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ASCENSION MARKETPLACE
SHOPPING CENTER

17535 Airline Highway, Praireville, LA

FOR LEASE

PROPERTY SUMMARY

Welcome to Ascension Marketplace, located at 17535 Airline Highway in the heart of rapidly growing Prairieville, LA. This high-visibility retail center offers excellent frontage along Airline Highway, ensuring consistent exposure and foot traffic. Thus, making this property ideal for a wide range of businesses—from retail and service-based companies to office and medical uses. Surrounded by strong national and local retailers, this location benefits from a high daily traffic count and a thriving residential base in one of Ascension Parish's most desirable communities. Whether you're launching a new venture or expanding your footprint, Ascension Marketplace offers the accessibility, visibility, and flexibility your business needs to succeed.

AVAILABLE

- 1,200 - 1,600 SF

LEASE RATE

- $17.00 SF/yr, (NNN)
- NNN's - $4.90 SF/yr

PROPERTY HIGHLIGHTS

- Located in a thriving commercial corridor with strong demographics
- Surrounded by national retailers, restaurants, and dense residential development
- Flexible suite layouts to accommodate various business needs
- Rapidly growing area with strong population and income growth

TRAFFIC COUNTS (ADT 2026)

- Airline Highway: 24,170

2026 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	5,426	32,714	82,849
Avg. HH Income	$150,008	$164,001	$151,164
Households	2,068	12,446	31,316





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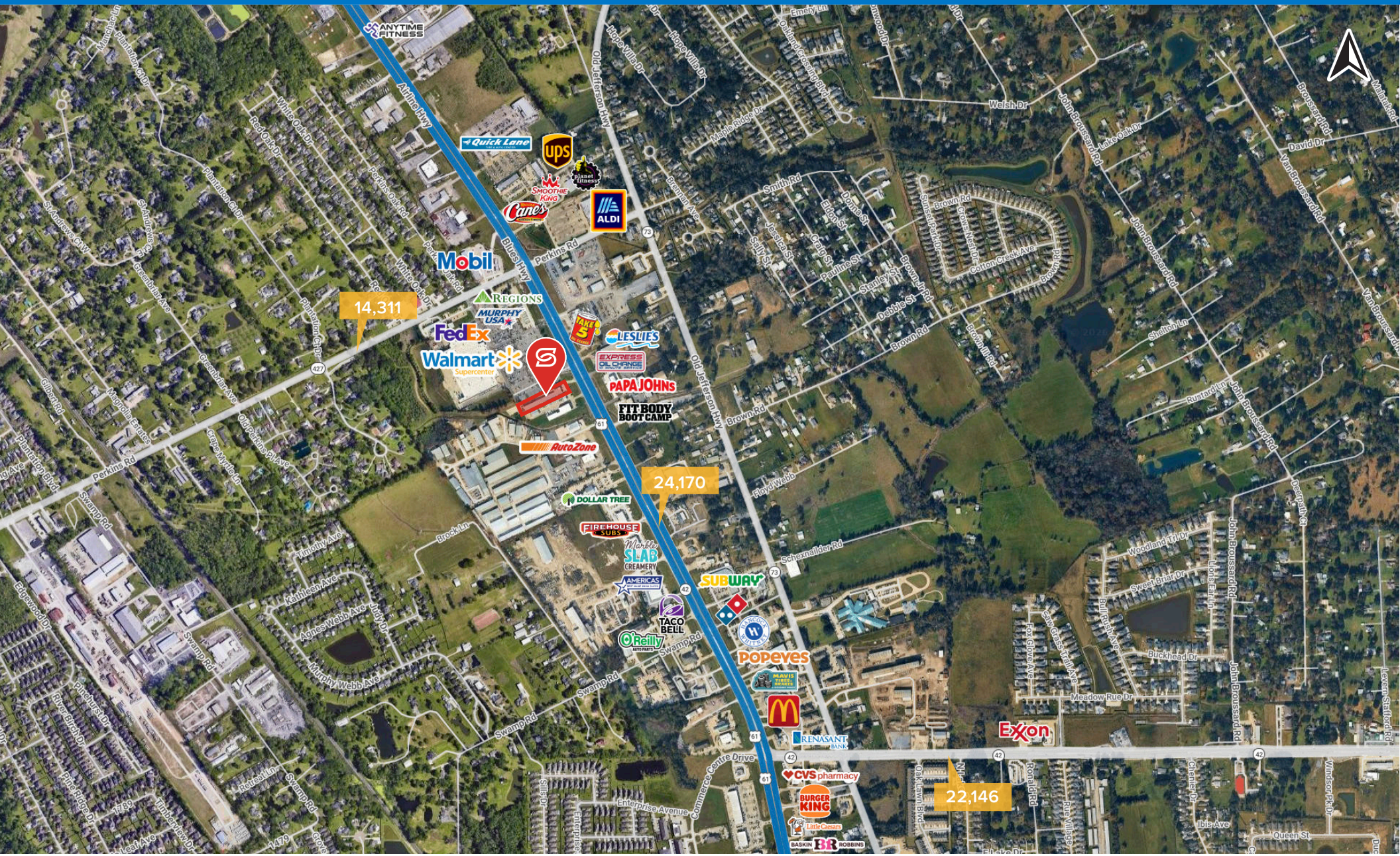
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