



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# FOR LEASE WALMART SHADOW CENTER

**Northeast US Highway 51  
Ponchatoula, LA 70454**

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carmen@sr-cre.com



**SAURAGE ROTENBERG**  
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# NEW CONSTRUCTION RETAIL + DRIVE-THRU OPPORTUNITIES

FOR LEASE

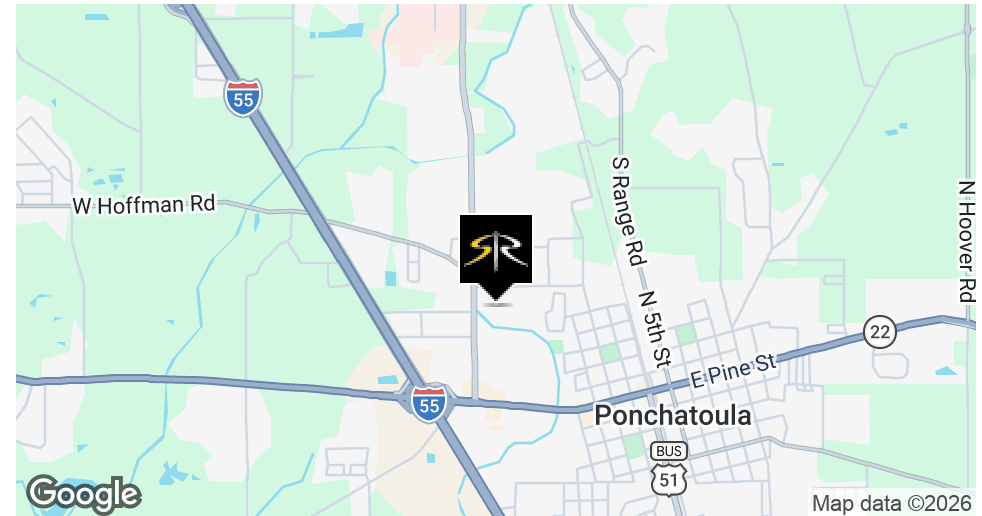
NORTHEAST US HIGHWAY 51, PONCHATOULA, LA 70454

**12,600 SF**



## OFFERING SUMMARY

Lease Rate:	\$22 - 27 SF/yr (NNN)
Building Size:	12,600 SF
Available SF:	1,800 - 12,600 SF
Number Of Units:	7
Drive-Thru Potential:	Yes
Lot Size:	1.355 Acres
Zoning:	C-2
Parking Spaces:	60 + 4 ADA
Traffic Count:	19,376 ADT
Access Street:	Campbell Rd.



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12,600 SF

FOR LEASE | NEW CONSTRUCTION RETAIL + DRIVE-THRU OPPORTUNITIES

Walmart Shadow Center | Ponchatoula, Louisiana

**Now Pre-Leasing | High-Visibility Retail in Ponchatoula's Primary Growth Corridor**

Positioned along Highway 51 directly adjacent to Walmart, this new construction retail development offers a rare opportunity to secure space in one of Tangipahoa Parish's most active retail corridors. The project will feature approximately 12,600 square feet of modern neighborhood retail with flexible suite configurations, including drive-thru capability for select tenants—a highly sought-after feature with limited availability in the market. Designed with a clean, contemporary aesthetic, the center will include expansive storefront glass, prominent signage opportunities, and efficient parking and access designed to accommodate both daily convenience traffic and regional draw. Located just minutes from Interstate 55 and Highway 22, the site benefits from strong visibility, steady traffic patterns, and immediate proximity to national retailers including Walmart, fueling consistent consumer activity throughout the day.

**This is an ideal opportunity for:**

- Coffee / QSR users seeking drive-thru
- Medical or service retail
- Boutique fitness or wellness concepts
- Regional and national retailers expanding into the Northshore market

With limited new construction retail in the immediate area, this project offers tenants the ability to establish a presence in a growing submarket with strong fundamentals and long-term upside.



- 12,600 SF New Construction Retail Center
- Drive-Thru Opportunities Available (Limited)
- Located Adjacent to Walmart Supercenter
- High Visibility on Hwy 51 Corridor
- Flexible Suite Sizes (1,800 – 12,600 SF)
- Modern Storefront Design with Strong Curb Appeal
- Ample Parking + Efficient Site Layout
- Easy Access to I-55 and Hwy 22
- Strong Daytime & Regional Traffic Drivers
- C-2 Zoning – Broad Retail & Service Uses

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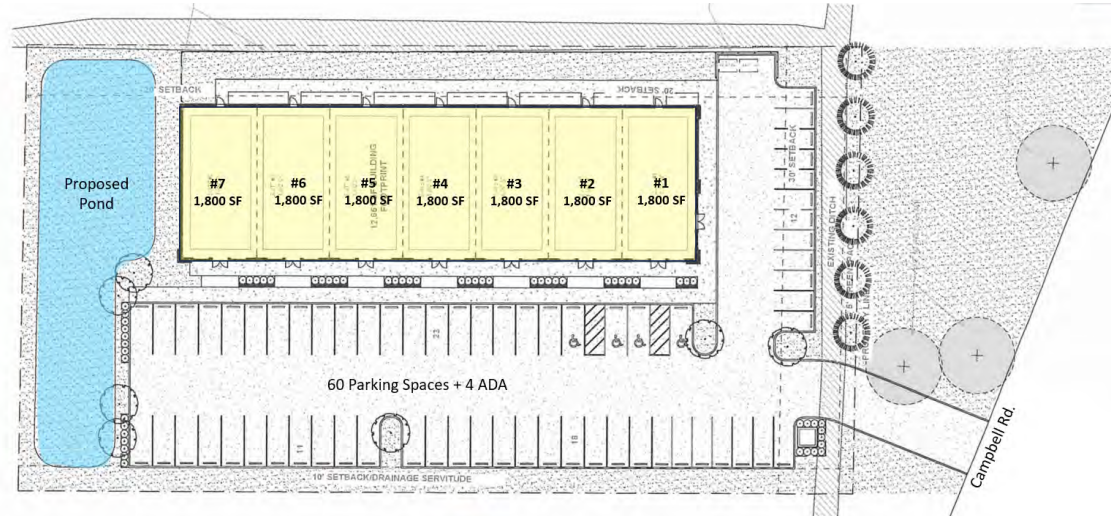
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# AVAILABLE SPACE FOR LEASE

## NEW CONSTRUCTION RETAIL + DRIVE-THRU OPPORTUNITIES

NORTHEAST US HIGHWAY 51, PONCHATOULA, LA 70454

**12,600 SF**



### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#1	Available	1,800 SF	NNN	\$22.00 - \$27.00 SF/yr	End Cap w/potential Drive-Thru
#2	Available	1,800 SF	NNN	\$22.00 - \$27.00 SF/yr	In-line
#3	Available	1,800 SF	NNN	\$22.00 - \$27.00 SF/yr	In-line
#4	Available	1,800 SF	NNN	\$22.00 - \$27.00 SF/yr	In-line
#5	Available	1,800 SF	NNN	\$22.00 - \$27.00 SF/yr	In-line
#6	Available	1,800 SF	NNN	\$22.00 - \$27.00 SF/yr	In-line
#7	Available	1,800 SF	NNN	\$22.00 - \$27.00 SF/yr	End Cap

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RENDERINGS

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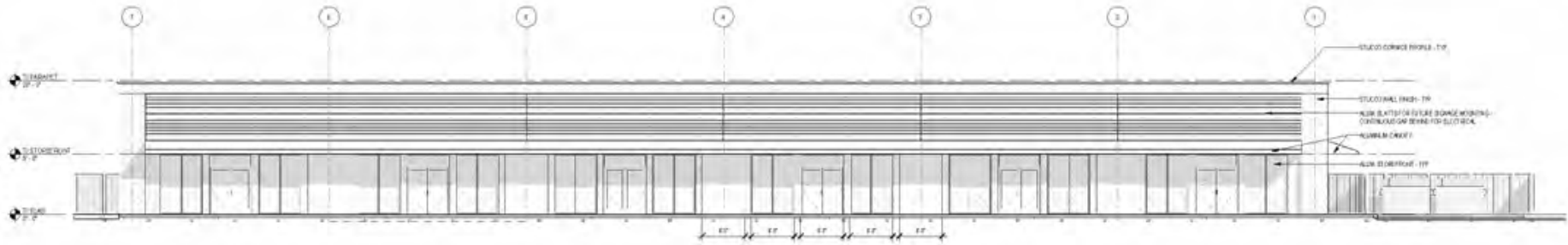
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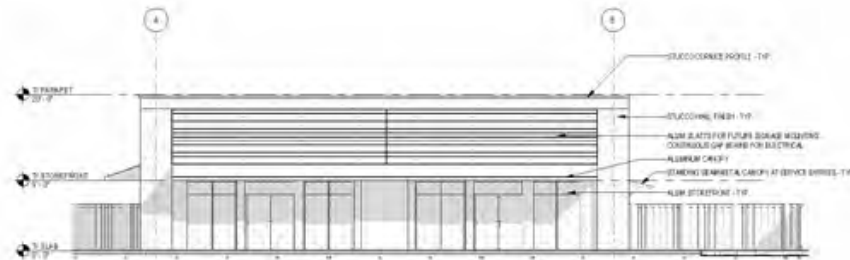
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ELEVATIONS

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1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



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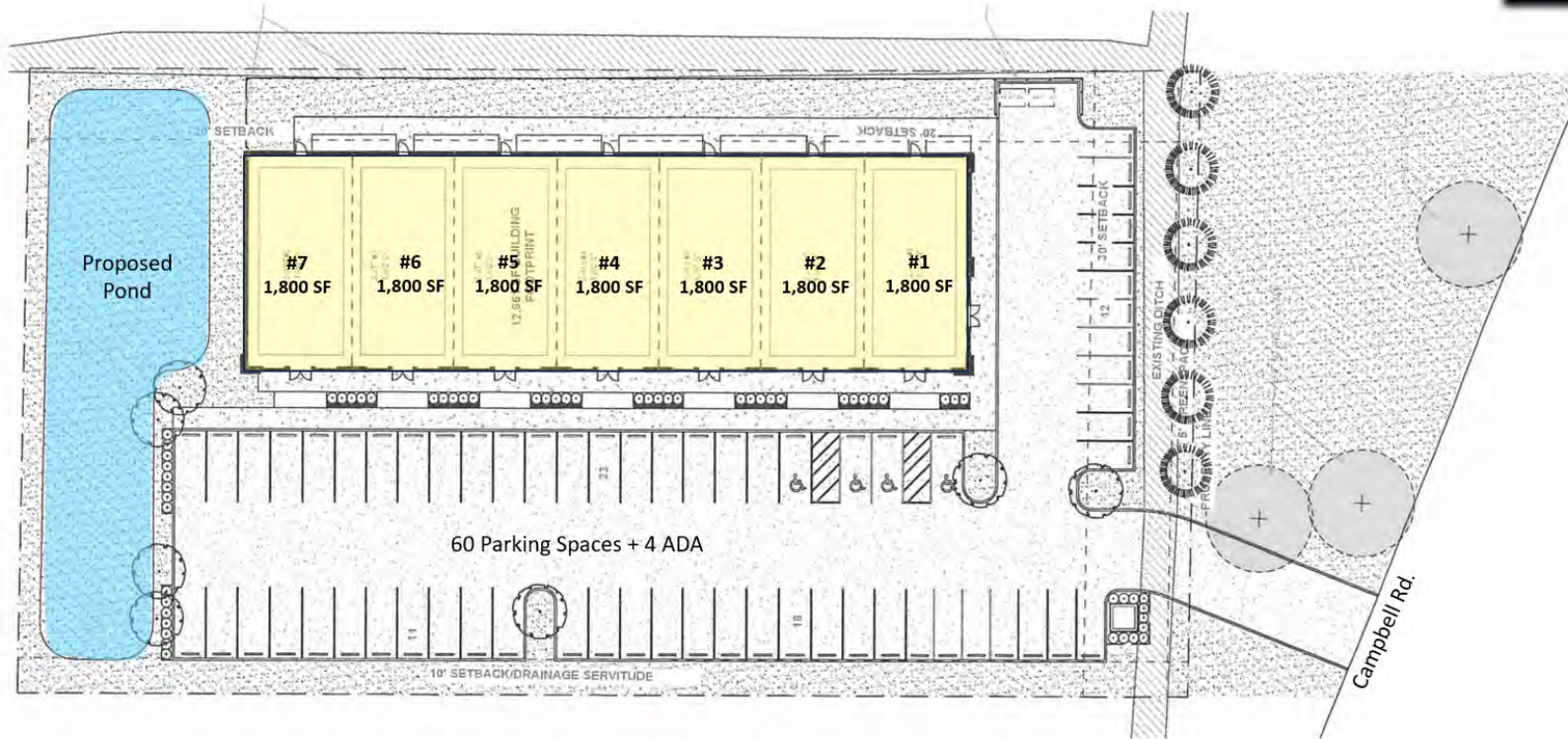


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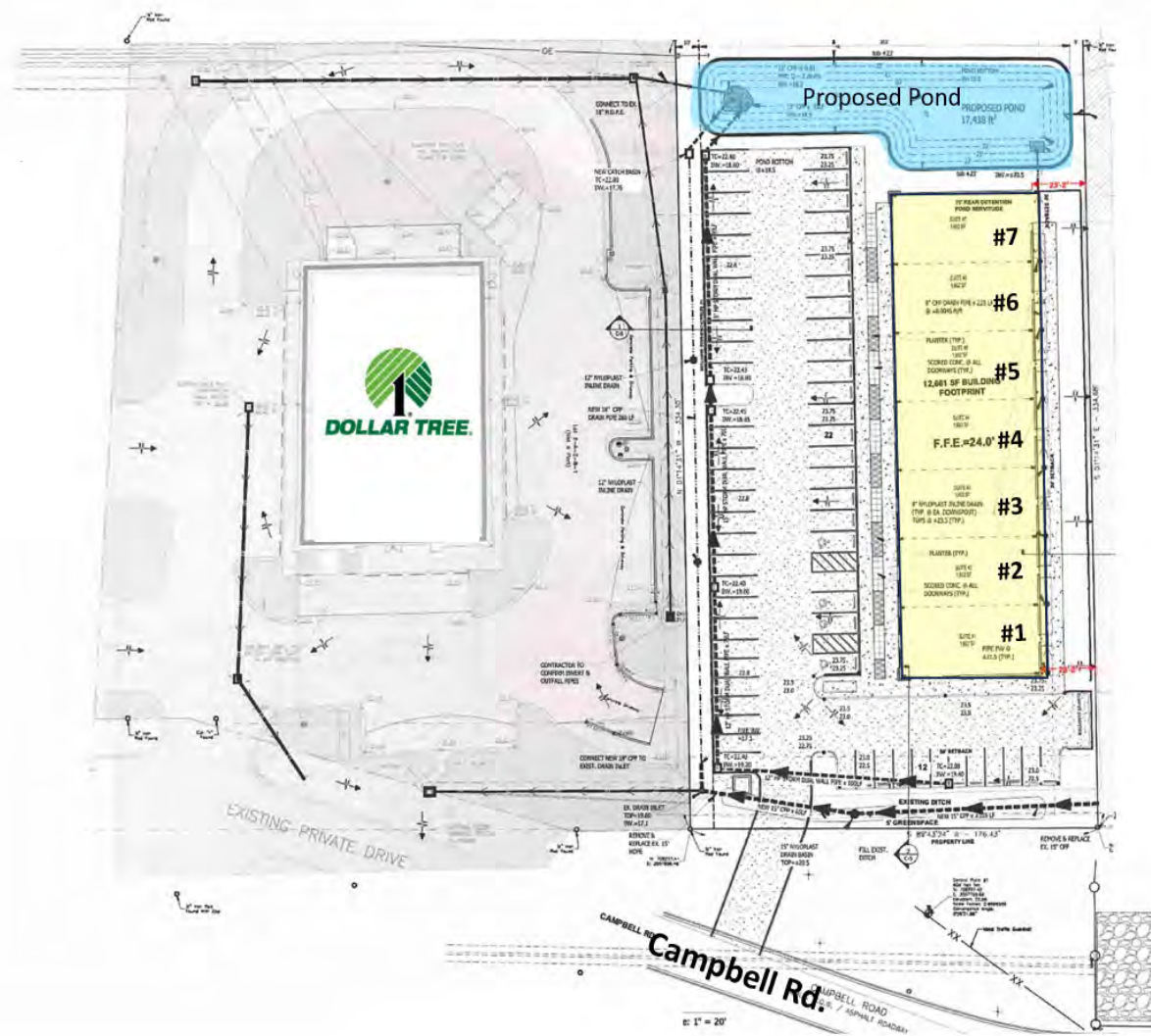
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SITE PLAN

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AERIAL

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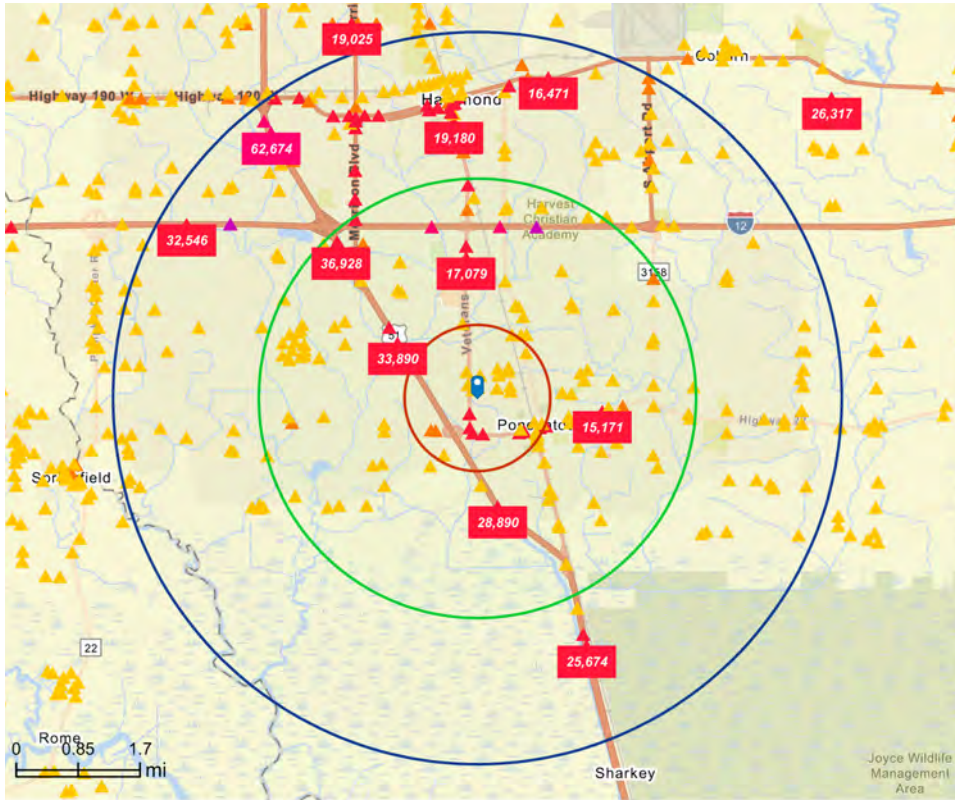


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# TRAFFIC COUNT MAP & DRIVE TIME MAP: 5, 10, 15 MINUTES NEW CONSTRUCTION RETAIL + DRIVE-THRU OPPORTUNITIES

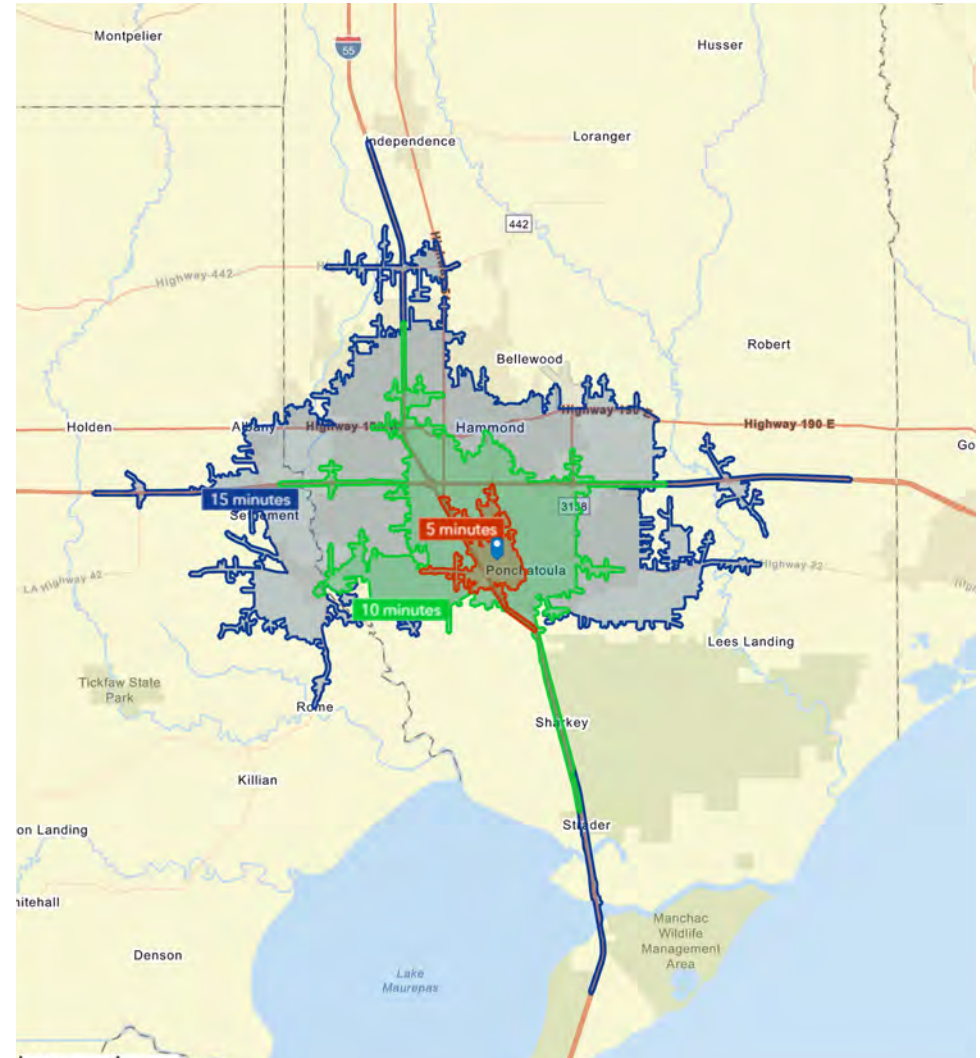
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**12,600 SF**



### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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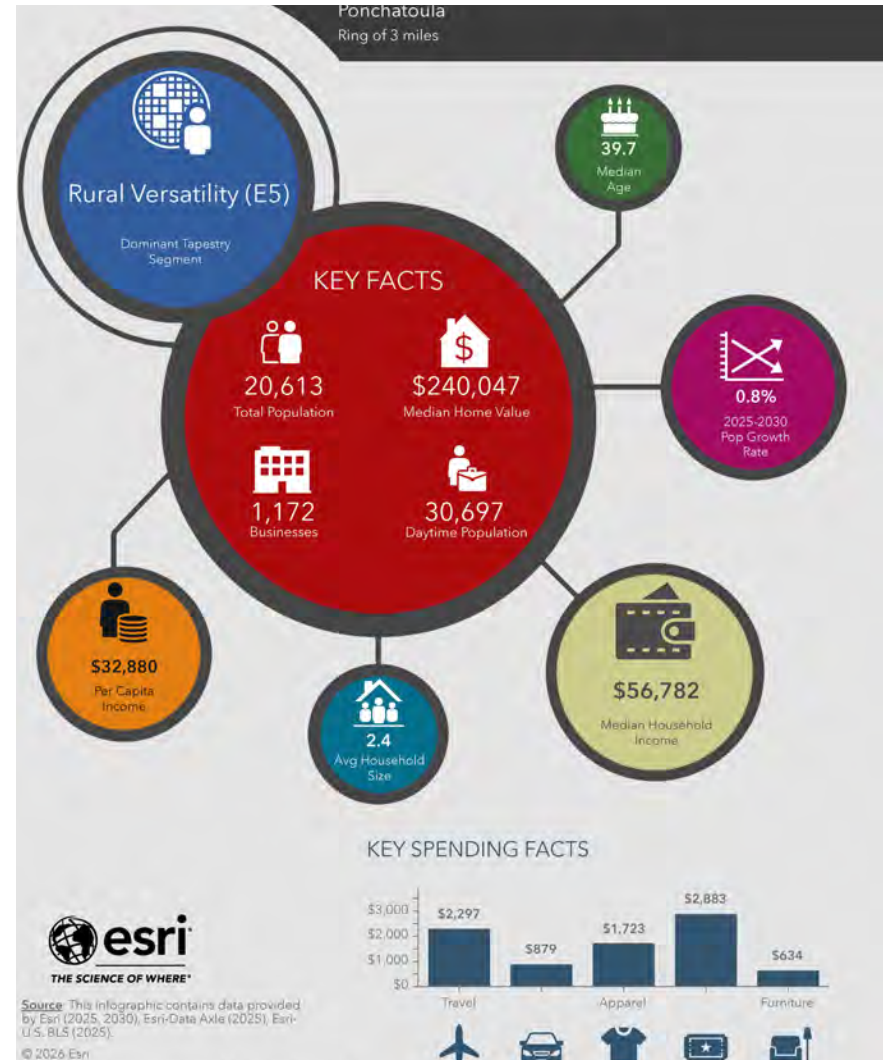
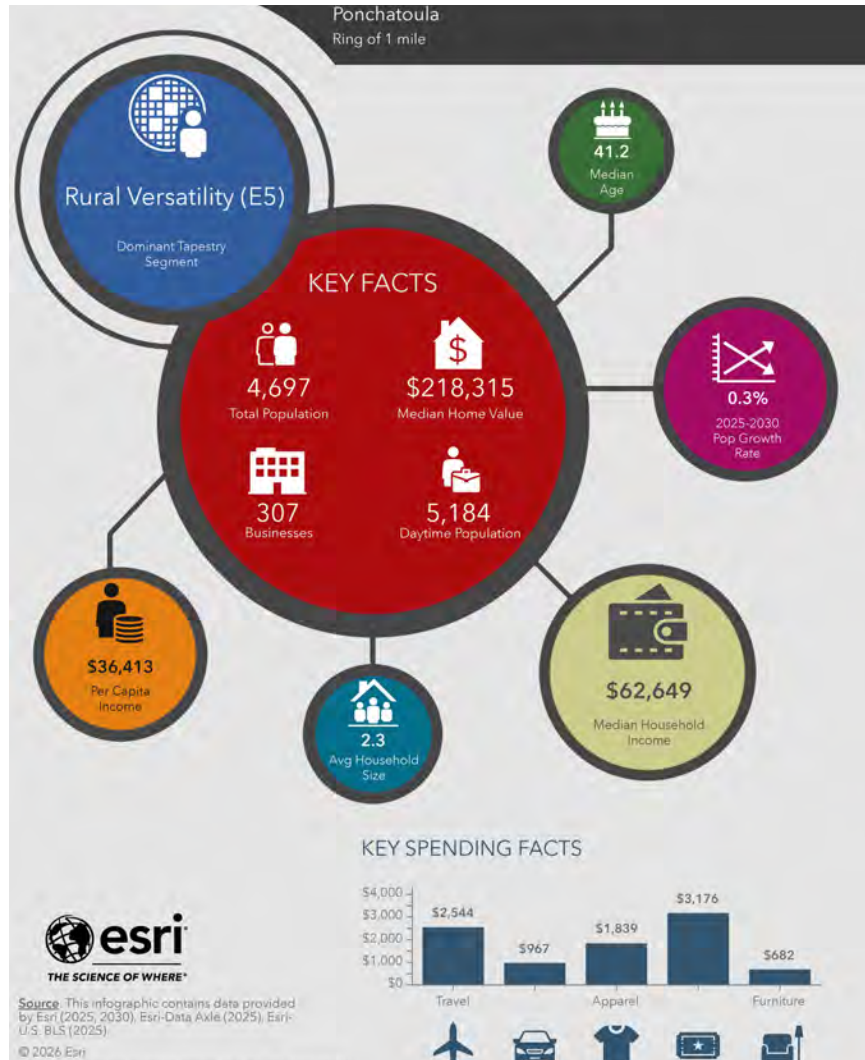
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DEMOGRAPHICS: 1 AND 3 MILE RADII

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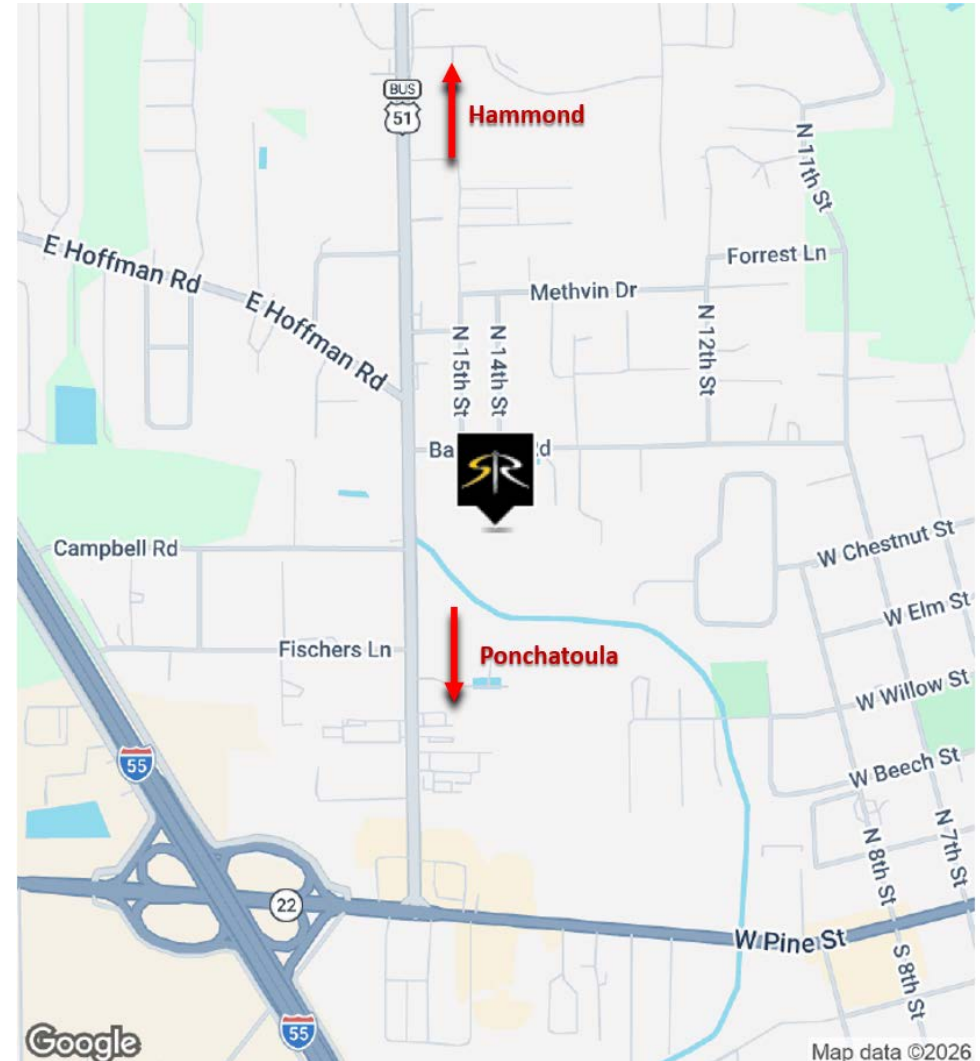
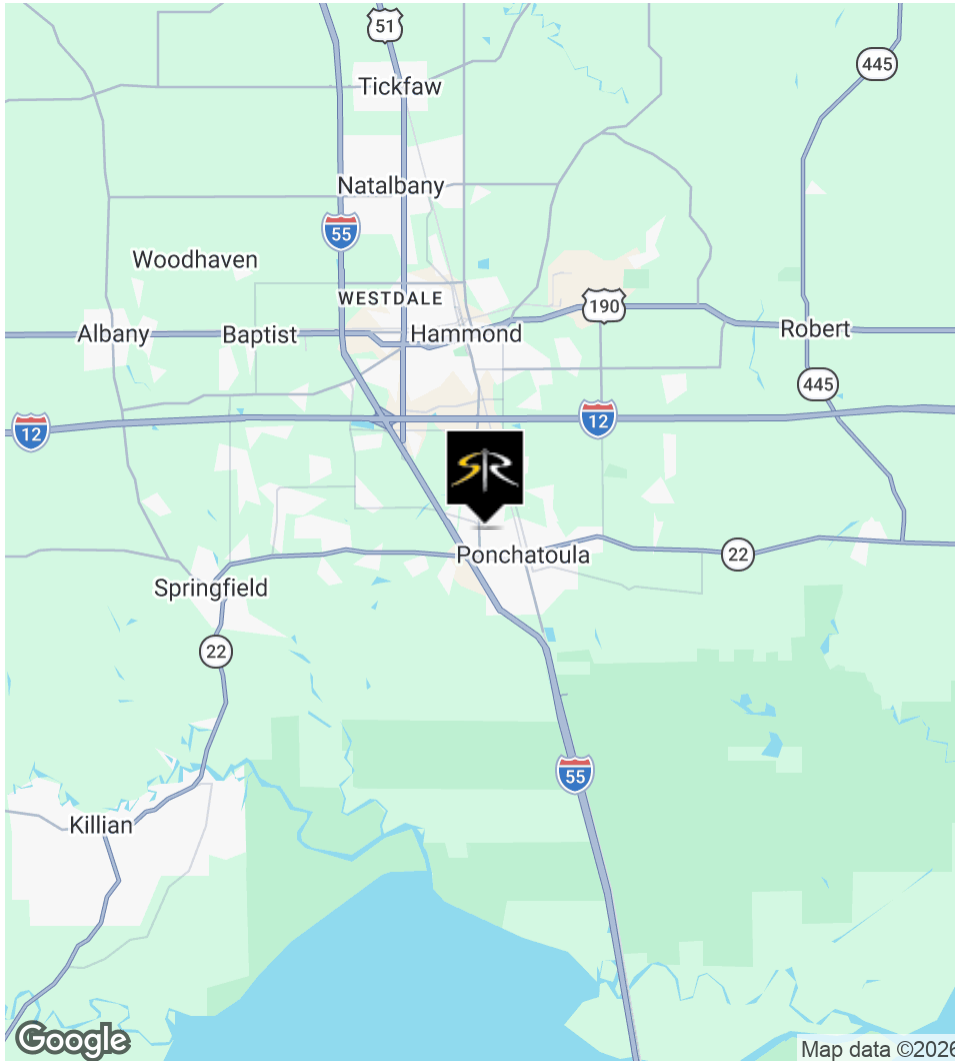
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LOCATION MAPS

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DEMOGRAPHIC SUMMARY: 1, 3, 5 MILE RADII

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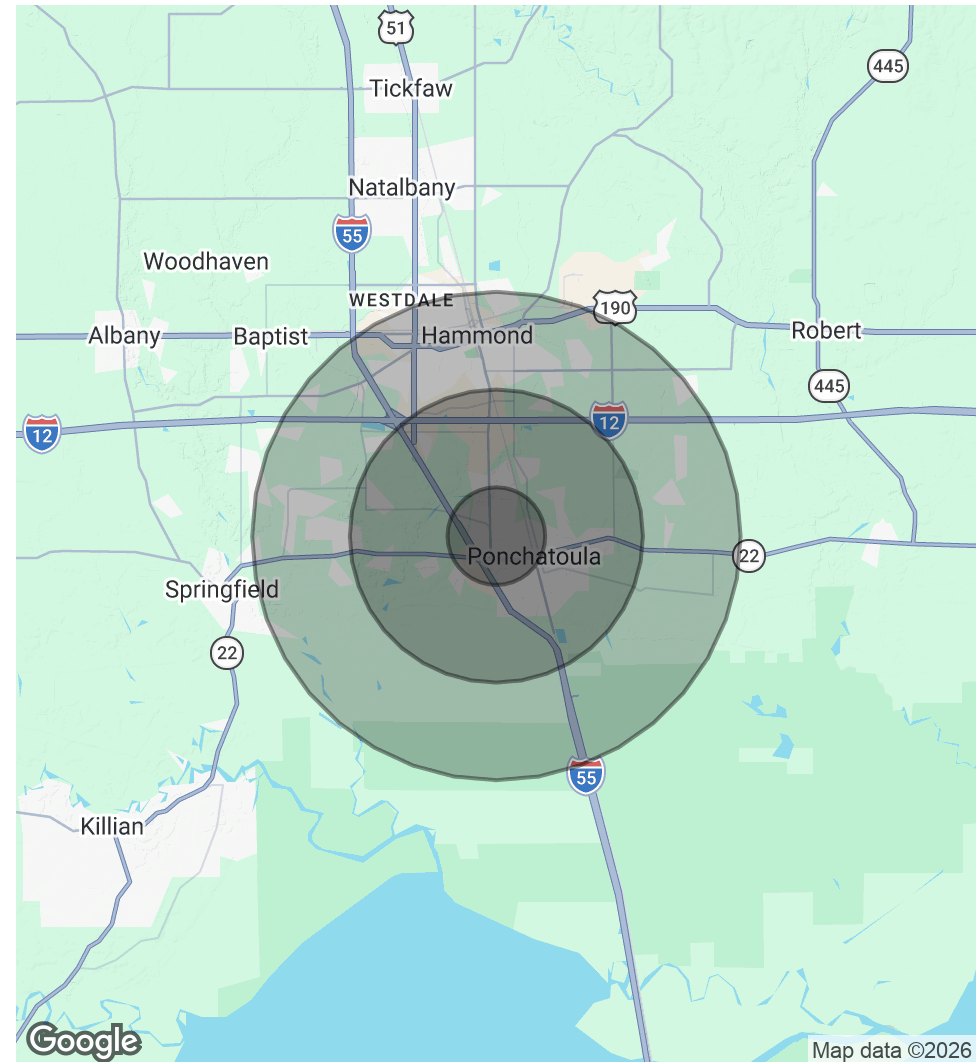
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,744	16,998	48,309
Average Age	47.6	41.3	36.1
Average Age (Male)	47.0	38.4	33.7
Average Age (Female)	49.7	43.7	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,135	6,953	18,070
# Of Persons Per HH	2.4	2.4	2.7
Average HH Income	\$75,951	\$76,645	\$81,384
Average House Value	\$205,328	\$224,503	\$231,749

2023 American Community Survey (ACS)



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