

Established Neighborhood Retail Center

4347 High Street, Zachary, LA 70791



Listing ID: 30501442
 Status: Active
 Property Type: Shopping Center For Lease
 (also listed as Retail-Commercial)
 Retail Type: Neighborhood Center, Strip Center
 Contiguous Space: 2,502 SF
 Total Available: 2,502 SF
 Lease Rate: \$17 PSF (Annual)
 Base Monthly Rent: \$3,544
 Lease Type: NNN



Overview/Comments

If you pursuing retail space in Zachary, Louisiana...look no further! 4347 High Street is located in the heart of the city and offers an existing tenant mix with a variety of retail, food/beverage and service providers. This strategic location boasts 350ft. +/- of frontage on High Street / Main Street. The shopping center is surrounded by local area businesses, schools, and residential rooftops.

Existing tenants include Smoothie King, Taylor Made Concessions, Nail Place, Pizza Hut, Delta Financial Services, Zachary Cleaners, Salad Spot, Pretty Woman Boutique and Salon, Yogurt Bayou, Republic Finance and Mary Lee Donuts!

- #1 School District in the State of Louisiana
- Centrally Located in Heart of Zachary
- Restaurant / Retail Space Available

More Information Online

<https://stirlingprop.catalist.com//listing/30501442>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	022-0207-7	Building Name:	Old Town Square
Retail Type:	Neighborhood Center, Strip Center	Gross Building Area:	16,263 SF
Zoning:	C-2 COMMERCIAL	Land Area:	2.41 Acres

Available Space

Suite/Unit Number:	104	Space Type:	Relet
Space Available:	2,502 SF	Date Available:	10/01/2019
Minimum Divisible:	2,502 SF	Lease Rate:	\$17 PSF (Annual)
Maximum Contiguous:	2,502 SF	Lease Type:	NNN
Space Description:	- Most recently occupied by a longterm tenant: Chris' Specialty Meats - Walk-in cooler and freezer installed and included	Kitchen/Breakroom:	Yes
		CAM Expenses:	\$3.50 PSF (Annual)
		Rent Escalators:	Fixed Lease

Area & Location

Retail Clientele: General, Family, Business, Traveler
 Property Visibility: Excellent

Building Related

Total Number of Buildings:	1	Sprinklers:	None
Number of Stories:	1	Heat Type:	Electricity
Property Condition:	Excellent	Heat Source:	Central
Parking Type:	Surface	Air Conditioning:	Engineered System
Passenger Elevators:	0	Internet Access:	Cable
Freight Elevators:	0		

Land Related

Lot Frontage: 350
Water Service: Municipal
Sewer Type: Municipal

Location

Address: 4347 High Street, Zachary, LA 70791 MSA: Baton Rouge
County: East Baton Rouge Submarket: 11



Property Images



DJI_0003



IMG_2504



DJI_0009



IMG_2506

Property Contacts



Justin P Langlois

Stirling Properties Baton Rouge
225-926-4481 [0]
jlanglois@stirlingprop.com