



PROPERTY DESCRIPTION

If you are pursuing retail space in Zachary, Louisiana...look no further! 4347 High Street is located in the heart of the city and offers an existing tenant mix with a variety of retail, food/beverage and service providers. This strategic location boasts 350ft. +/- of frontage on High Street / Main Street. The shopping center is surrounded by local area businesses, schools, and residential rooftops.

Existing tenants include Smoothie King, Taylor Made Concessions, Nail Place, Pizza Hut, Zachary Cleaners, Elle Boutique, Yogurt Bayou, Republic Finance and Mary Lee Donuts!

- #1 School District in the State of Louisiana
- Centrally Located in Heart of Zachary
- Restaurant / Retail Space Available

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	1,251 - 2,502 SF
Lot Size:	2.41 Acres
Building Size:	16,263 SF

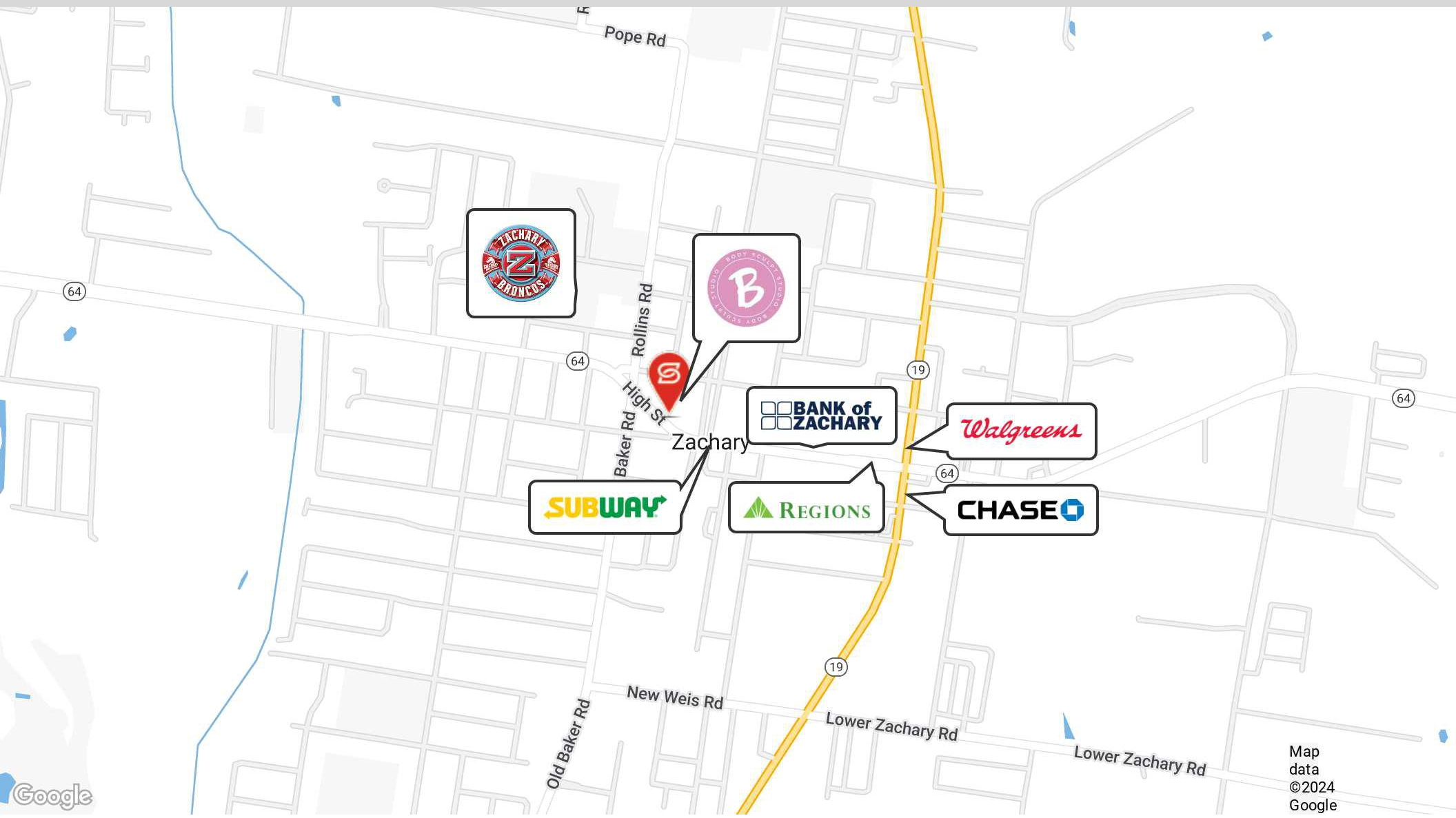


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,251 - 2,502 SF	Lease Rate:	\$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
104	Available	2,502 SF	NNN	\$17.00 SF/yr	- Most recently occupied by a longterm tenant: Chris' Specialty Meats - Walk-in cooler and freezer installed and included
107	Available	1,251 SF	NNN	\$17.00 SF/yr	-
109	Available	1,251 SF	NNN	\$17.00 SF/yr	-



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Map data
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Google



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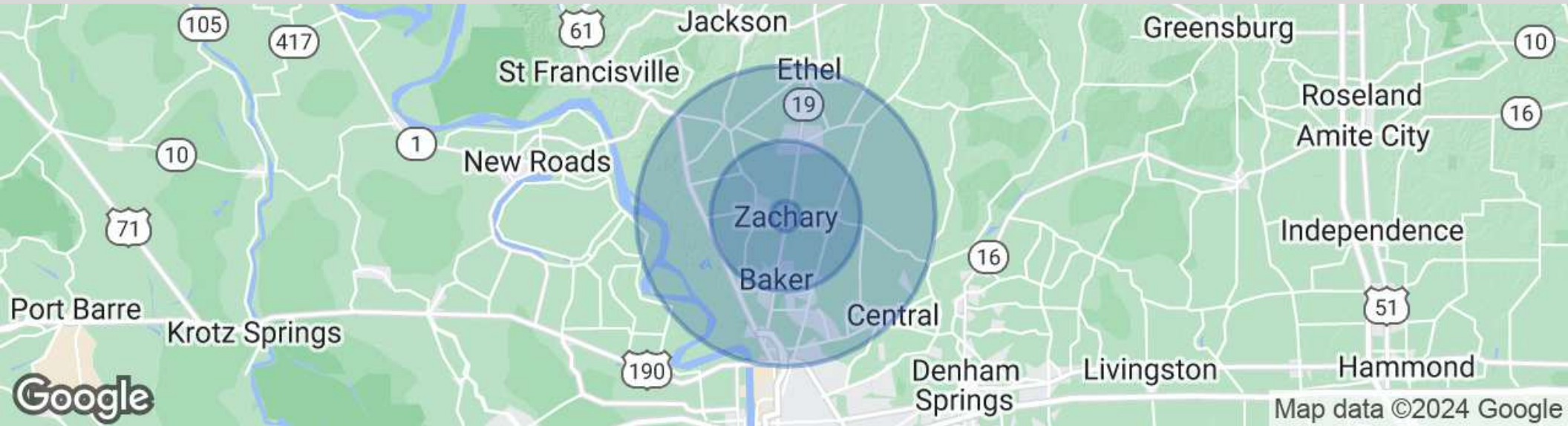
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RETAIL BROKERS NETWORK



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,456	32,679	102,668
Average Age	34.9	34.2	35.3
Average Age (Male)	33.5	32.7	34.1
Average Age (Female)	36.6	35.6	36.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	504	11,513	35,243
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$75,683	\$64,799	\$56,335
Average House Value	\$183,022	\$168,344	\$155,032

* Demographic data derived from 2020 ACS - US Census