

For Lease

Property Description

Outstanding opportunity on the highest traffic count hard corner in SW Sulphur. This new construction strip center will offer frontage along Ruth and a potential drive thru end cap. With many new business's and rooftops constructed, delivered and planned in the area, this Rouses anchored intersection will be a great opportunity for any local or regional office/restaurant/retail location.

Price

- Starting at \$28 psf

Available

- 1,400 - 5,600 sf



Sulphur Retail Development

Old Hwy 27 & Carlyss Drive, Sulphur, LA

Overview

Local Aerial

Regional Aerial

Site Plan

Demographics



20,323 VPD

81,423 VPD

Belle Savanne

Currently 208 apartment units and ~200 homes with 300 additional single family homes planned

Mimosa Park Neighborhood

Currently ~ 80 homes completed of 250 total single family homes planned

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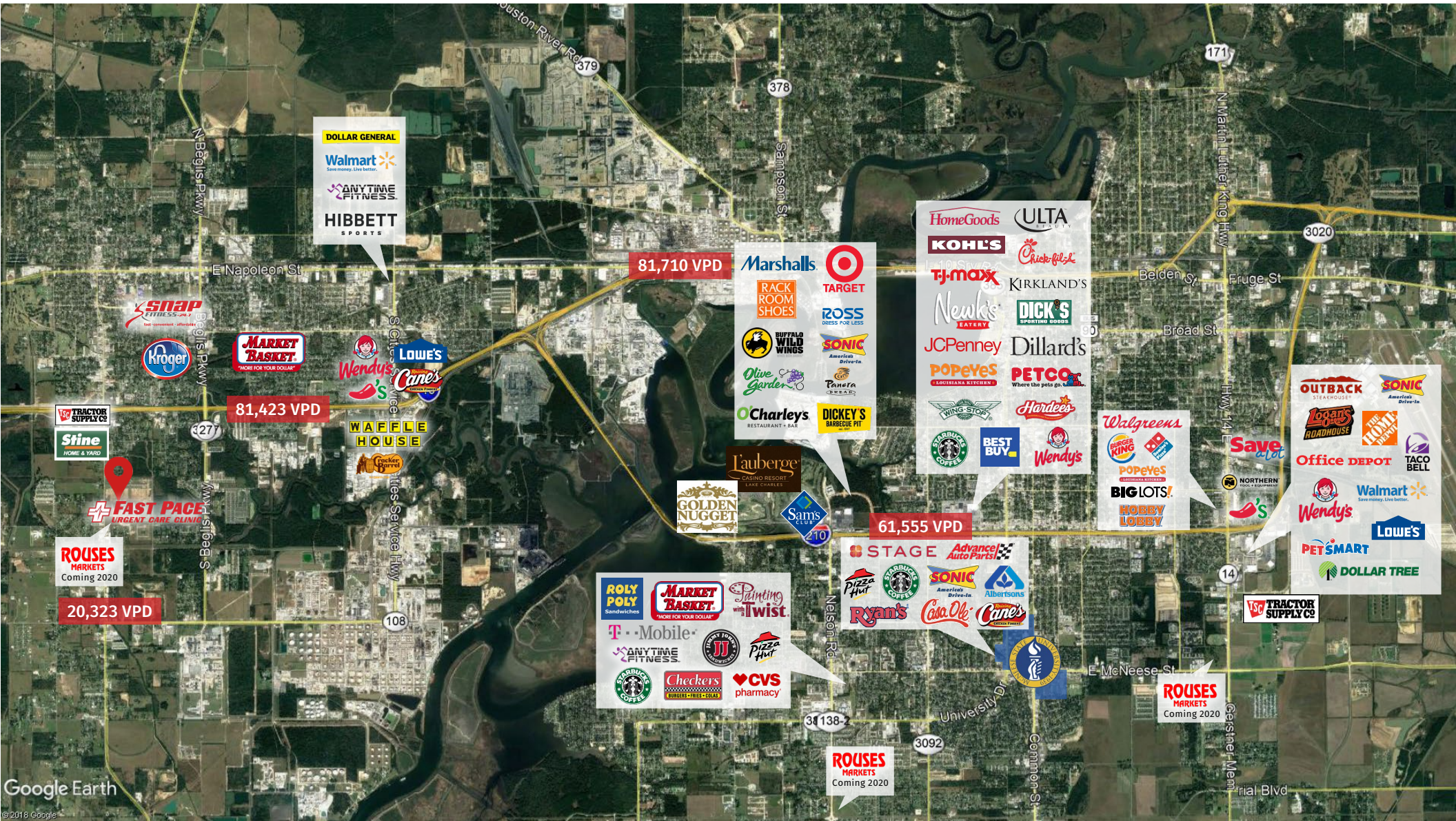
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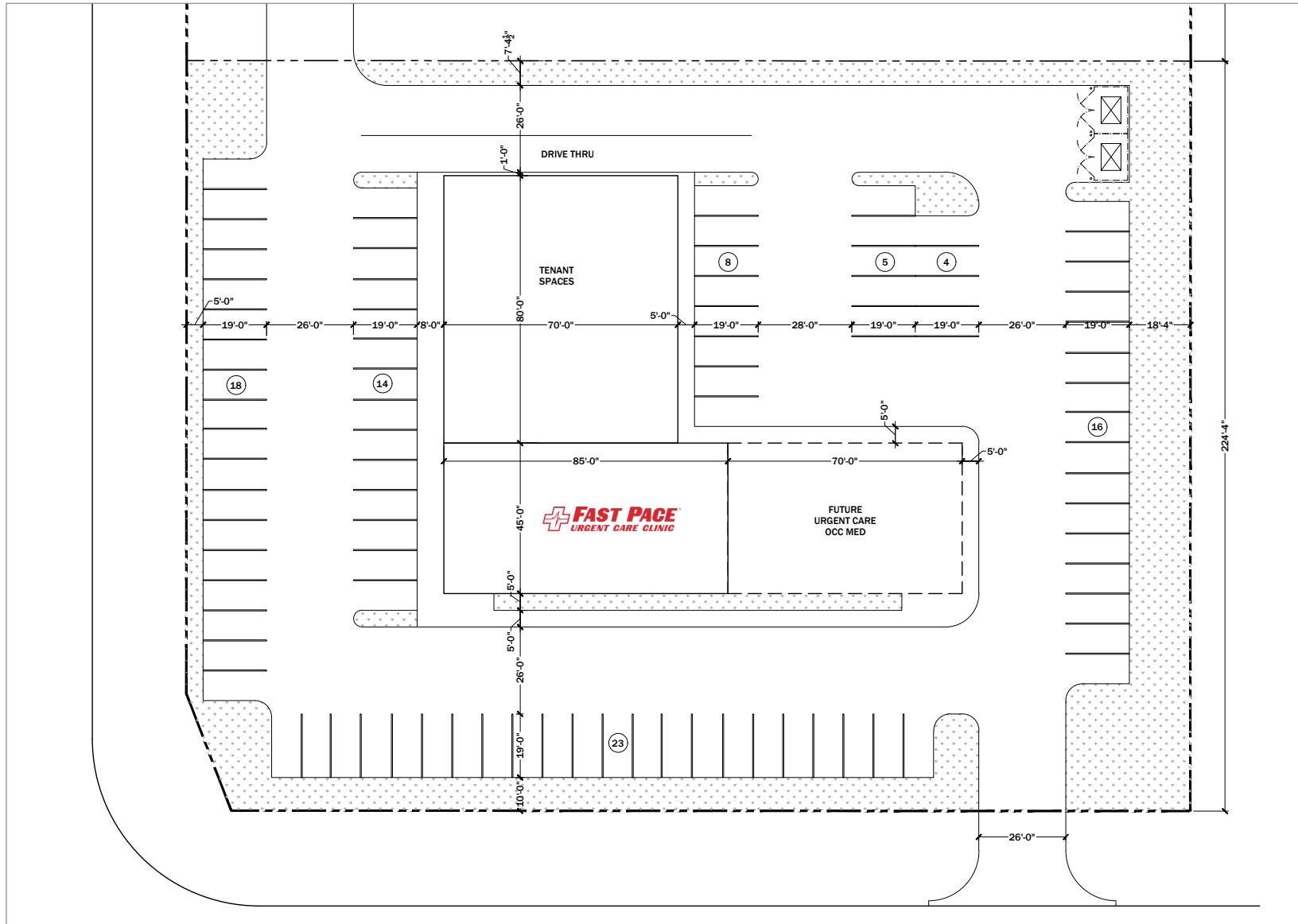
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Seth Citron

Office: 337-234-4481
Direct: 337-572-0273
scitron@stirlingprop.com

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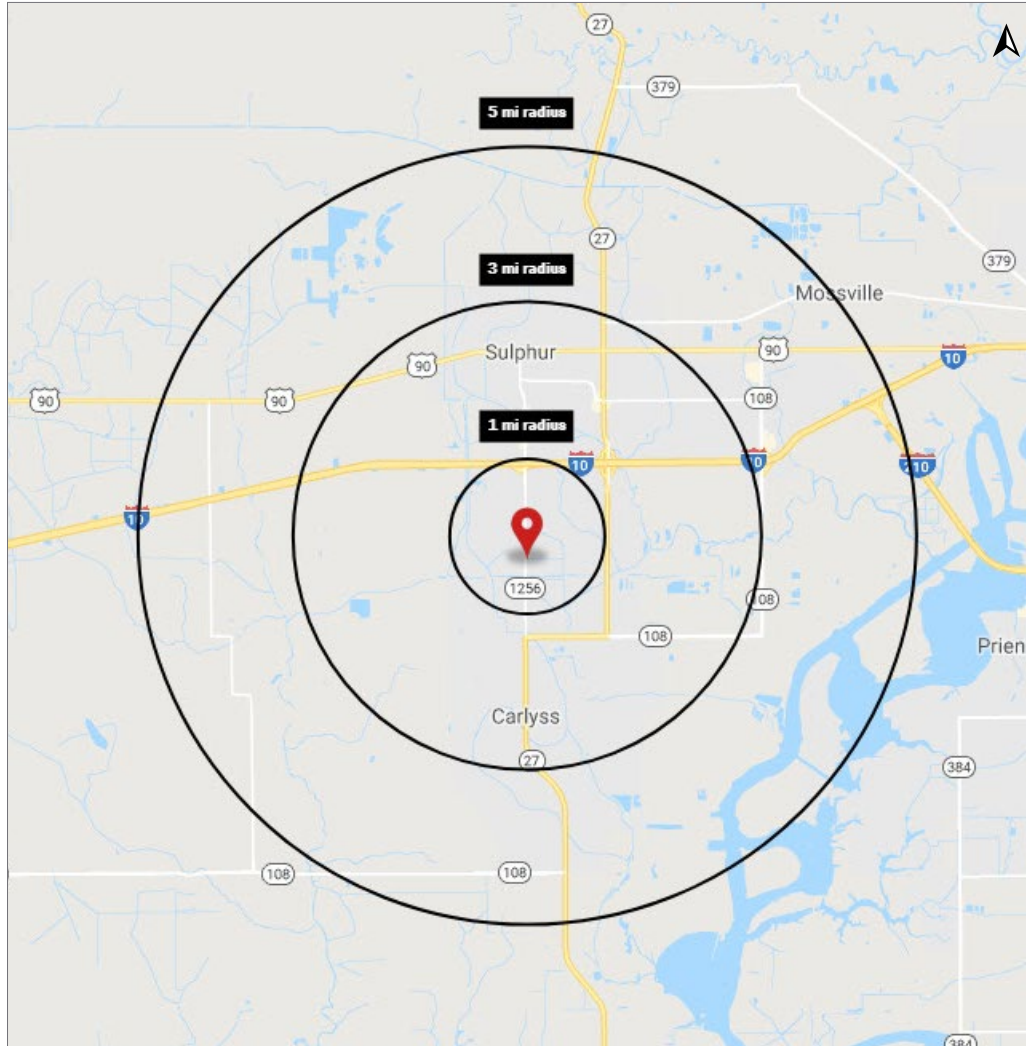
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Demographic Map



2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	2,713	22,526	33,282
Avg. HH Income	\$57,308	\$63,575	\$66,767
Households	1,097	9,320	13,613