

# FOR LEASE

## PAULINA SHOPPING CENTER HWY 3125 | PAULINA, LA

### NEW SHOPPING CENTER DEVELOPMENT 4 RETAIL SUITES AVAILABLE

Offered @ \$18 PSF | White Box Space  
1,500 s/f and 1,200 s/f spaces available

*\*Under Construction | Spring 2026 Anticipated Completion\**

Located near Bellevue Lakes Subdivision in Paulina, LA | Growing Area!  
Perfect for Restaurant, Retail, Office Space, Medical, Other!



Brandon Bell | 225.910.3696

Gary Binns | 225.268.8639

GRB Real Estate | 38058 Hwy 621, Suite F | Gonzales, LA 70737 | 225.677.6767



Licensed in the State of Louisiana





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SITUATED ON HIGHWAY 3125  
IN PAULINA, LA



**GARY BINNS**  
**(225)268-8639**

[GBINNS2@GMAIL.COM](mailto:GBINNS2@GMAIL.COM)

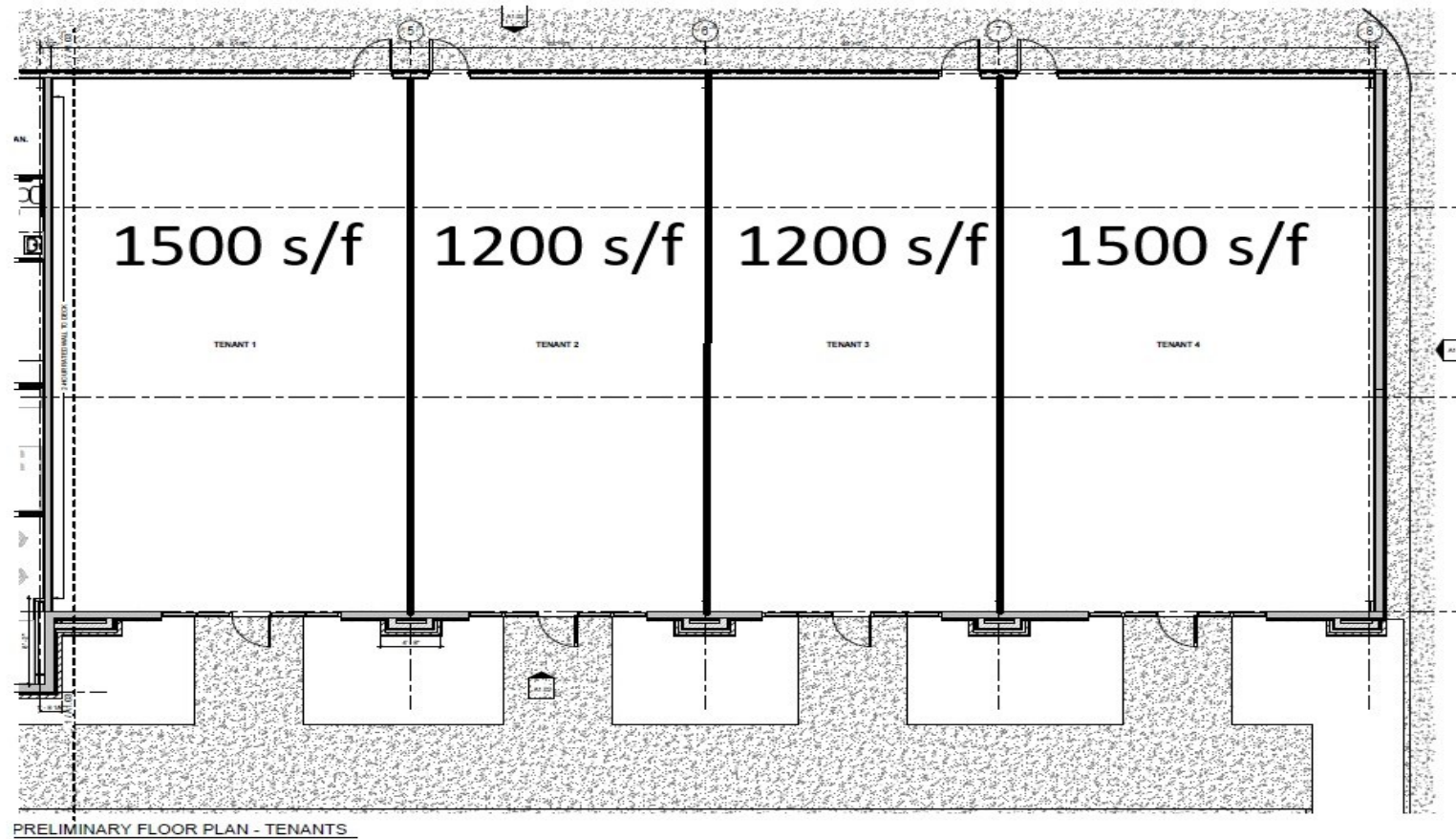
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## Community and Economy of St. James Parish

**Strategic Location:** Situated on the Mississippi River with access to major highways, the parish is part of the Port of South Louisiana, the largest tonnage port in the Western Hemisphere, providing significant industrial and business opportunities.

**Strong Community and Lifestyle:** The parish is noted for its friendly, rural communities, a commitment to quality education with highly rated public schools, and a high rate of homeownership.

**Access to Amenities:** Its proximity to Baton Rouge and New Orleans allows residents easy access to extensive amenities, including major universities, medical facilities, entertainment centers, and cultural attractions.

**Public Services:** The parish prides itself on high school graduation rates above the state average, good public schools, and low crime rates

## Unique Culture and Traditions

**"Bonfires on the Levee":** The parish is famous for its unique Christmas Eve tradition where residents build and light large, towering bonfires along the Mississippi River levee to help "Papa Noel" find his way. This attracts many visitors and is a major community event.

**Mouth-watering Cuisine:** The area is known for its delicious Cajun cuisine, with local restaurants and markets offering specialties like fresh seafood, jambalaya, and more.

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