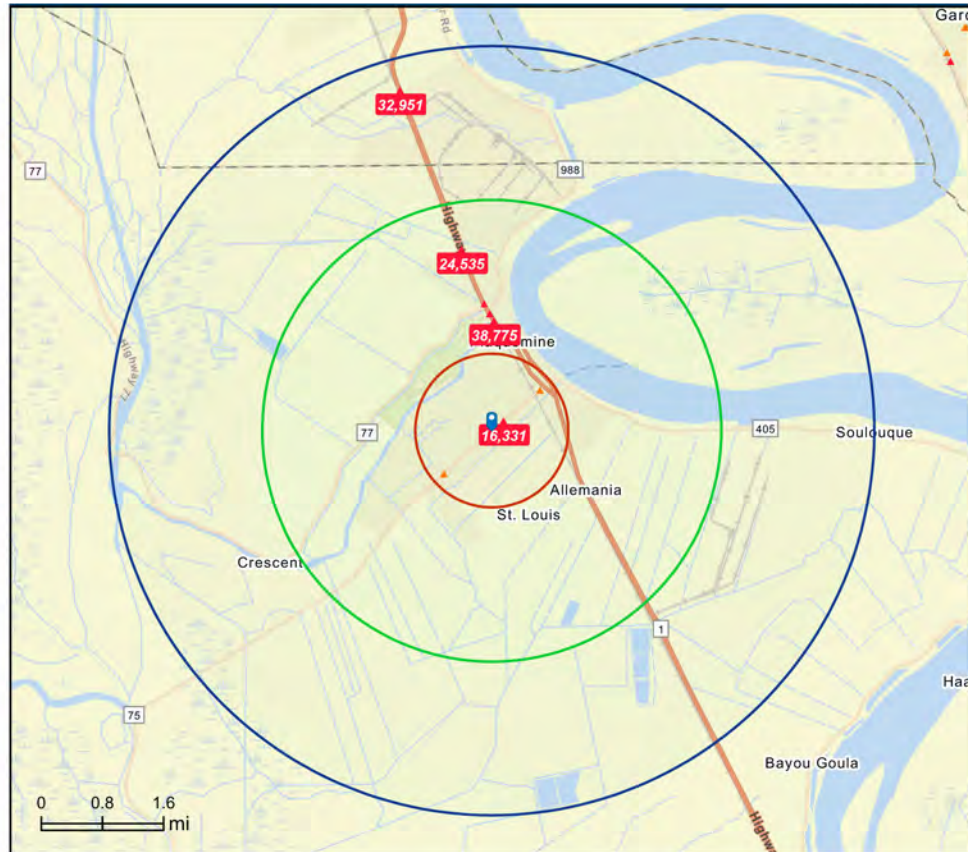


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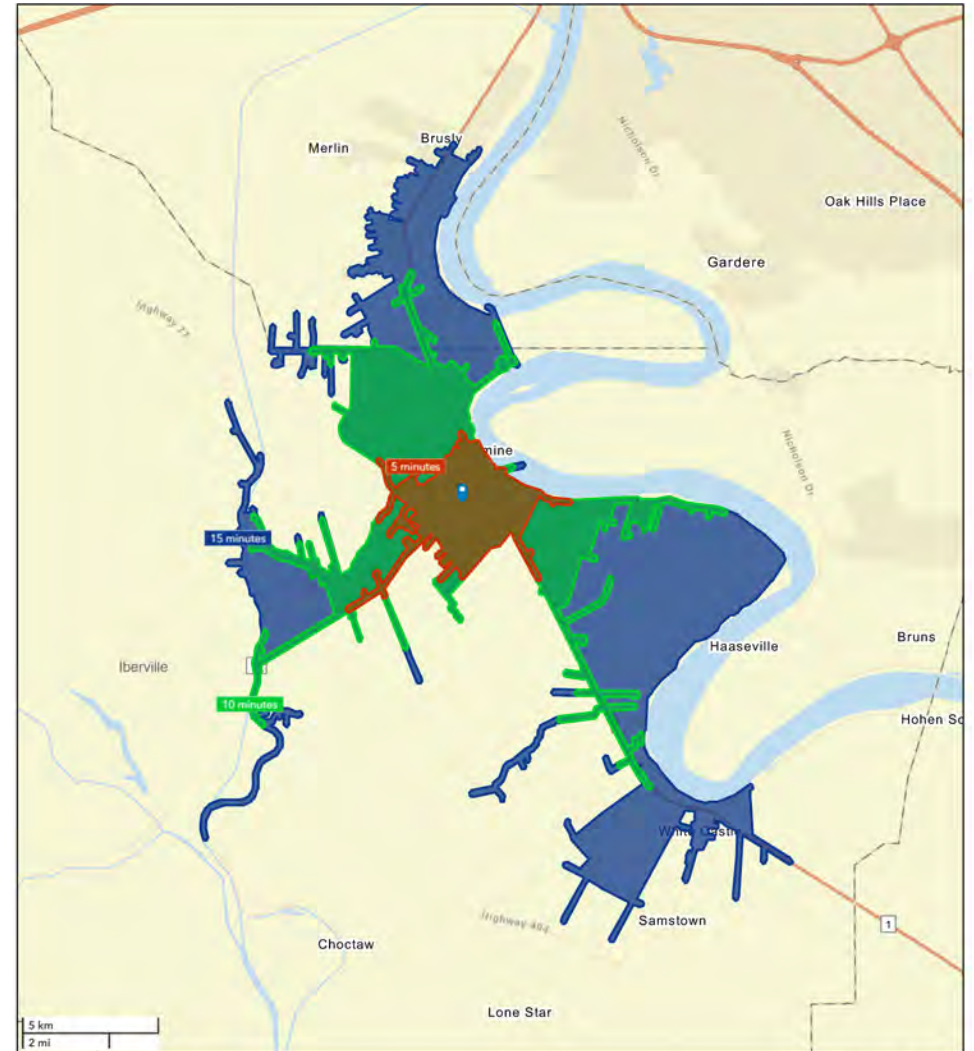
TRAFFIC COUNT MAP: 16,331/VPD & DRIVE TIME MAP: 5, 10, 15 MINUTES RETAIL FOR LEASE: THE PLAQUEMINE CENTRE

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Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



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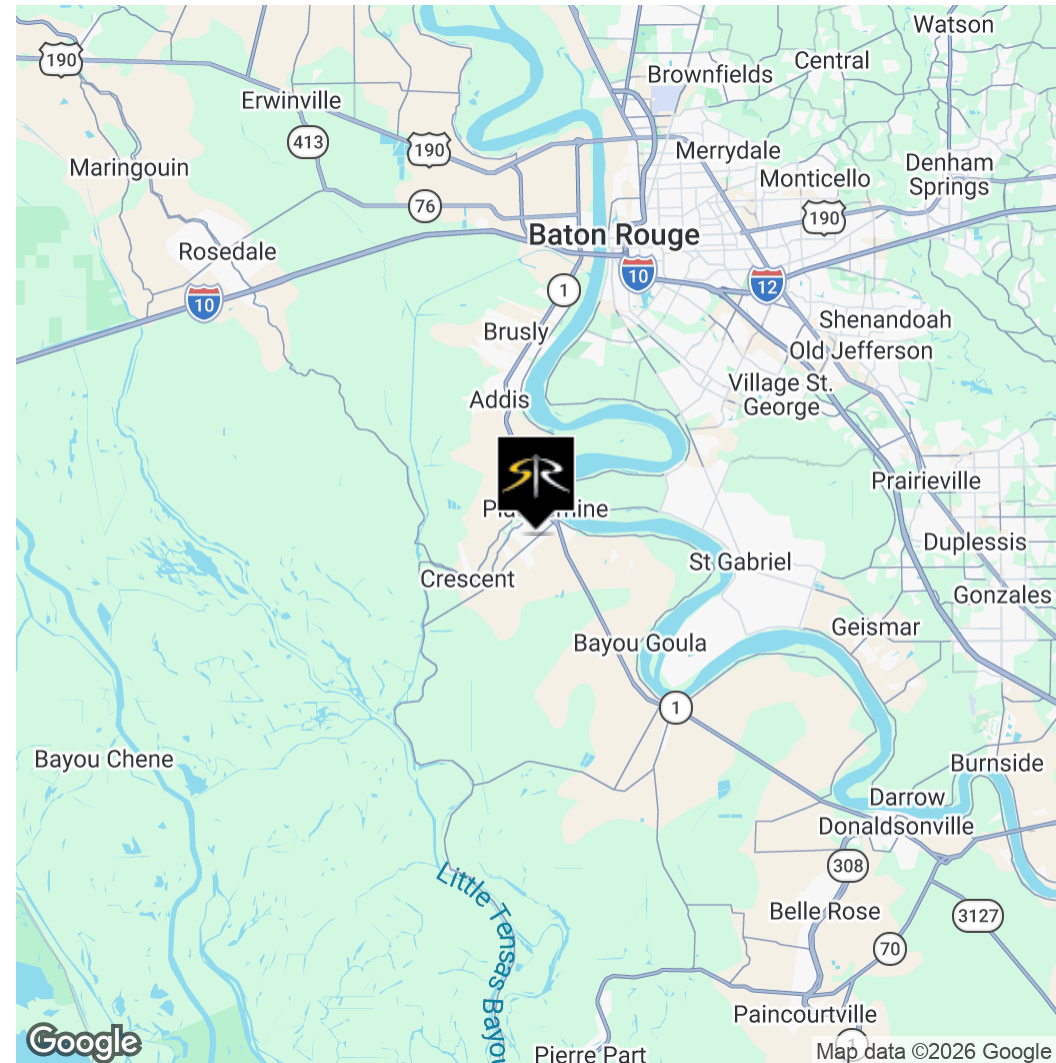
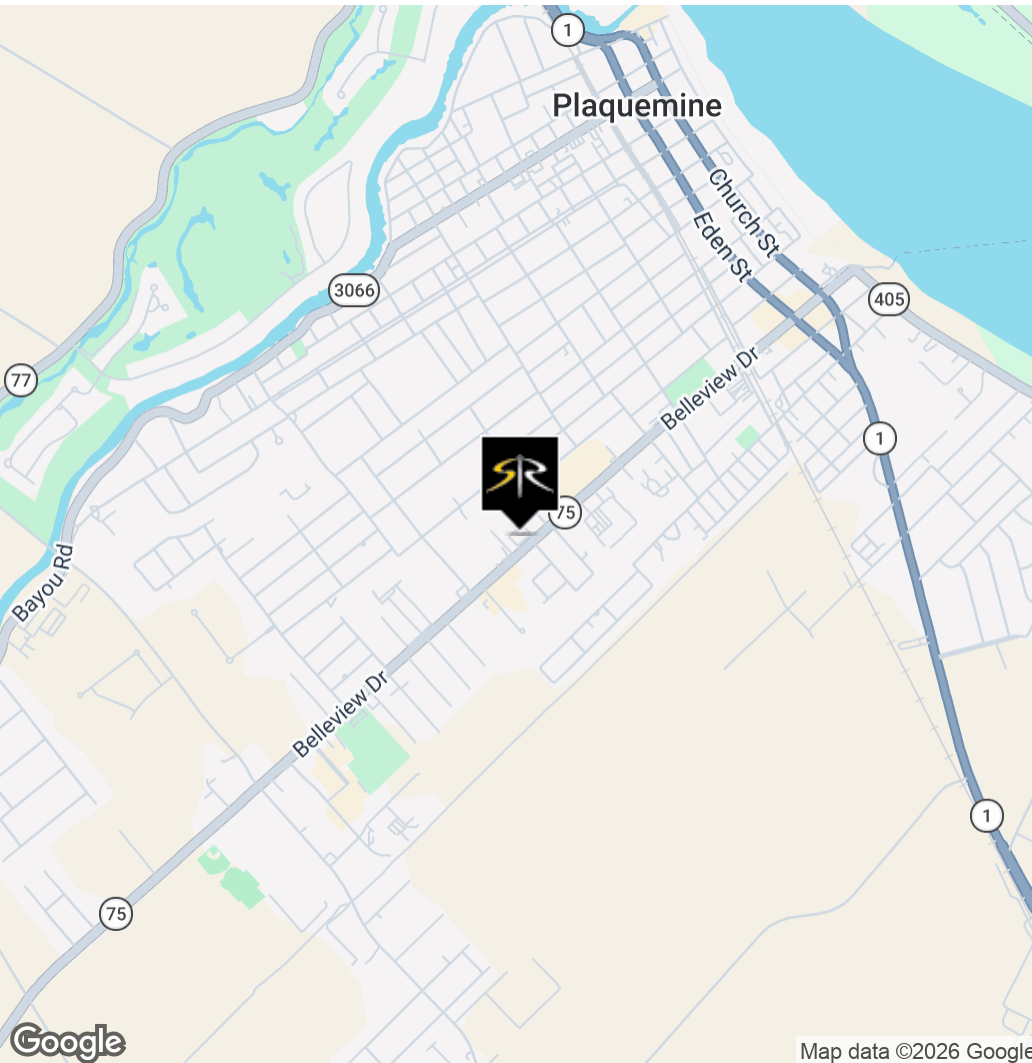
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LOCATION MAPS

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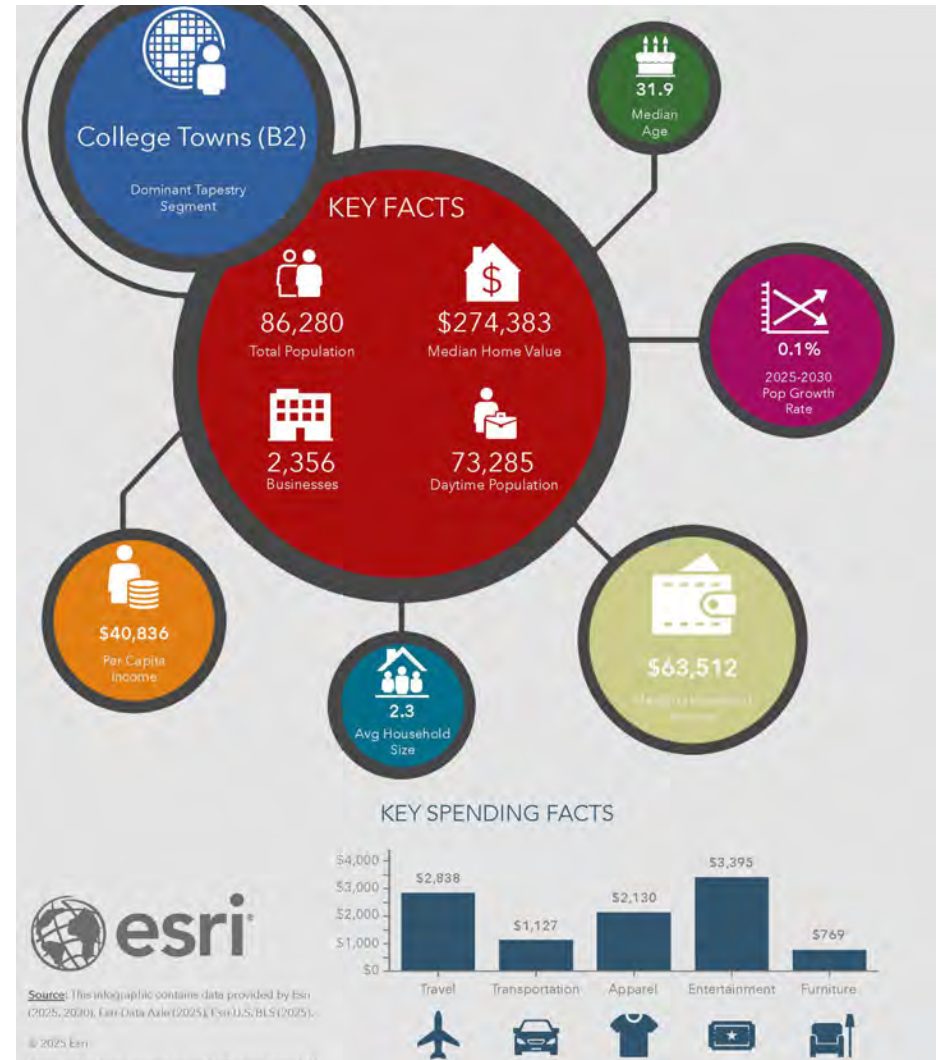
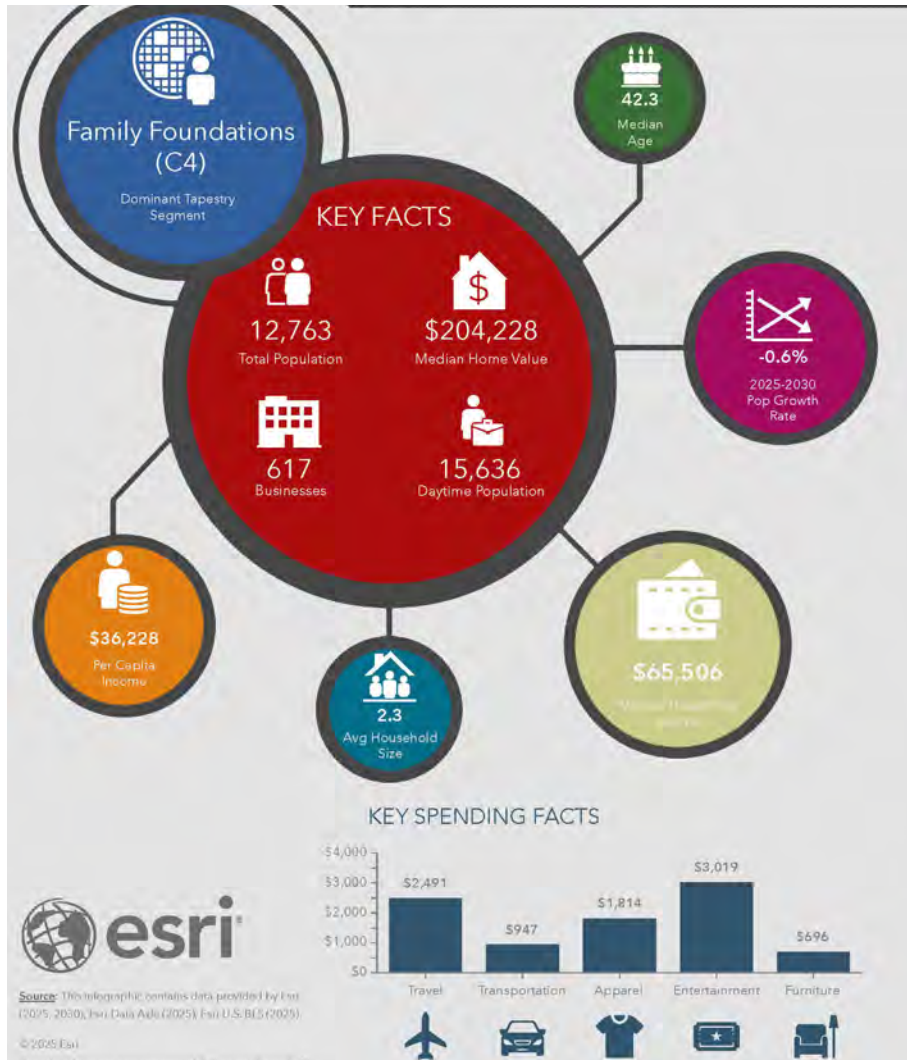
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DEMOGRAPHIC SUMMARY: 5, 10, 15 MILE RADII

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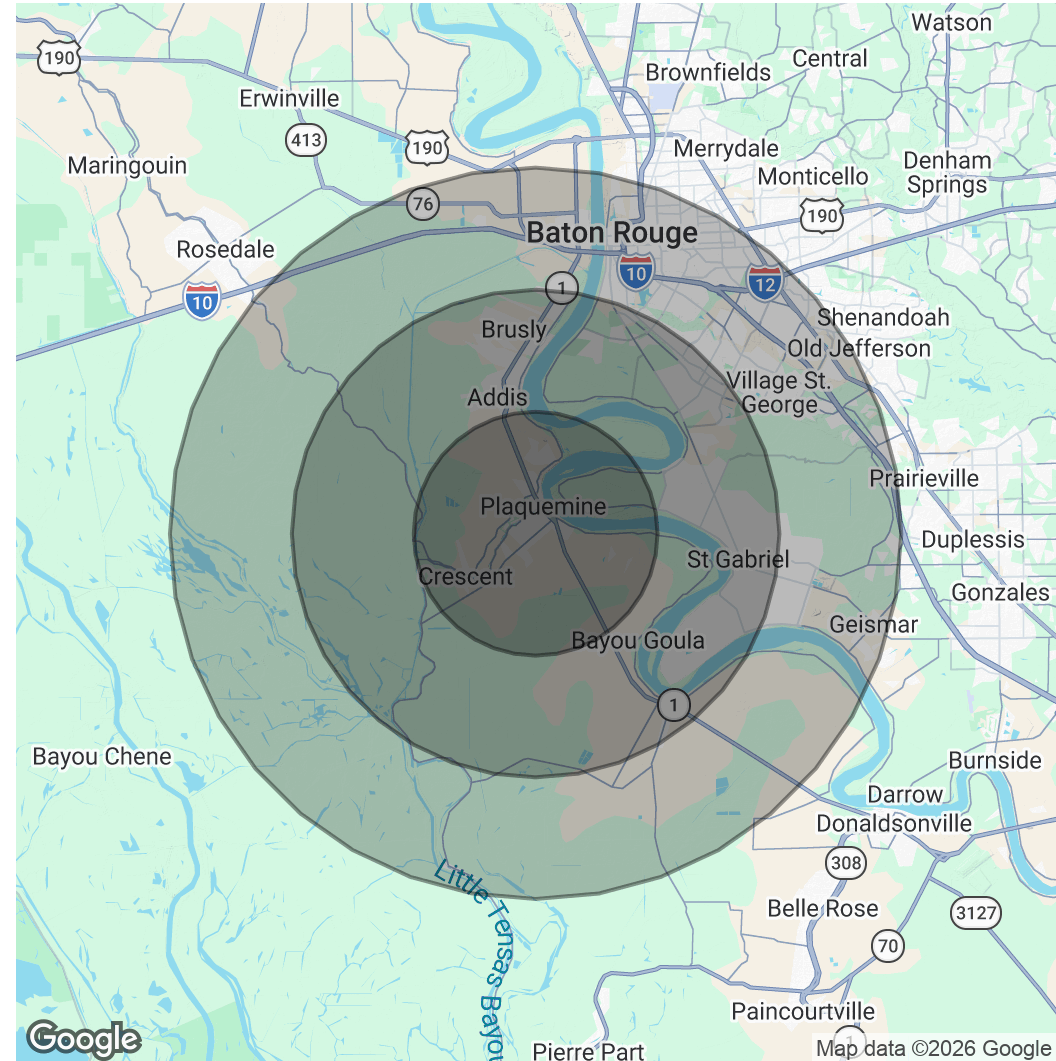
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	14,975	81,864	254,844
Average Age	37.1	31.6	35.9
Average Age (Male)	33.1	31.5	35.7
Average Age (Female)	40.1	32.4	36.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	5,882	31,201	101,928
# Of Persons Per HH	2.5	2.6	2.5
Average HH Income	\$91,016	\$95,391	\$104,091
Average House Value	\$228,447	\$270,699	\$337,785

2023 American Community Survey (ACS)



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