

For Lease

Property Summary

New construction in the heart of Zachary, Louisiana ideal for retail, food/ beverage, and light medical with immediate availability adjacent to Wholesale Pool Supplies. Space includes a drive-thru and is surrounded by local area businesses, schools, and residential rooftops.

The landlord is delivering the suite as a “vanilla box” which includes drop-grid ceiling, lights, taped and floated sheetrock walls, HVAC, concrete floor, one (1) ADA restroom, and supply/data closet.

Property Highlights

- #1 School District in Louisiana
- Centrally Located in the Heart of Zachary
- New Construction
- Vanilla Box Delivery
- Drive-thru Window Included

Available

- 1,610 SF

Lease Rate

- \$17.00 PSF NNN

2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	5,172	19,690	35,302
Avg. HH Income	\$73,002	\$78,914	\$71,506

Building Co-Tenant

- Wholesale Pool Supplies

Shopping Center Co-Tenants

- Dry’s Healthmart Pharmacy
- Pizza Hut
- Zachary Cleaners
- Smoothie King
- Taylor Made Concessions
- Delta Financial Services
- Salad Spot
- Pretty Woman Boutique & Salon
- Mary Lee Donuts



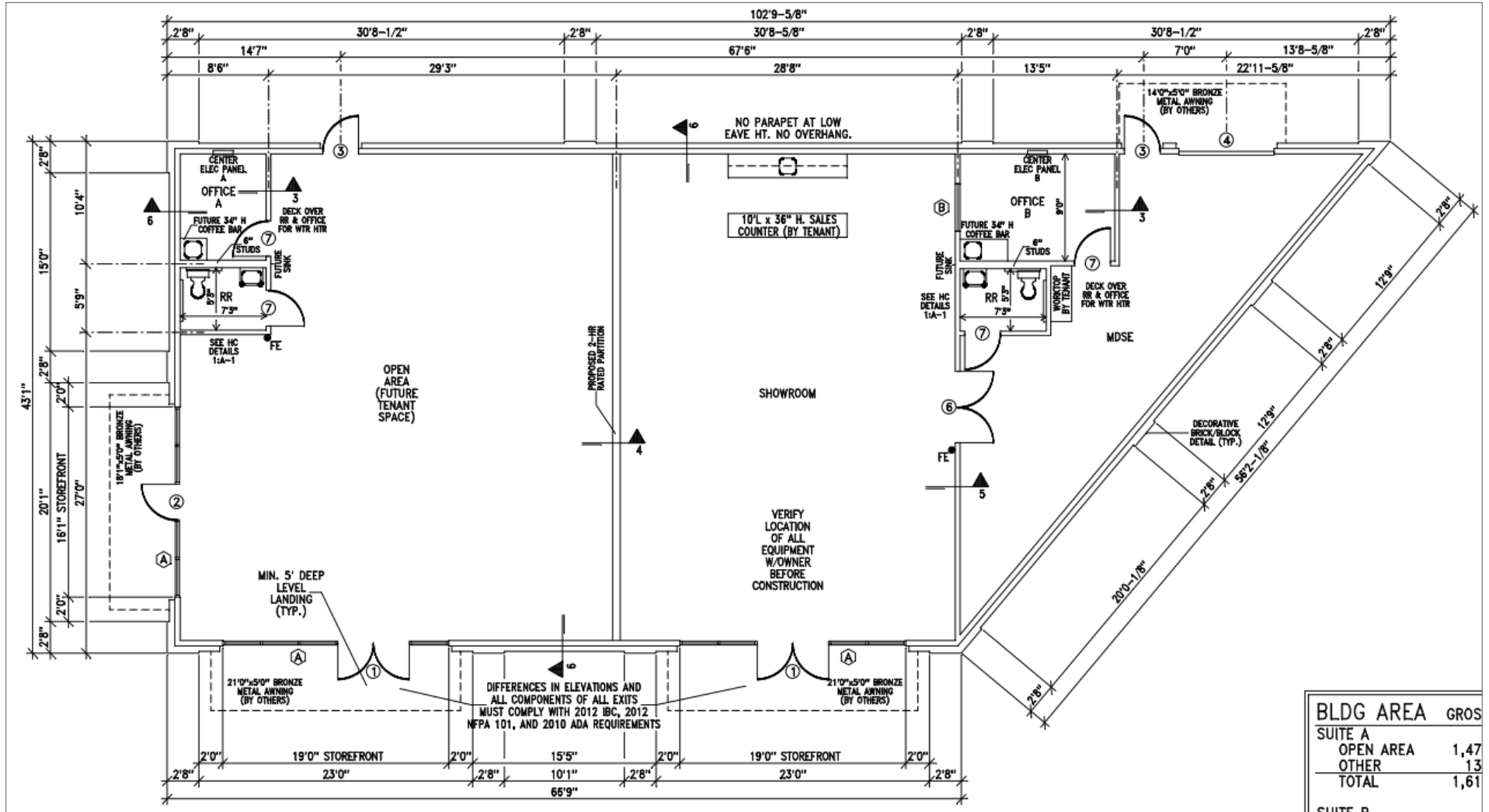
Overview

Floor Plan

Site Plan

Photos

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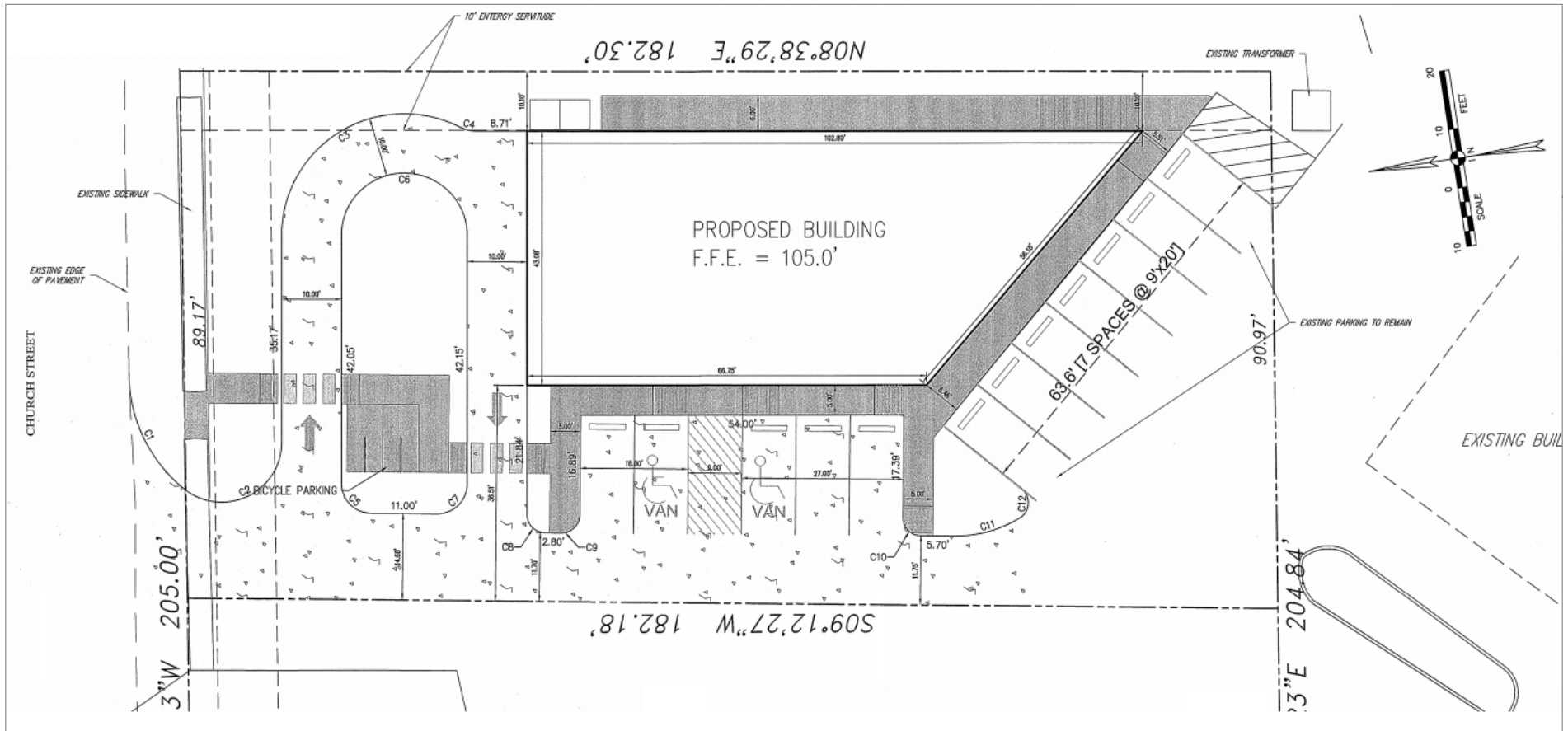
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