



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

Suite 201/202
3,369 SF

Suite 208
1,824 SF

ZACHARY COMMERCE CENTER- SHOPPING CENTER

20377 Old Scenic Hwy
Zachary, LA 70791

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

ZACHARY COMMERCE CENTER - SHOPPING CENTER

20377 OLD SCENIC HWY, ZACHARY, LA 70791

FOR LEASE

27,961 SF



OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Suite 201/202:	3,369 SF
Suite 208:	1,824 SF
CAM:	\$4.34 PSF
Year Built:	2007
Zoning:	UC (Urban Center)
Flood Zone:	"X"
Traffic Count:	19,207/CPD
Parking:	225 Spaces

PROPERTY HIGHLIGHTS

- Zachary Commerce Center is an established Shopping Center under new ownership located in Zachary, Louisiana, at the corner of Old Scenic Highway and Highway 64.
- Co-tenants are Vas Quero Mexican Restaurant, Z Dentistry, Charged Communications, Hong Kong Restaurant, Barking Beauties, Persnickety, Excelsior Jiu-Jitsu, Coconut Willy's, Just4Him, USA Nails and Lendmark Financial Services. Other surrounding businesses are CVS Pharmacy, Sammy's Grill, Feliciana Federal Credit Union, Popeyes, Zachary Youth Park and Comfort Inn and Suites.
- Beautifully Landscaped
- Ample Parking - 225 Spaces (8:1000)
- Multiple Access Points

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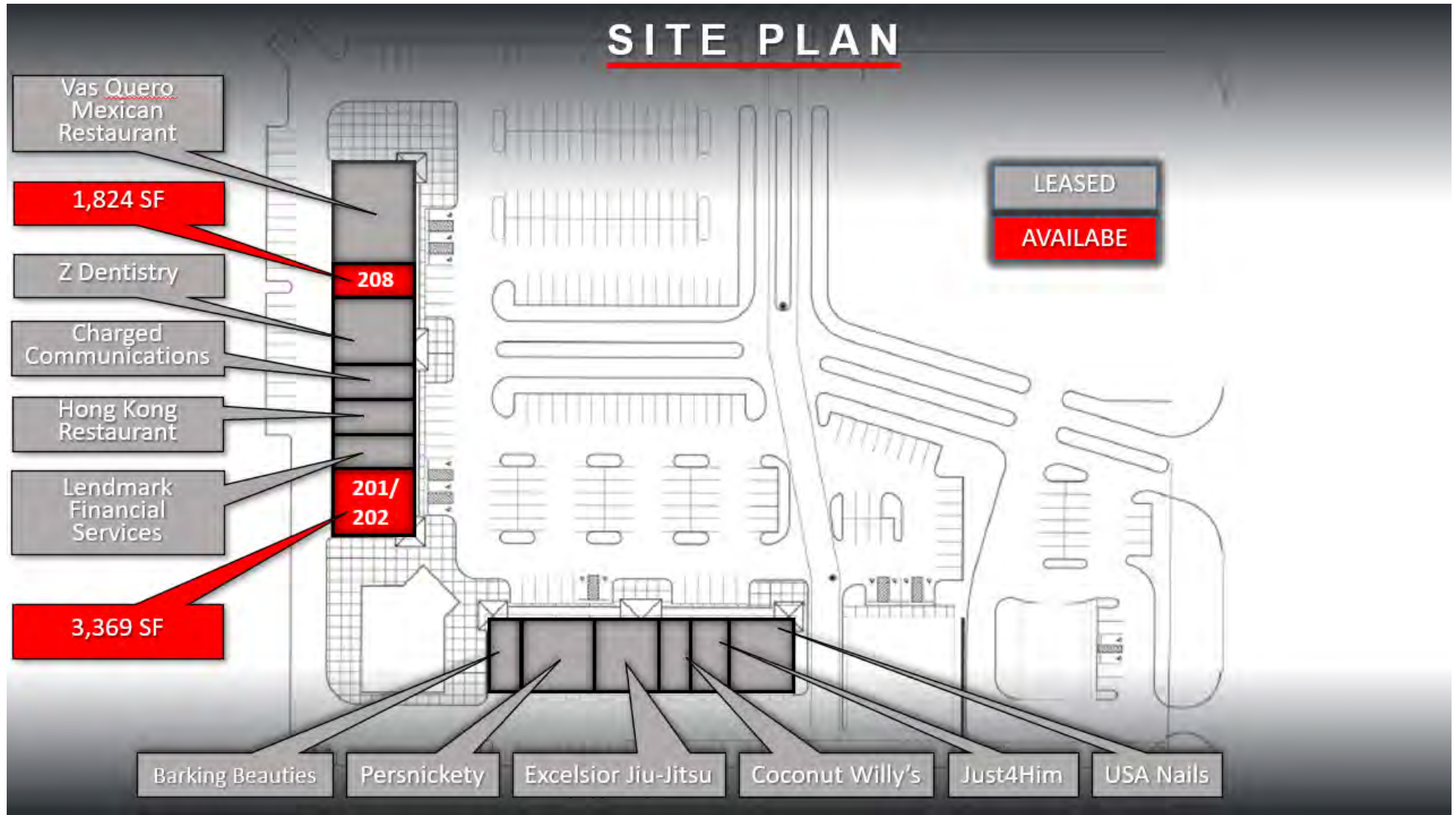
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SITE PLAN

27,961 SF



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ZACHARY COMMERCE CENTER - SHOPPING CENTER

20377 OLD SCENIC HWY, ZACHARY, LA 70791

RETAIL MAP

27,961 SF



MT. PLEASANT-ZACHARY RD.



Zachary Youth Park

ZACHARY COMMERCE CENTER

OLD SCENIC HWY.

Google

Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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27,961 SF



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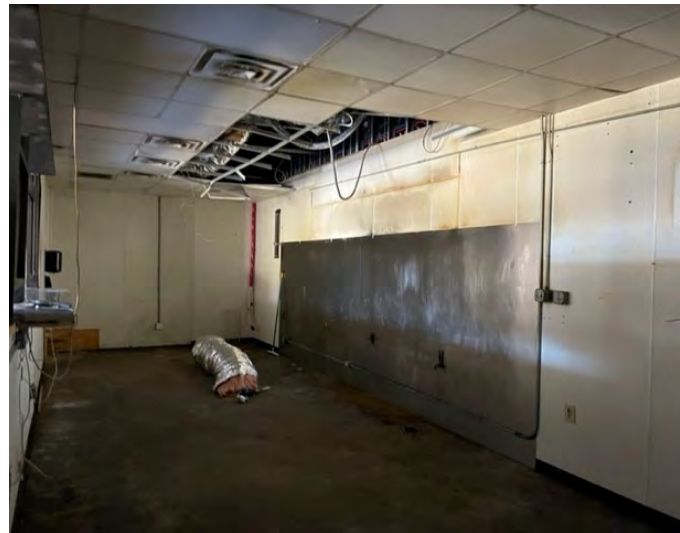
SAURAGE ROTENBERG
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FOR LEASE

FORMER ARZI'S RESTAURANT

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SUITE 201/202: 3,369 SF



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SUITE 203: FORMER H&R BLOCK & SUITE 208: SHELL SPACE

FOR LEASE

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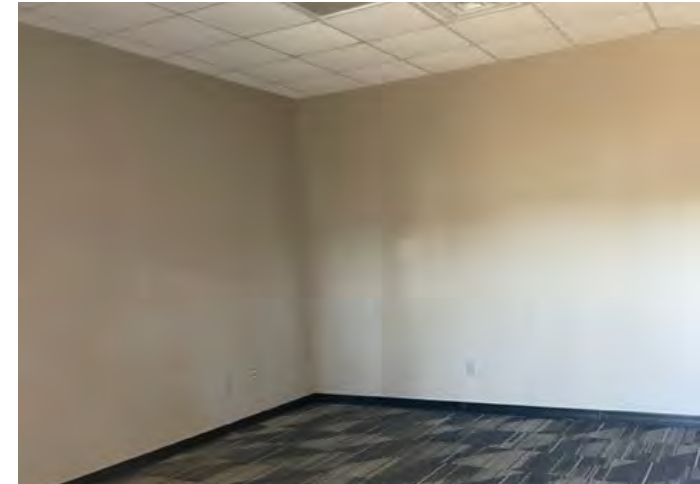
SUITE 203: 1,388 SF | SUITE 208: 1,824 SF



Suite 203 (Leased: Lendmark Financial Services)



Suite 203 (Leased: Lendmark Financial Services)



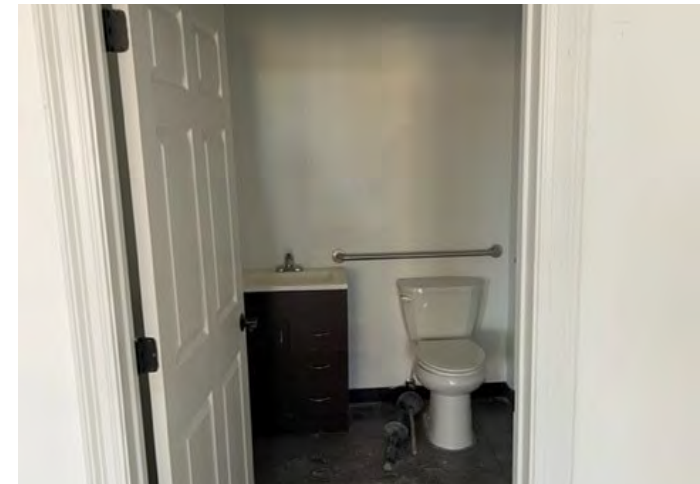
Suite 203 (Leased: Lendmark Financial Services)



Suite 208 (Shell Space)



Suite 208 (Shell Space)



Suite 208 (Shell Space)

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ZACHARY COMMERCE CENTER - SHOPPING CENTER

AERIAL OVERVIEW

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27,961 SF



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ZACHARY COMMERCE CENTER - SHOPPING CENTER

20377 OLD SCENIC HWY, ZACHARY, LA 70791

AERIAL OVERVIEW

27,961 SF



a Federal
union

OLD SCENIC HWY.

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ZACHARY COMMERCE CENTER - SHOPPING CENTER

20377 OLD SCENIC HWY, ZACHARY, LA 70791

AERIAL OVERVIEW

27,961 SF



**ZACHARY
COMMERCE
CENTER**

OLD SCENIC HWY.

MT. PLEASANT-ZACHARY RD.

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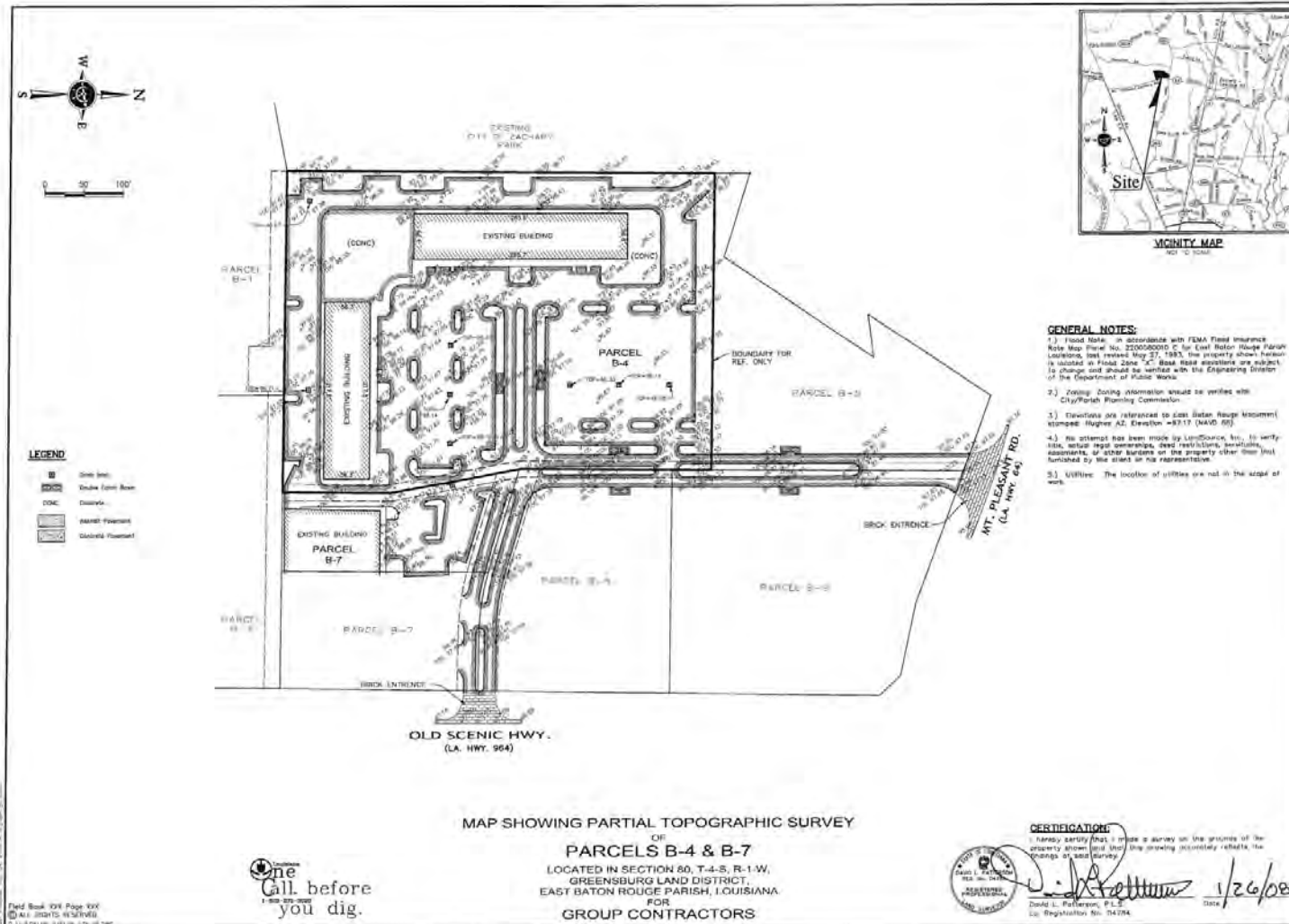
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ZACHARY COMMERCE CENTER - SHOPPING CENTER

20377 OLD SCENIC HWY, ZACHARY, LA 70791

SURVEY

27,961 SF



LANDSOURCE
INCORPORATED
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Lafayette, Louisiana 70508
Tel: (337) 752-0000
Fax: (337) 752-0001

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ZACHARY COMMERCE CENTER - SHOPPING CENTER

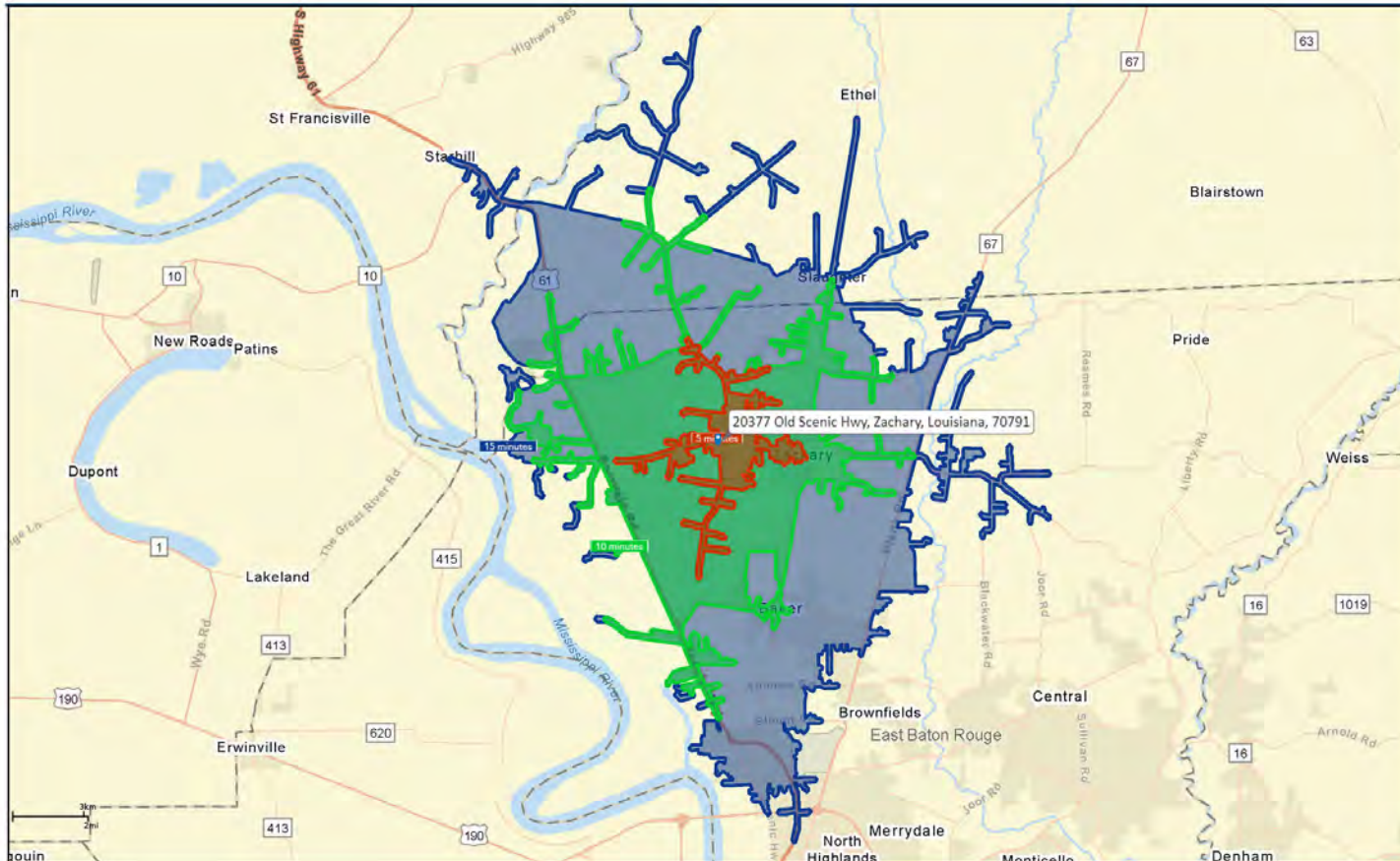
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27,961 SF



Drive Time Map: 5, 10, 15 Minutes

20377 Old Scenic Hwy., Zachary, LA 70791



August 12, 2022

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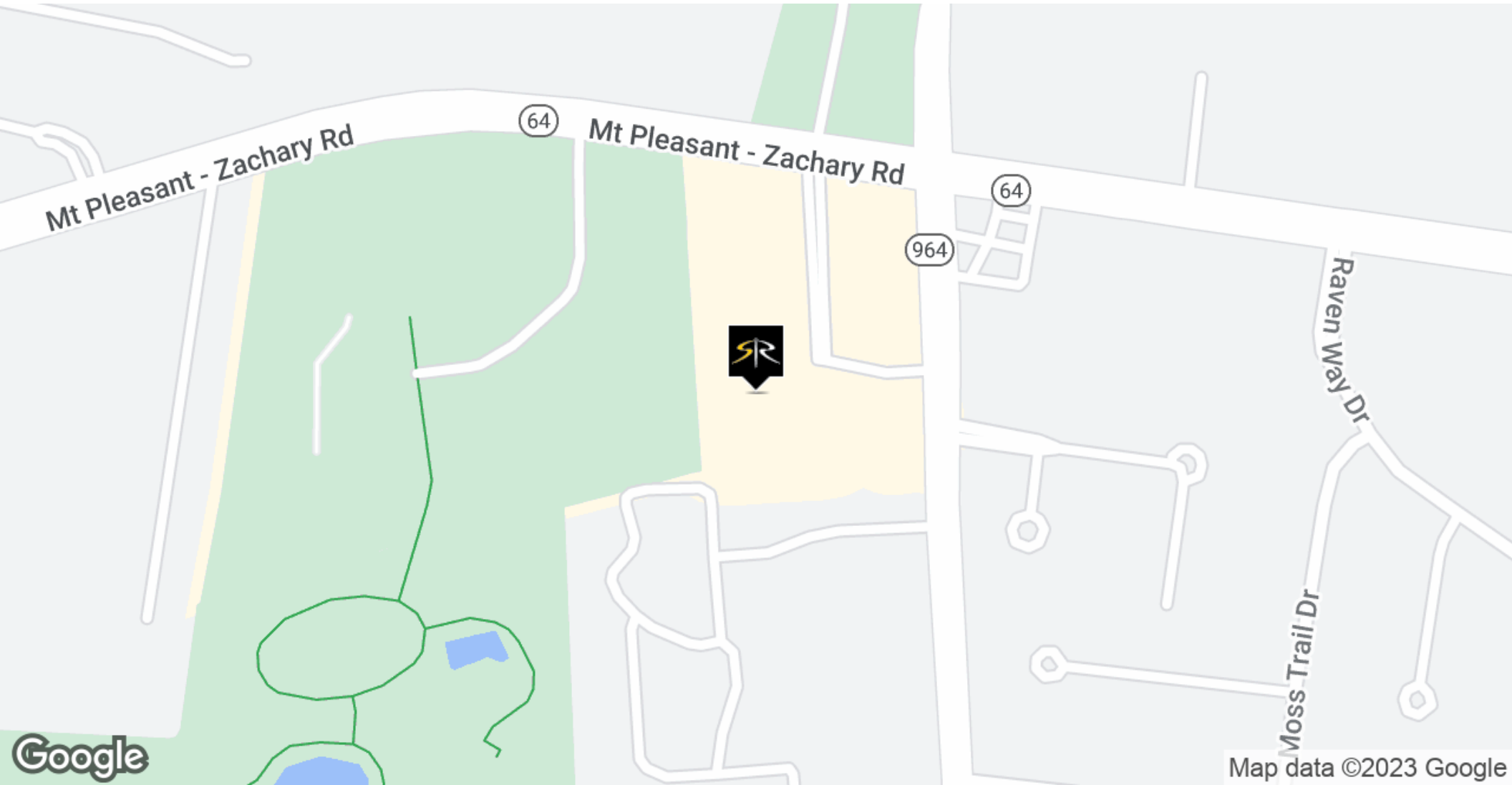
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ZACHARY COMMERCE CENTER - SHOPPING CENTER

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LOCATION MAP

27,961 SF



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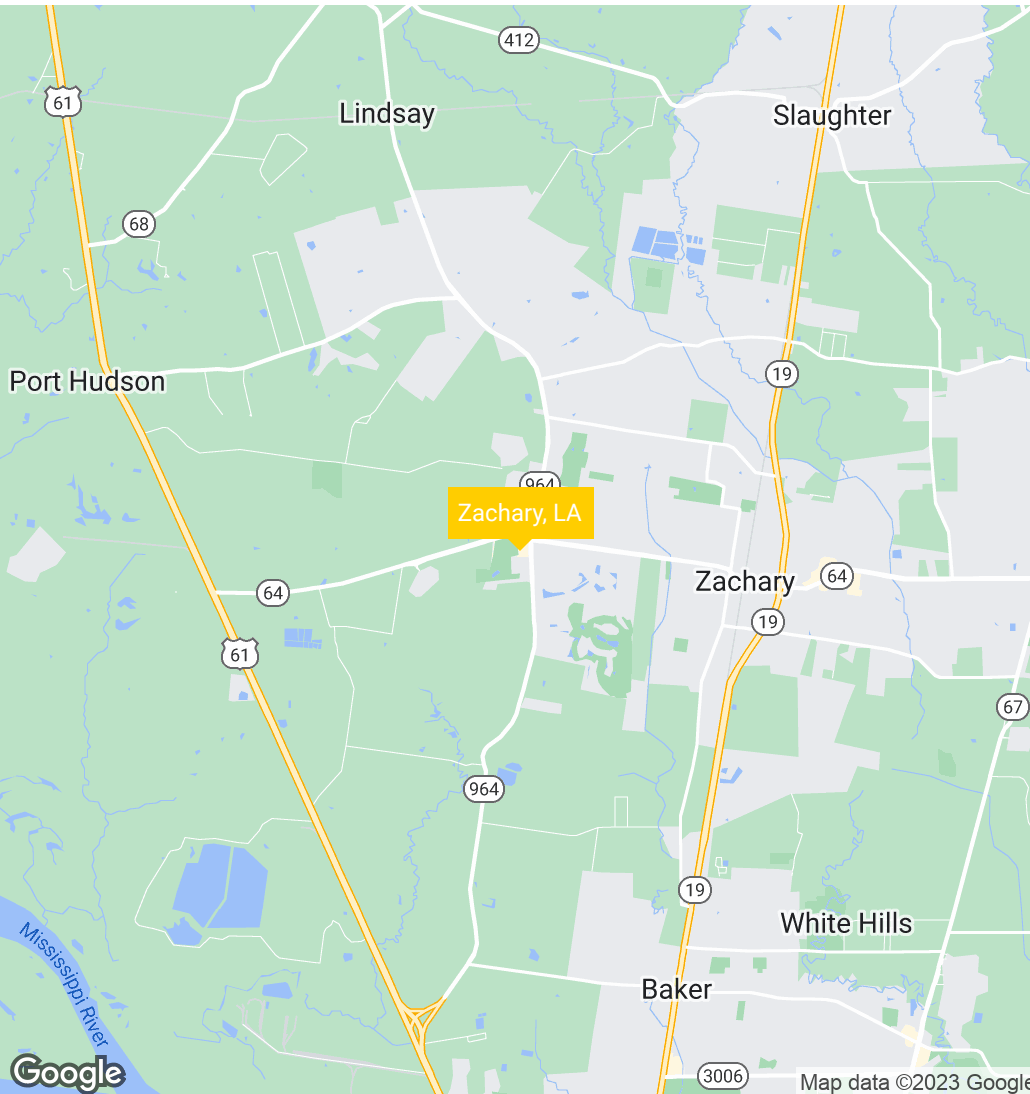
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ZACHARY COMMERCE CENTER - SHOPPING CENTER

CITY OF ZACHARY

20377 OLD SCENIC HWY, ZACHARY, LA 70791

27,961 SF



CITY OF ZACHARY - QUICK FACTS:

- Zachary is located 10 miles N of Baton Rouge and 70 miles NW of New Orleans.
- The city of Zachary is in East Baton Rouge Parish and is part of the Baton Rouge metro area.
- Zachary was incorporated as a city in 1889.
- 2018 Population Estimate for the City of Zachary (City Limits) is 17,411, according to the Treasurer of the State of Louisiana.
- The City of Zachary has a total area of 26.16 square miles in its city limits.
- Zachary's School System is Ranked No. 1 in the State of Louisiana academically for the fifteenth consecutive year and is considered to be the best in the area. Zachary's School System consists of 8 schools.
- The average household income in Zachary is \$75,533 and is the highest in the capital region.
- Zachary was the first city in Louisiana to elect a Republican as Mayor in 20th Century Louisiana.
- Top 10 Best Towns for Families in America by Family Circle Magazine in 2012.
- 2018 Richest Town in Louisiana by USA Today.

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CITY OF ZACHARY MARKET GUIDE

ZACHARY COMMERCE CENTER - SHOPPING CENTER

20377 OLD SCENIC HWY, ZACHARY, LA 70791

27,961 SF



retailstrategies.com



retail strategies

ZACHARY, LOUISIANA

Market Guide

City Contact Information

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Mayor
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Zachary, LA 70791
225.241.5423 (o)
cityofzachary.org

Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.



For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

Demographics



Population
21,570



Average Age
38.3



Household Income (Median)
\$75,551



Number of Households
7,626



Household Income (Average)
\$89,522



There's a lot of potential here.

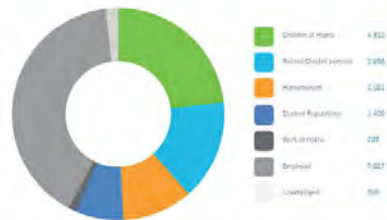
Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (iTrade), identifies analogous retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city.

Peer Trade Areas

Shawnee, OK 730 Shawnee Mall Dr
Huntsville, AL 11610 Mineral Spring Bar
Mobile, AL 5241 Ringgold Service Rd S
Thibodaux, LA 41054 Canal Blvd
Harvey, LA 2200 Mandeville Blvd
Phoenix City, AL 3854 On Highway 80 Dr

Daytime Population 19,389



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. Let us know how we can help you find a site!



Restaurants



Grocery



Pet Supplies



Apparel



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2020 Estimated Population	10,034	34,902	103,626
Daytime Population	14,563	28,073	80,842
Median HH Income	\$65,102	\$72,446	\$59,460
Number of Households	6,239	12,188	35,866

	5 Minute DT	10 Minute DT	15 Minute DT
2020 Estimated Population	3,098	21,570	51,024
Daytime Population	5,718	19,389	39,183
Median HH Income	\$58,342	\$75,551	\$67,582
Number of Households	1,197	7,626	18,005



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CITY OF ZACHARY MAJOR RETAIL & RESTAURANTS

ZACHARY COMMERCE CENTER - SHOPPING CENTER

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27,961 SF



ZACHARY, LOUISIANA
Major Retail & Restaurants

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ZACHARY COMMERCE CENTER - SHOPPING CENTER

DEMOGRAPHICS

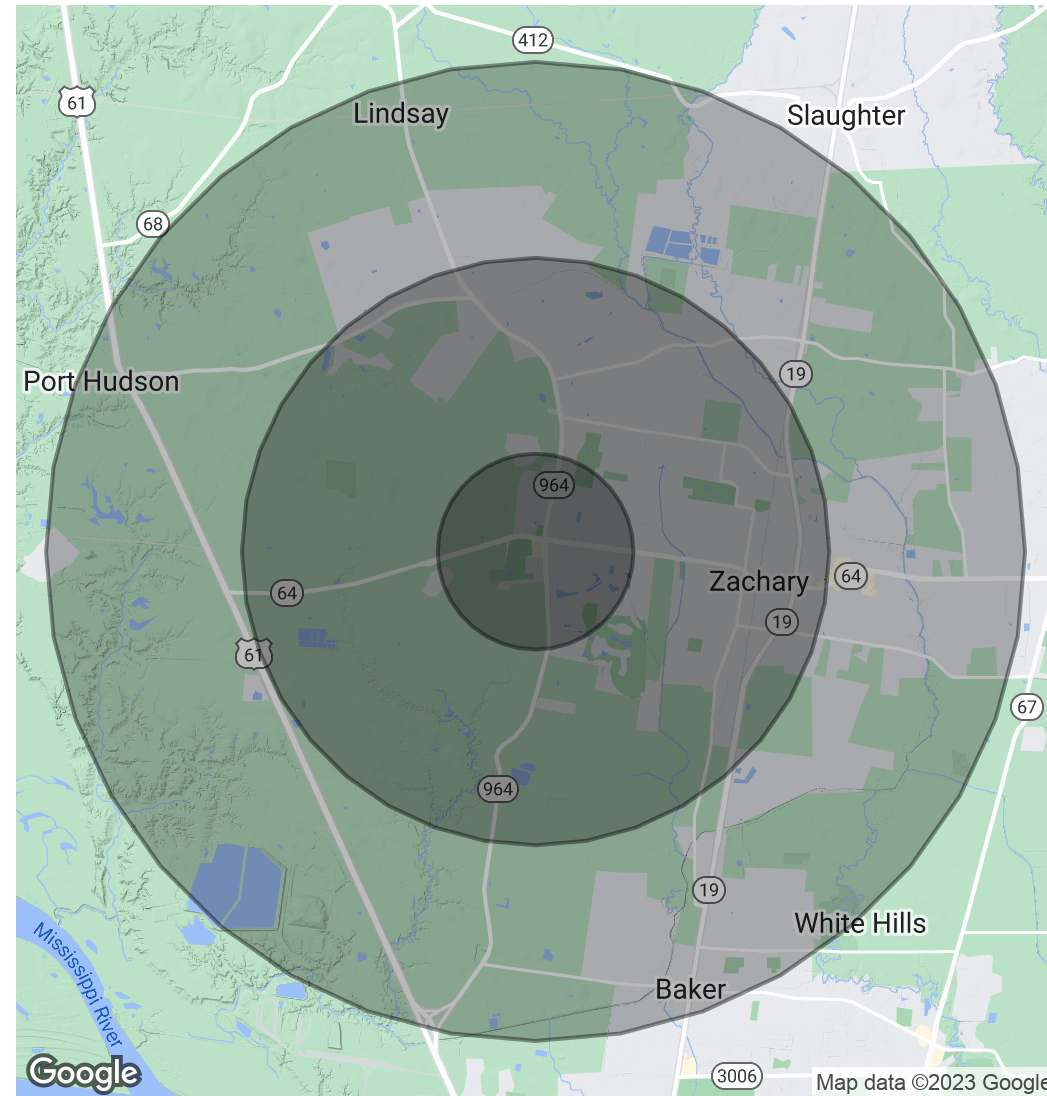
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27,961 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,715	14,736	25,620
Average Age	30.8	33.4	35.5
Average Age (Male)	29.6	30.6	32.3
Average Age (Female)	31.8	35.6	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	512	4,842	9,644
# Of Persons Per HH	3.3	3.0	2.7
Average HH Income	\$106,994	\$99,509	\$80,256
Average House Value	\$273,503	\$249,000	\$206,125

* Demographic data derived from 2020 ACS - US Census



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