Established Neighborhood Retail Center 4347 High Street, Zachary, LA 70791

Listing ID: Status: **Property Type:**

Retail Type: Contiguous Space: Total Available: Lease Rate: **Base Monthly Rent:** Lease Type:

30501442 Active Shopping Center For Lease (also listed as Retail-Commercial) Neighborhood Center, Strip Center 2,502 SF 2,502 SF \$17 PSF (Annual) \$3.544 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

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:

Space Available:

Minimum Divisible:

Space Description:

104 2,502 SF 2,502 SF Maximum Contiguous: 2.502 SF - Most recently occupied by a longterm tenant: Kitchen/Breakroom: Chris' Specialty Meats - Walk-in cooler and freezer CAM Expenses: installed and included **Rent Escalators:**

Area & Location

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

Building Related

Total Number of Buildings: 1 Number of Stories: 1 Property Condition: Excellent Parking Type: Surface Passenger Elevators: 0 0 Freight Elevators:

More Information Online

https://stirlingprop.catylist.com//listing/30501442

QR Code

Sprinklers:

Heat Type:

Heat Source:

Air Conditioning:

Internet Access:

Scan this image with your mobile device:



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Relet Space Type: Date Available: 10/01/2019 Lease Rate: \$17 PSF (Annual) Lease Type: NNN

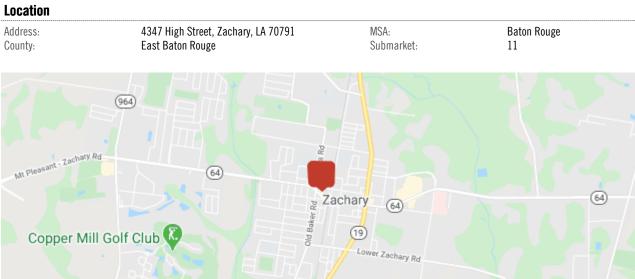
Yes \$3.50 PSF (Annual) Fixed Lease

None Electricity Central **Engineered System** Cable

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Land Related

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



Property Images

Google



DJI_0003





Lower Zachary Rd Map data ©2020

IMG_2504

DJI_0009



IMG_2506

Property Contacts



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