

RETAIL SPACE FOR LEASE

Oak Plaza Suite C

36520 Oak Plaza Ave, Prairieville, LA 70769

Presented By:

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PROPERTY DESCRIPTION

Oak Plaza offers a versatile commercial opportunity in Prairieville featuring approximately 1,138–3,720 SF retail and office suites suitable for retail, restaurant, service, and professional users. The property provides strong visibility, convenient access, ample on-site parking, and flexible layouts, including open retail space and private office configurations. Located within a growing Ascension Parish corridor and surrounded by established residential and commercial development, Oak Plaza offers an attractive location for businesses seeking accessibility and exposure in the Prairieville market.

PROPERTY HIGHLIGHTS

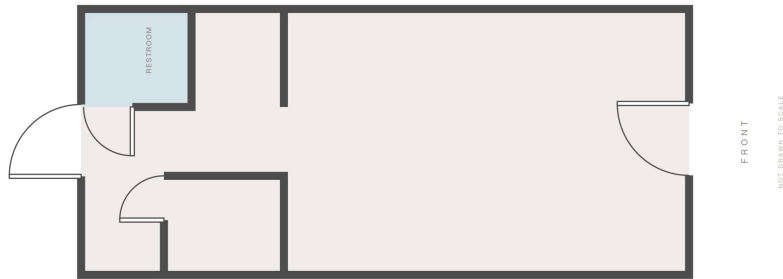
- Flexible suite sizes from approximately 1,138–3,700 SF
- Retail and office configurations available
- Ample on-site parking
- Established co-tenancy generating consistent traffic
- Established neighborhood tenant base
- Located in growing Prairieville trade area

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,138-3,720 SF
Building Size combined:	± 24,687 SF

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SUITE C



PROPERTY HIGHLIGHTS

- Suite C - ±1,138 SF
- Strong visibility and convenient access
- Ample on-site parking
- Established co-tenancy generating consistent traffic
- Suitable for retail, service, or office users
- Located in growing Prairieville trade area

AVAILABLE SPACE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite C	Available	1,138 SF	NNN	\$20.00 SF/yr



PROPERTY DESCRIPTION

Positioned within an established retail center, the suite benefits from steady foot traffic and strong co-tenancy. The space is offered at \$20.00/SF NNN, with operating expenses of \$4.60/SF, providing a competitive leasing opportunity in a high-demand submarket. The property features ample on-site parking and easy accessibility, enhancing convenience for both customers and employees.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	107	438	1,786
Total Population	342	1,375	5,688
Average HH Income	\$235,403	\$218,851	\$193,783

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Suite C:



NAIRampart



SPENDING POWER

Drive Time of 10 Minutes

KEY FACTS (2025)



30,834

Total Population



11,451

Total Households



\$105,963

Median Household Income



36.3

Median Age



2.69

Average Household Size



\$86,835

Median Disposable Income



0.9%

2025-2030 Growth Rate:
Population (Index)



1.3%

2025-2030 Growth Rate:
Households (Index)



2.7%

2025-2030 Growth Rate:
Median HH Inc (Index)

TOTAL SPENT (2025)



\$32,716,610

Apparel/Services



\$54,989,713

Food Away from Home



\$100,353,464

Health Care



\$53,362,348

Entertainment/Recreation



\$59,115,234

Finance/Insurance Sales



\$38,898,831

HH Furnishings/Equipment



\$13,969,299

Personal Care
Products/Services



2,238

Large Appliance
Expenditures



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QR Code to Listing:



For More Information:

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