



PROPERTY DESCRIPTION

Brand new construction, +/- 1,687 up to 3,387 SF ideal for retail/office users for lease located in the Fleur de Lis Center in Hammond, Louisiana. The center is home to Fleur de Lis Law & Title Company and has two (2) units available (units can be combined). Just north of Hammond Square Mall, this location is ideal for retail, medical, and professional office users in search of excellent visibility and convenient access to one of the most heavily trafficked streets in the city. With its quick access to I-12 and the city streets of Hammond, the site provides strategic access to help your business achieve long-term success.

Suites are offered as a gray shell. The landlord will provide a tenant improvement allowance. Each unit includes one (1) HVAC system, a glass storefront, an electric panel on the exterior of the building (ready to receive meter), and sewer/water stubbed out in each suite.

LOCATION DESCRIPTION

Strategically positioned less than one mile from I-12 in Hammond, Louisiana. The property offers convenient access to nearby retail, restaurant, medical, hospitality, and residential rooftops. Hammond Square Mall, a popular shopping destination for residents of the area and visitors alike, is located less than one mile south of the subject property. The mall features over fifty (50) stores and restaurants, including major anchor tenants Home Depot, Target, JCPenney, Dillard's, Academy, HomeGoods, Walk On's, Chipotle, PetSmart, Best Buy, and TJ Maxx. There is also a movie theater, AMC Hammond Palace 10, located within the mall, providing an additional entertainment option for visitors.

JUSTIN LANGLOIS, CCIM

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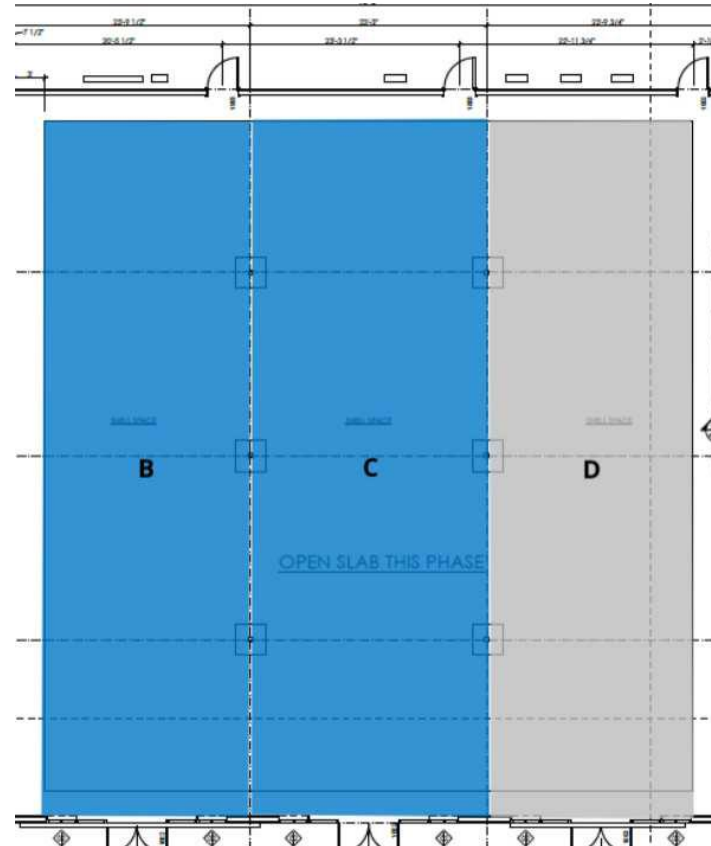
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PROPERTY HIGHLIGHTS

- Brand new construction ideal for retail, medical, and office users
- Highly visible from SW Railroad Ave.
- Traffic counts exceeding 15,000 vehicles per day
- Zoned C-1, allows for a wide range of commercial and retail uses
- Surrounded by restaurants, retail, medical, hospitality, and residential rooftops

OFFERING SUMMARY

Lease Rate:	\$27.50 SF/yr (NNN)
Available SF:	1,687 - 3,387 SF
Lot Size:	0.83 Acres
Building Size:	12,336 SF



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	NNN
B	Available	1,700 - 3,387 SF	NNN	\$27.50 SF/yr	\$6.75 SF/yr
C	Available	1,687 - 3,387 SF	NNN	\$27.50 SF/yr	\$6.75 SF/yr
D	Aspen	1,713 SF	NNN	-	\$6.75 SF/yr

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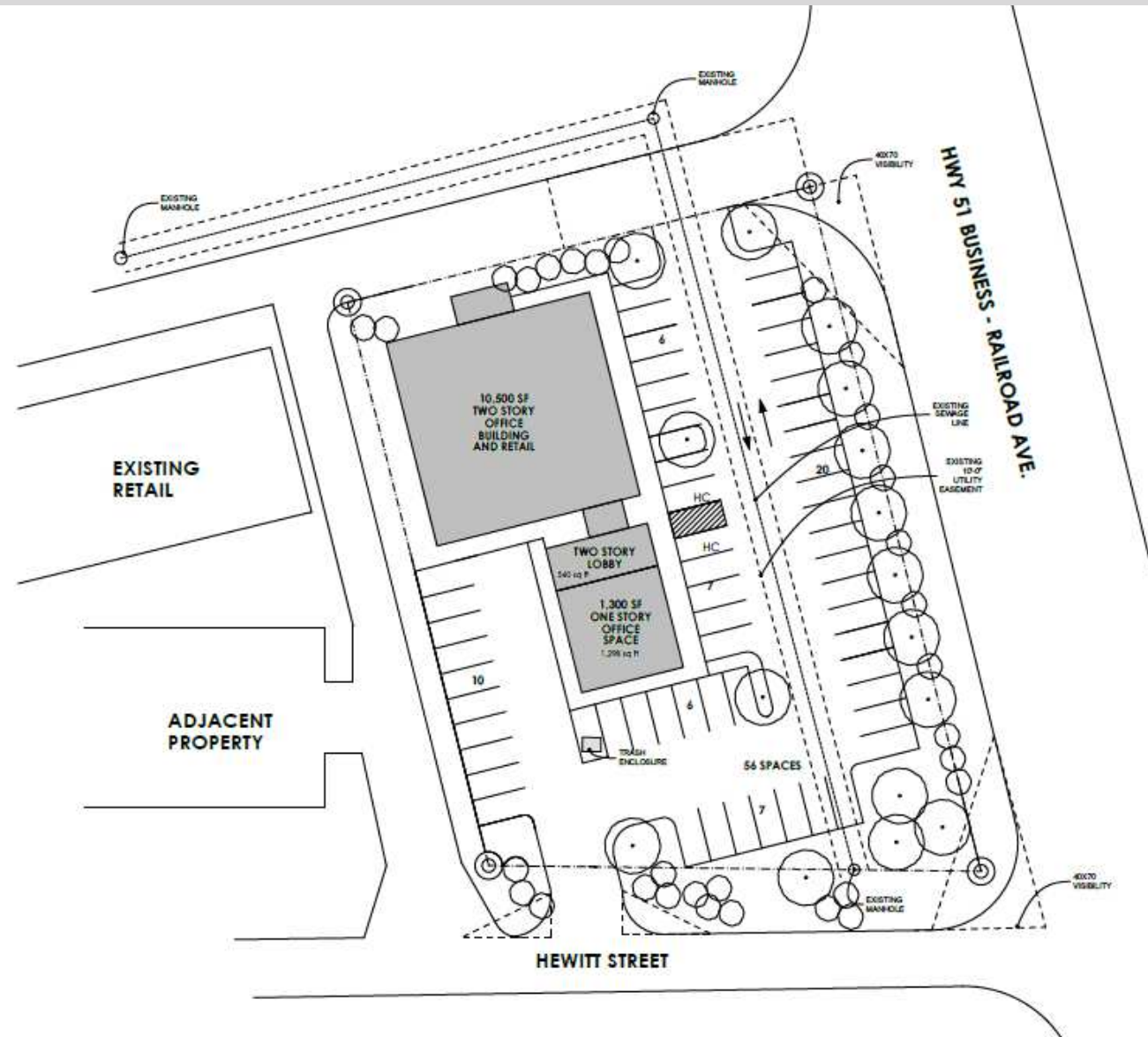
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Sign Elements
12 amps @ 120v service
(1) 20A circuit required

Electronic Message Ctrs.
(1) 30v circuit required

Mfg & install (1) double face pylon sign as shown left into customer designated area...

Sign will have an all welded internal aluminum angle frame w/ sheet aluminum skin painted Blue (PMS 648). Main body skin portion of sign & corrugated accent between EMC & tenant cabinet will be left over building materials provided by client (to match the building color and finishes).

ID logo, letters on tag line are individual aluminum channels w/ acrylic faces, internal LED illumination and vinyl decoration.

Address numerals are aluminum fabricated reverse channels w/ painted Blue finishes, clear polycarb backs and Blue LED reverse "halo" glow. Letters are stud mounted approx. 2" off of the sign face for a proper glow.

(2) aluminum fabricated single face sign cabinets will be installed on main sign body - 1 per side. Sign cabinets will have white acrylic faces w/ internal White LED illum'n. Vinyl tenant copy will be provided at each tenants expense.

Sign will be supported w/ internal steel pipes in concrete footers as req'd by engineer calculations. Primary power to sign and final connection to electrical service is to be provided by clients licensed electrical contractor.

Colors represented on this print may not match the PMS chip, vinyl, or print colors exactly. It is to be confirmed on a color reproduction only.

SIGN LITE
Lighting the way to success!

Client: Fleur De Lis
1420 SW Railroad
Hammond, LA

Sales Rep: T Cabrice
Date: 11/3/2022

Designer: K Snyder/HJC
Drawing No. / Proj No.: 112207/5184

Approved by: _____

120V 100% of load
120V 100% of load
120V 100% of load

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.

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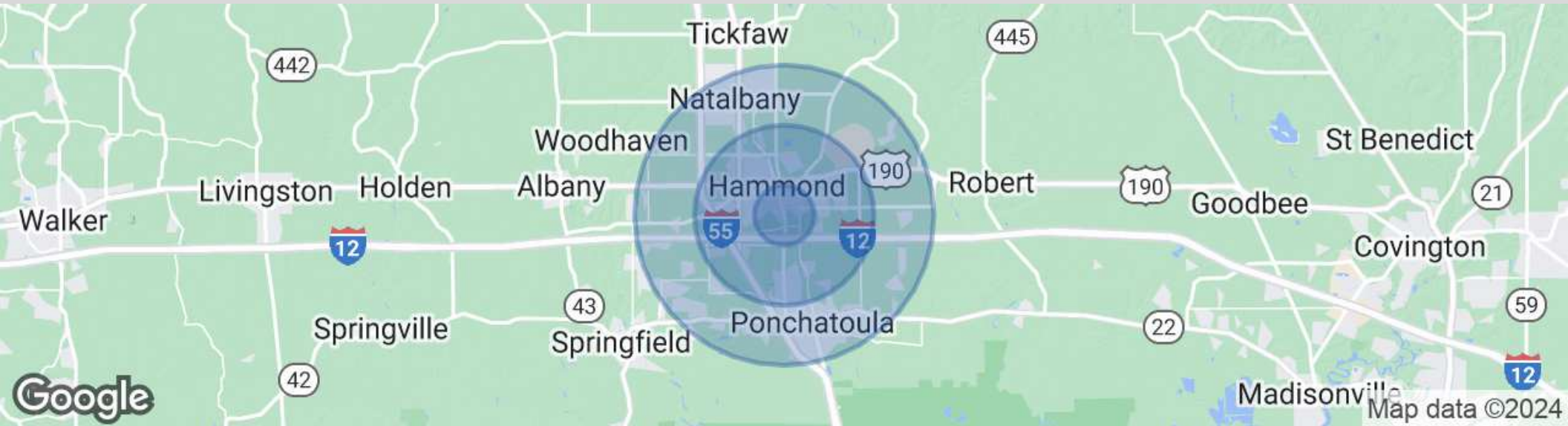
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,102	33,772	61,616
Average Age	33.1	29.9	32.8
Average Age (Male)	28.1	28.5	31.9
Average Age (Female)	38.2	32.5	34.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,209	13,501	25,004
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$53,939	\$53,186	\$58,515
Average House Value	\$174,843	\$173,247	\$187,349

* Demographic data derived from 2020 ACS - US Census

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