

Southland Plaza

5801 W Park Ave Houma, LA 70364

PROPERTY SUMMARY



Property Description

Leasing Incentive:

Suites 201–204: First 6 months at \$500/month

Suites 101–108: First 6 months at \$1,000/month

Newly renovated retail center positioned at the high-performing corner of W Park Ave. and MLK, Jr. Blvd. Southland Plaza features updated interiors, modern lighting, refreshed exterior siding and soffits, and flexible suite configurations suitable for retail, service, medical, and office users.

Surrounded by major drivers including **Sam's, Rouses, Walgreens, and Southland Mall**. The center offers strong visibility, steady traffic, and a highly active trade area. Multiple suite sizes available, ranging from small shop formats to larger open-plan spaces.

Jordan Johnson

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Offering Summary

Lease Rate:	\$7.00 - 12.50 SF/yr (NNN)
Available SF:	912 - 33,340 SF
Building Size:	58,947 SF
Lot Area:	4.73 Acres



LEASE SPACES

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
Suite 111	33,340 SF	NNN	\$7.00 SF/yr
Suite 101	1,326 SF	NNN	\$12.50 SF/yr
Suite 105	1,824 - 2,736 SF	NNN	\$12.50 SF/yr
Suite 106	912 - 2,736 SF	NNN	\$12.50 SF/yr
Suite 108	1,200 - 3,588 SF	NNN	\$12.50 SF/yr
Suite 109	2,388 - 3,588 SF	NNN	\$12.50 SF/yr
Suite 201	1,216 - 4,864 SF	NNN	\$8.50 SF/yr
Suite 202	1,216 - 4,864 SF	NNN	\$8.50 SF/yr
Suite 203	1,216 - 4,864 SF	NNN	\$8.50 SF/yr
Suite 204	1,216 - 4,864 SF	NNN	\$8.50 SF/yr

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SUITE 111 PHOTOS



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SUITE PHOTOS - FIRST FLOOR



Suite 101



Suite 105



Suite 106



Suite 108

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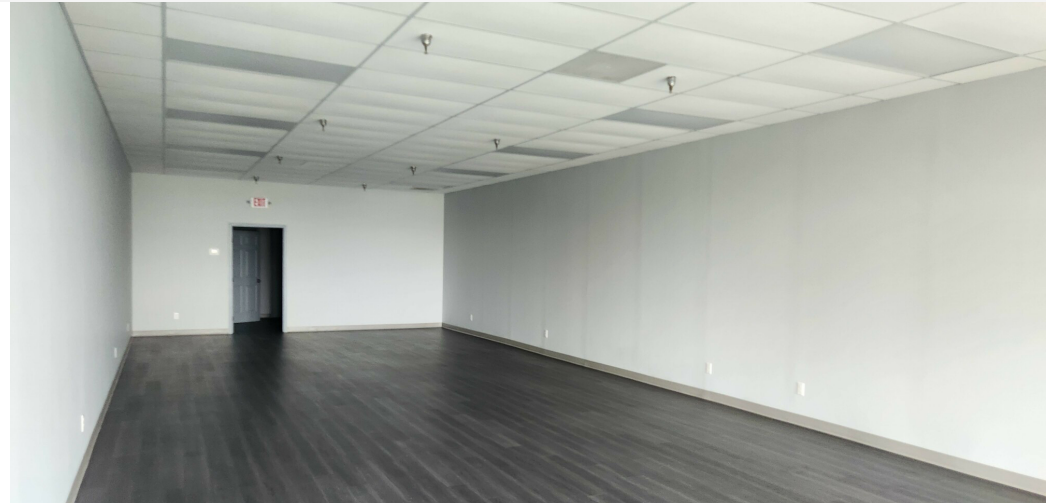


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SUITE PHOTOS - SECOND FLOOR



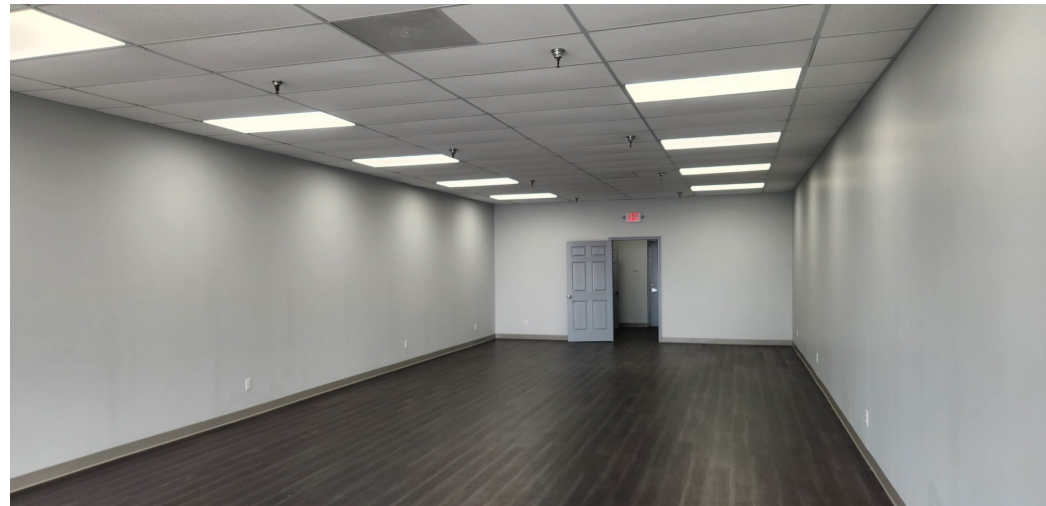
Suite 201



Suite 202



Suite 203



Suite 204

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ADDITIONAL PHOTOS



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RETAILER MAP



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LOCATION MAP



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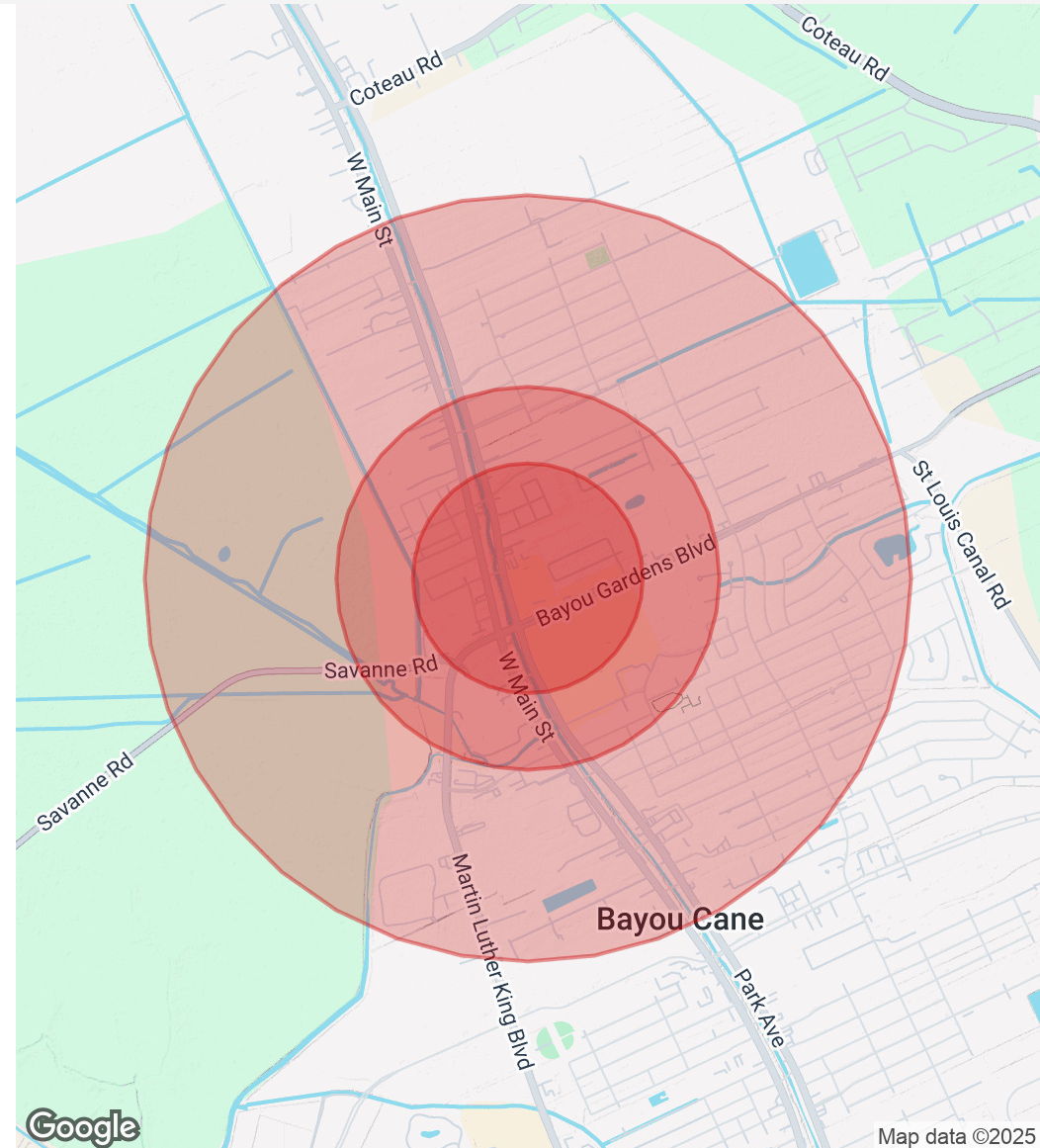
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DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,975	15,031	58,070
Average Age	41	46	43
Average Age (Male)	41	45	43
Average Age (Female)	41	47	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,044	7,601	27,863
# Of Persons Per HH	1.9	2	2.1
Average HH Income	\$96,199	\$89,848	\$89,759
Average House Value	\$713,421	\$887,245	\$900,967

Demographics data derived from AlphaMap



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