



RETAIL SPACES FOR LEASE

Oak Plaza Shopping Center

36520 Oak Plaza Ave, Prairieville, LA 70769

Presented By:

Oni Ejezie-Watson

Commercial Advisor

225.454.7627

owatson@rampartcre.com

Walter Chase Cathey III

Commercial Sales & Leasing

310.433.4620

chase.cathey@rampartcre.com



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

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,138 - 3,720 SF

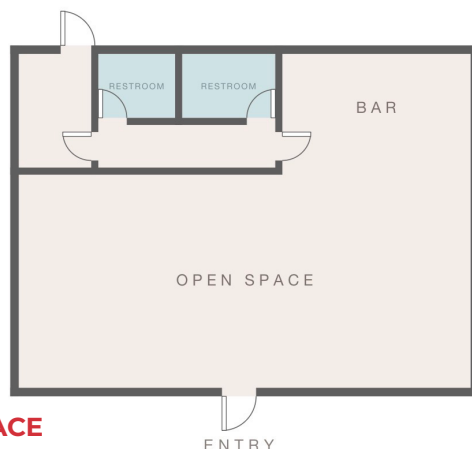
Lease Term:	Negotiable
Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite A,B,C	Available	3,720 SF	NNN	\$20.00 SF/yr
Suite B	Available	1,240 SF	NNN	\$20.00 SF/yr
Suite C	Available	1,138 SF	NNN	\$20.00 SF/yr
Suite D	Available	1,444 SF	NNN	\$20.00 SF/yr
Office Suite C	Available	1,200 SF	NNN	\$20.00 SF/yr

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

SUITE A, B & C



AVAILABLE SPACE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite A,B,C	Available	3,720 SF	NNN	\$20.00 SF/yr



PROPERTY HIGHLIGHTS

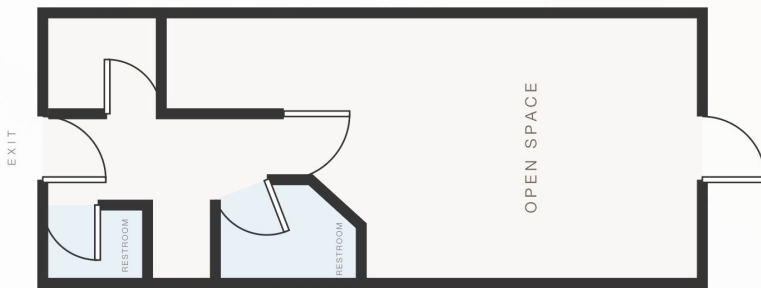
- Multi-building retail and office center
- Open, flexible floor plan
- Flexible configurations (divisible and contiguous spaces available)
- Strong visibility and convenient access
- Suitable for retail, restaurant, service, or office users

PROPERTY DESCRIPTION

Suite A, B, C is a ±3,720 SF retail space at Oak Plaza, a well-positioned neighborhood retail center in Prairieville. The suite features an open floor plan with a dedicated bar area and two restrooms, providing a flexible layout suitable for a variety of retail, restaurant, or service opportunities. The property offers strong visibility, convenient access, and ample on-site parking, with established neighboring tenants generating consistent daily traffic. Located within a growing Ascension Parish corridor, Suite A, B, C provides an excellent opportunity for a business seeking a highly accessible Prairieville location.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	105	431	1,789
Total Population	336	1,351	5,682
Average HH Income	\$234,347	\$219,213	\$192,558

SUITE B



PROPERTY HIGHLIGHTS

- Suite B – ±1,240 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 B	Available	1,240 SF	NNN	\$20.00 SF/yr

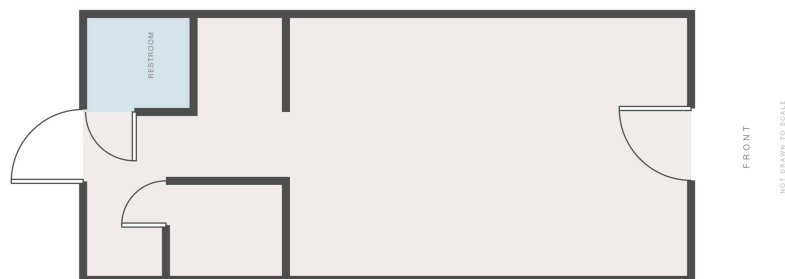


PROPERTY DESCRIPTION

Oak Plaza offers multiple retail suites in a well-positioned Prairieville location with strong visibility, convenient access, and ample on site parking. Available spaces include Suite B (±1,240 SF). Suite B is located adjacent to T-Freds Tiki Bar and Daiquiris benefiting from established co-tenancy and consistent area traffic. The property is suitable for retail, service, or office users and is located within a growing Ascension Parish corridor supported by surrounding residential and commercial development.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	107	438	1,787
Total Population	342	1,376	5,691
Average HH Income	\$235,268	\$218,827	\$193,742

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



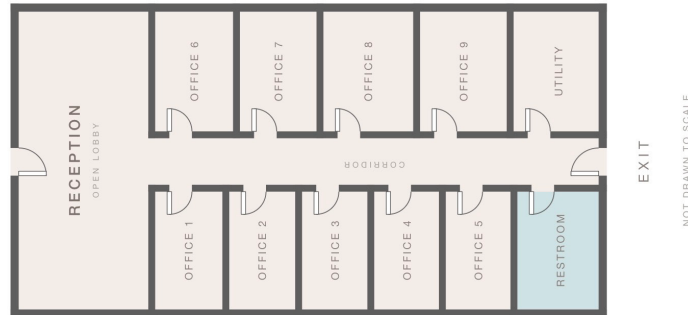
PROPERTY DESCRIPTION

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

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

SUITE D



PROPERTY HIGHLIGHTS

- Suite D – ±1,444 SF (adjacent to Las Palmas Mexican Restaurant)
- 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 D	Available	1,444 SF	NNN	\$20.00 SF/yr

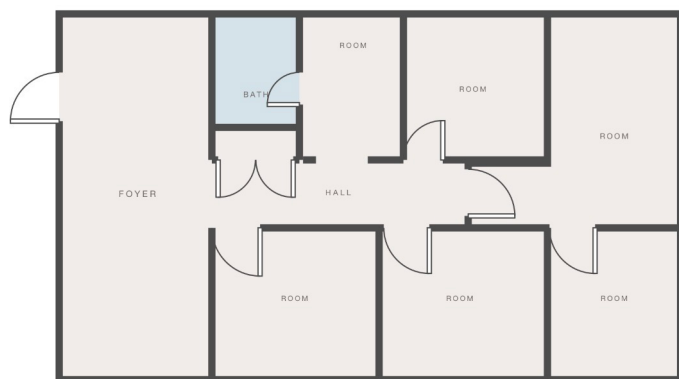


PROPERTY DESCRIPTION

Suite D is a ±1,444 SF retail/service/office suite located within Oak Plaza at 36520 Oak Plaza Ave. in Prairieville, Louisiana. The suite offers a functional layout with multiple offices, reception area, restroom, and convenient access. Positioned within an established co-tenancy environment and supported by ample on-site parking, the property provides strong visibility and convenient access for customers and employees. Its location within the growing Prairieville trade area makes Suite D well suited for a variety of retail, service, or office users.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	107	438	1,787
Total Population	342	1,376	5,691
Average HH Income	\$235,268	\$218,827	\$193,742

SUITE C



NOT DRAWN TO SCALE

AVAILABLE SPACE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Office Suite C	Available	1,200 SF	NNN	\$20.00 SF/yr

PROPERTY HIGHLIGHTS

- Oak Plaza offers office space in Prairieville with a functional layout suitable for professional and service-oriented users.
- The ±1,200 SF suite provides a flexible configuration that can be utilized as-is or adapted to meet tenant needs, with convenient access and on-site parking.
- The property is located within a growing Ascension Parish corridor supported by surrounding residential and commercial development.
- Providing accessibility for both clients and employees.

PROPERTY DESCRIPTION

Suite C offers ±1,200 SF of professional office space at Oak Plaza Office in Prairieville. The suite features a functional layout with a welcoming foyer, multiple private rooms/offices, a central hallway, and restroom facilities. The flexible configuration can accommodate a variety of professional and service-oriented users. Convenient access and ample on-site parking provide accessibility for both clients and employees, while the property's location within a growing Ascension Parish corridor benefits from surrounding residential and commercial development.



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	109	433	1,761
Total Population	348	1,363	5,593
Average HH Income	\$236,636	\$222,999	\$194,190

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

Oak Plaza Shopping Center

36520 Oak Plaza Ave, Prairieville, LA 70769



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

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



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



QR Code to Listing:



For More Information:

Oni Ejezie-Watson

Commercial Advisor
225.454.7627
owatson@rampartcre.com

Walter Chase Cathey III

Commercial Sales & Leasing
310.433.4620
chase.cathey@rampartcre.com

NARampart

1700 City Farm Drive
Baton Rouge, LA 70806

www.rampartcre.com