

Highway 70 St. James Parish

■ **New Retail Strip at Sunshine Bridge**



■ **OVERVIEW**

NEW retail center soon to be located on Highway 70 near the west side base of the Sunshine Bridge in St. James Parish is now preleasing 16,000 SF of available space. St. James is the home of many industrial employers including Gramercy Alumina, Mosaic Phosphates, Occidental Chemical Corp., Zen-Noh Grain, Chevron Phillips, Motiva and Nucor. Summer 2015 marks the completion of the \$25MM renovation to the Sunshine Bridge.

■ **1,500 – 16,000 SF Available**

■ **\$14.50 PSF Annual**

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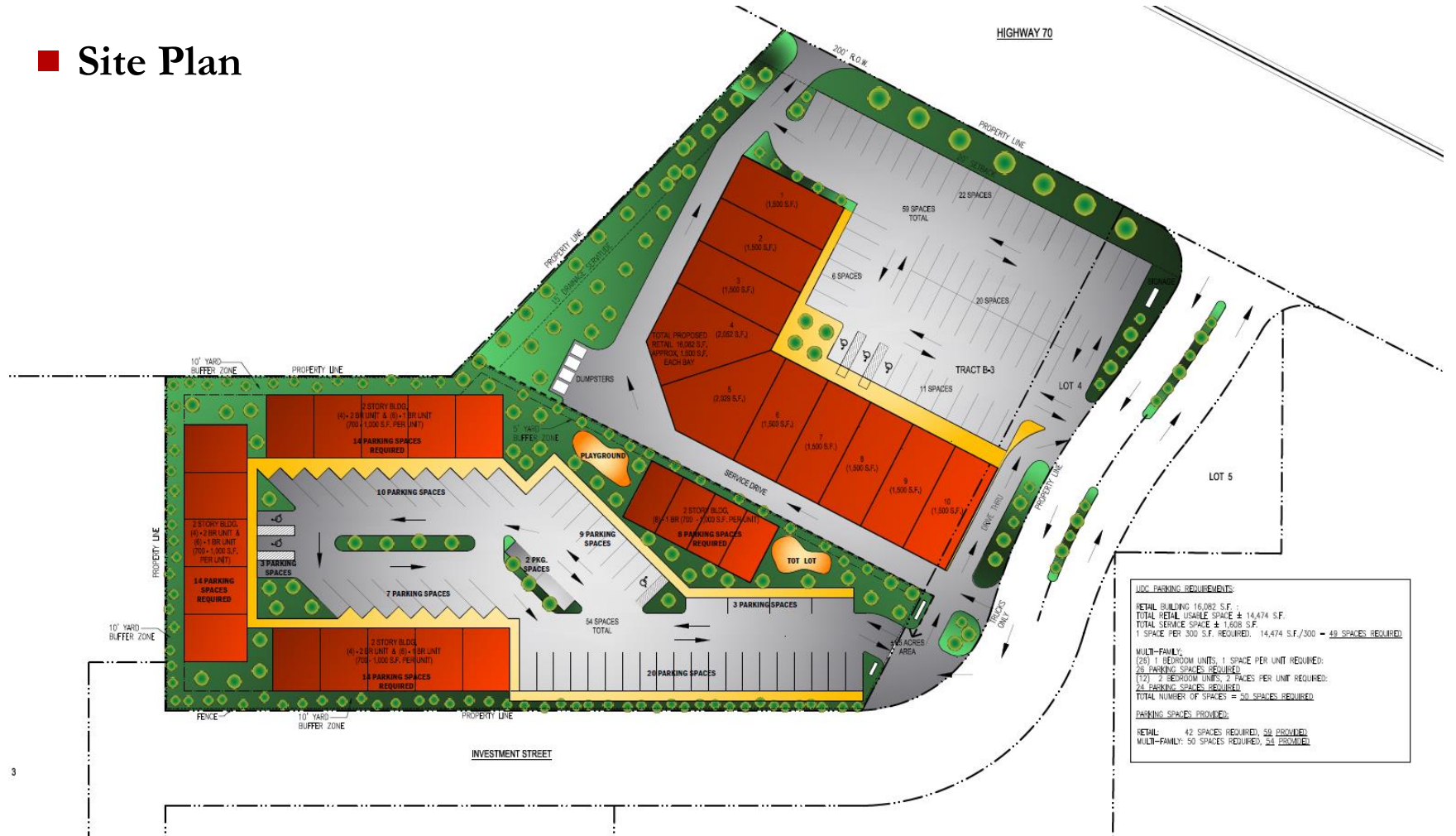
■ AERIAL



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■ Site Plan



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■ DETAILS

Minimum Divisible:	1,500 SF
Max Contiguous:	16,000 SF
Lease Rate:	\$14.50/sf NNN
Land Area:	2.50 Acres

■ DEMOGRAPHICS

Proximity:	1 mile	3 miles	5 miles
Total Population:	1,281	2,173	15,529
Median Age:	34.57	36.57	34.88
Households:	307	600	5,364