

930 Fortune Rd

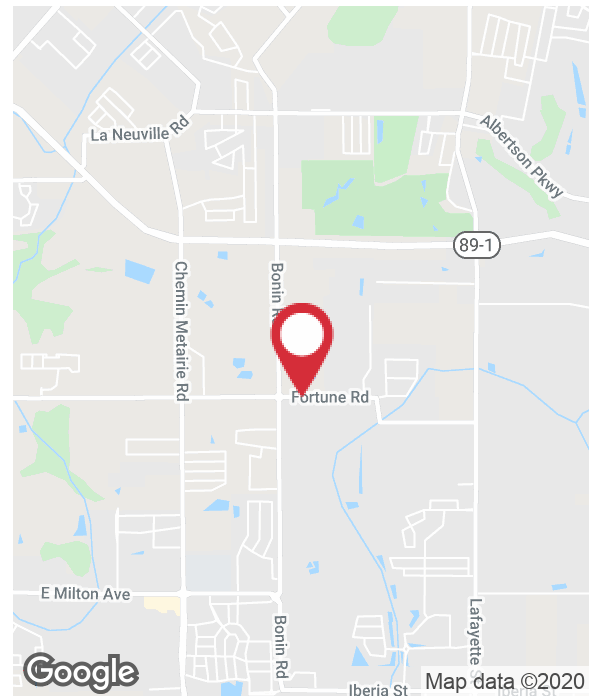
Youngsville, Louisiana 70592

Property Highlights

- First Generation Space For Lease
- Ideal For Retail or Office Use
- Vanilla Box Delivery
- Excellent Store Frontage and Visibility
- Located in one of the Fastest Growing Cities in Louisiana
- High Surrounding Residential Population

Lease Rate

\$19.00 SF/yr (NNN)



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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Retail

Executive Summary



BUILDING SIZE:	5,040 SF
AVAILABLE SF:	2,062 SF
LEASE RATE:	\$19.00 SF/yr (NNN)
CAM / NNN FEE:	Yes
LOT SIZE:	1.06 Acres
YEAR BUILT:	2020
TRAFFIC COUNT:	6,824 vpd (Fortune Rd) 6,832 vpd (Bonin Rd)
ZONING:	General Business
MARKET:	Youngsville

Property Overview

First generation space for lease in Youngsville, LA. The subject property is located on Fortune Rd near the Bonin Rd roundabout in front of Fortune Hills subdivision. Construction on the shell of the building is complete and Suite A will be ready for occupancy by the end of May. Suite A will be occupied by Gladiators Academy of Youngsville, a very successful mixed martial arts gym for all ages that is expanding and relocating from the shopping center next door. The remaining portion of the building, Suite B, is 2,062 sqft and is perfect for a variety of uses, childcare or kids gymnastics, boutique, salon, office, specialized food or smoothie to name a few. The suite will remain in open shell condition and will be delivered to the tenant in "Vanilla Box" condition. The building sits on a corner lot just over an acre and will have plenty of parking. Demographics of the immediate area are very strong with Youngsville being one of the fastest growing cities in the state. Youngsville, which currently has 12,750+ residents inside the city limits, is projected to grow 2.68% annually over the next 5 years.

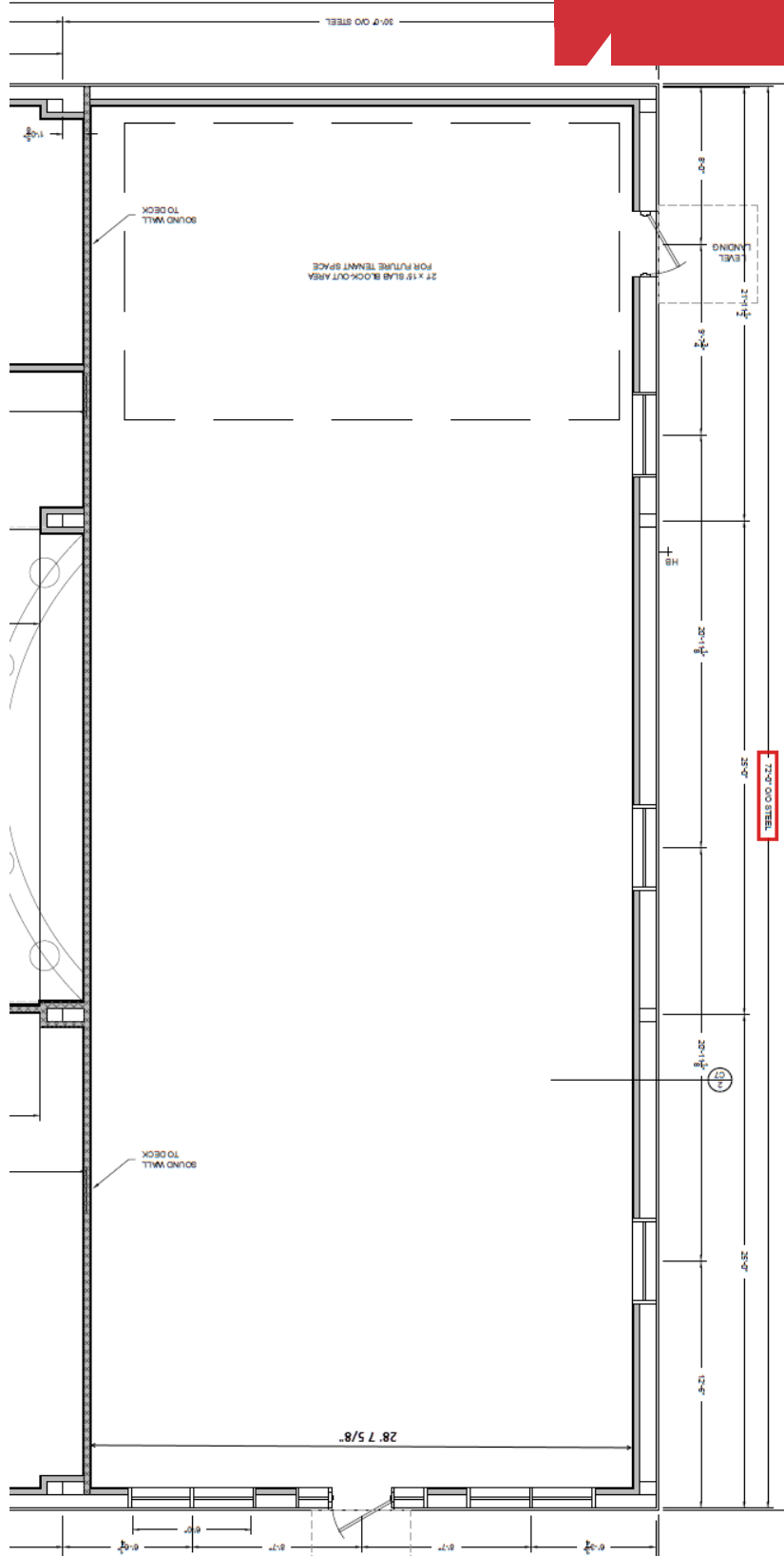
Available Spaces

Space	Space Use	Lease Rate	Lease Type	Size (SF)
Suite B	General Retail	\$19.00 SF/YR	NNN	2,062 SF

For Lease

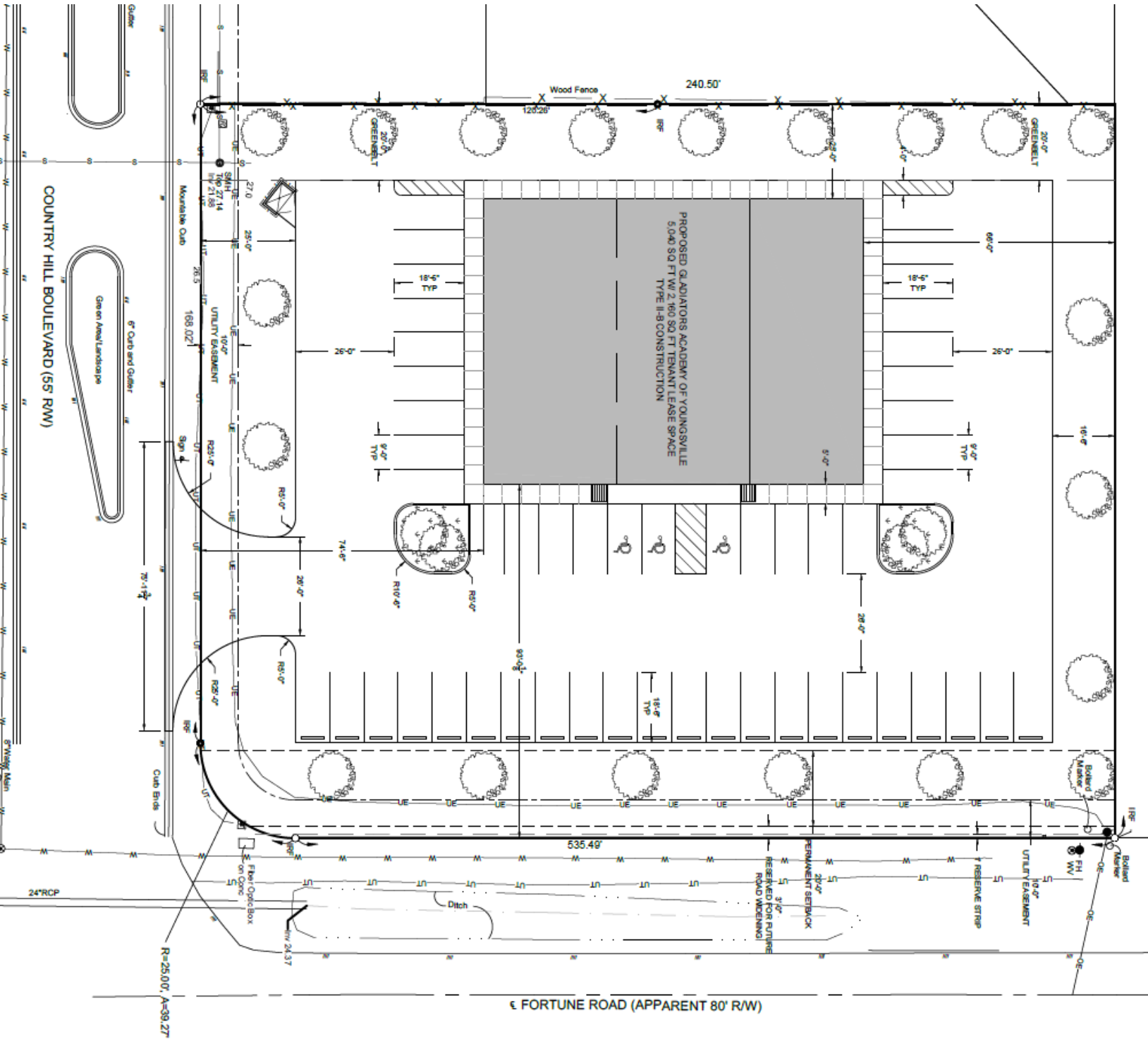
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Floor Plan | Suite B

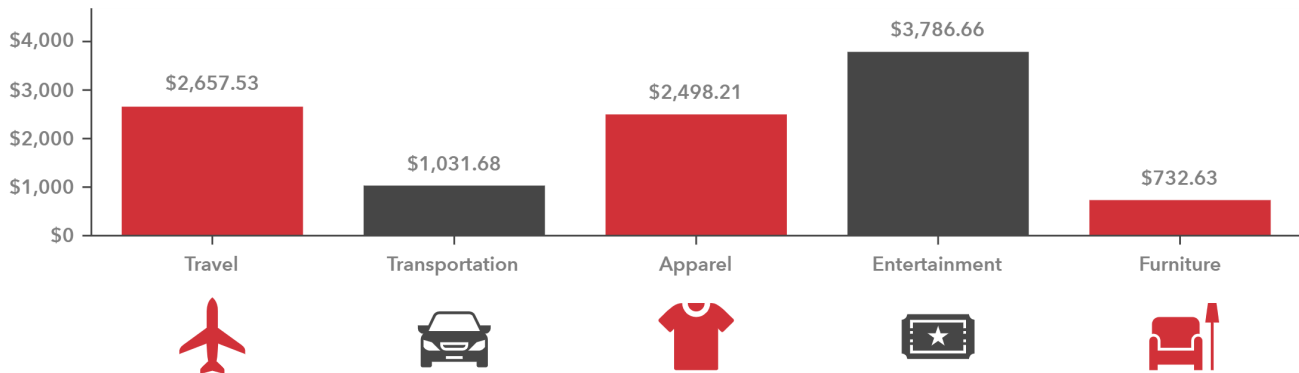
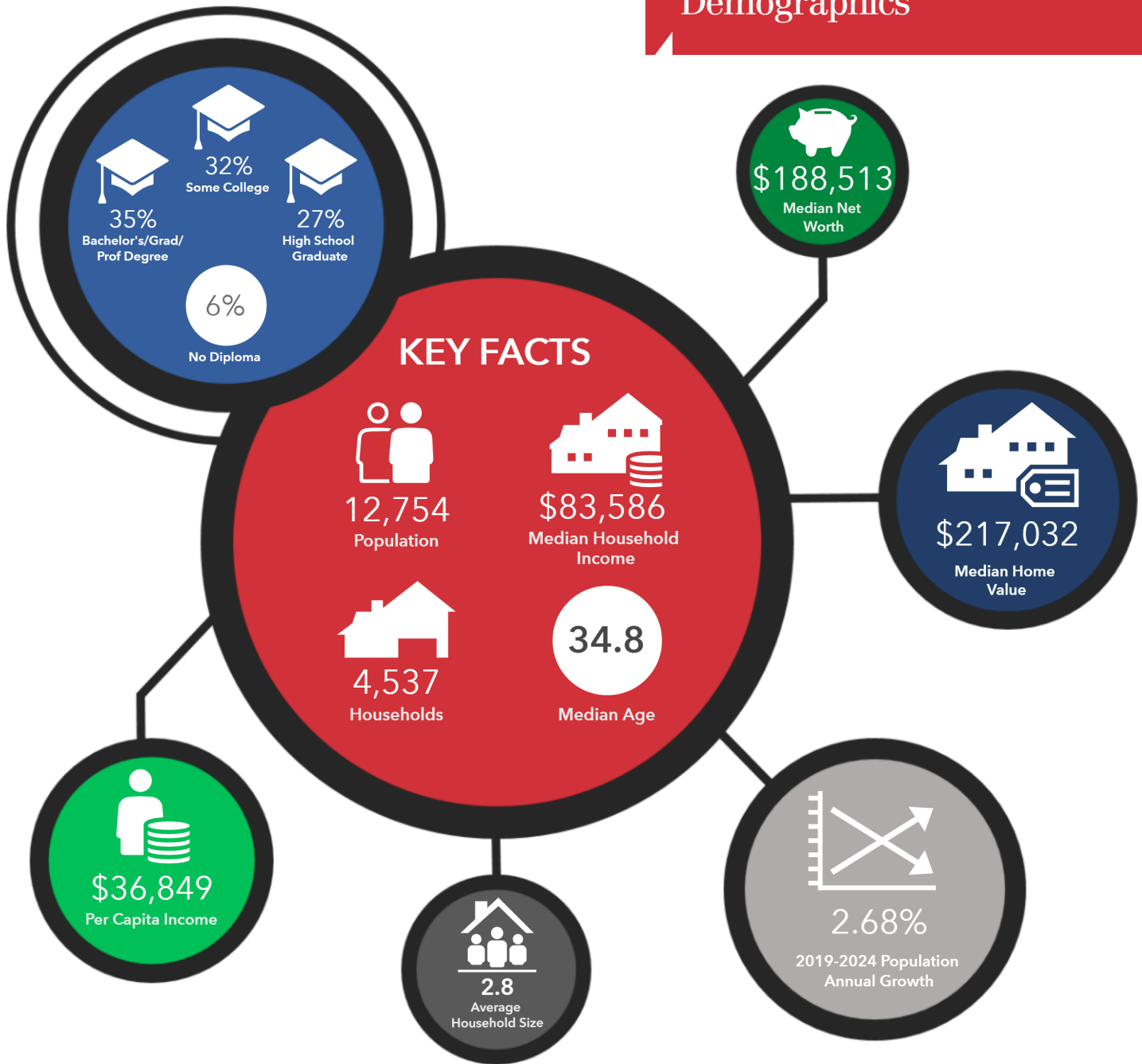


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Site Plan



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*Spending facts are average annual dollars per household