



PROPERTY DESCRIPTION

Retail space for lease located near the intersection of Airline Highway and LA Highway 42. The strip center is adjacent to the heavily trafficked CC's Shopping Center, Burger King, CVS, and Essential Federal Credit Union, and is across from Commerce Centre. Suite B is approximately 1,200 SF. This space is ideal for retail and service tenants commerce looking to expand into Prairieville.

The property has easy access from Airline Highway with right-in/right-out access, as well as pylon signage with great visibility. Parking is available in front and rear of the shopping center. There has been an increase in visibility and traffic flow with the Prairieville Family Hospital directly across the street.

PROPERTY HIGHLIGHTS

- 1,200 SF inline space available
- Located along a heavily trafficked corridor that is near the intersection of Airline Highway and LA Highway 42
- Ideal for retailer or service provider looking to expand into Ascension Parish
- Pylon signage is available

OFFERING SUMMARY

Lease Rate:	\$22.50 SF/yr (NNN)
Available SF:	1,200 SF
Lot Size:	28,101 SF

STIRLINGPROPERTIES.COM / f t i n

JUSTIN LANGLOIS, CCIM
 Licensed in LA
 225.329.0287
 jlanglois@stirlingprop.com

JOHN DEARMOND
 Licensed in LA
 225.202.4649
 jdearmond@stirlingprop.com

Member of RETAIL BROKERS NETWORK



JUSTIN LANGLOIS, CCIM

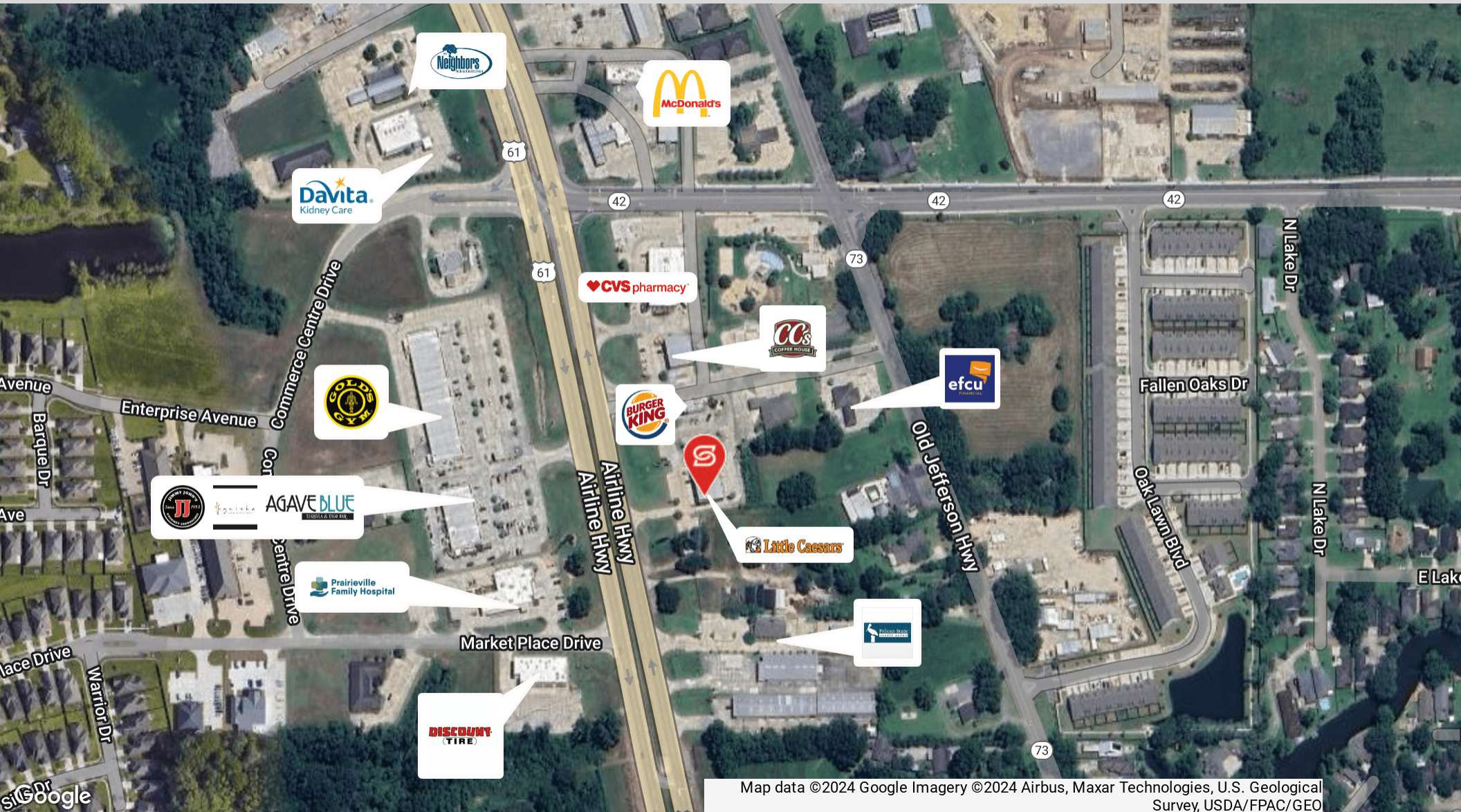
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,878	31,095	75,655
Average Age	39.8	37.1	37.0
Average Age (Male)	38.4	37.3	36.8
Average Age (Female)	39.6	37.2	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,752	11,872	29,055
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$110,164	\$109,327	\$111,710
Average House Value	\$299,209	\$286,000	\$282,949

* Demographic data derived from 2020 ACS - US Census