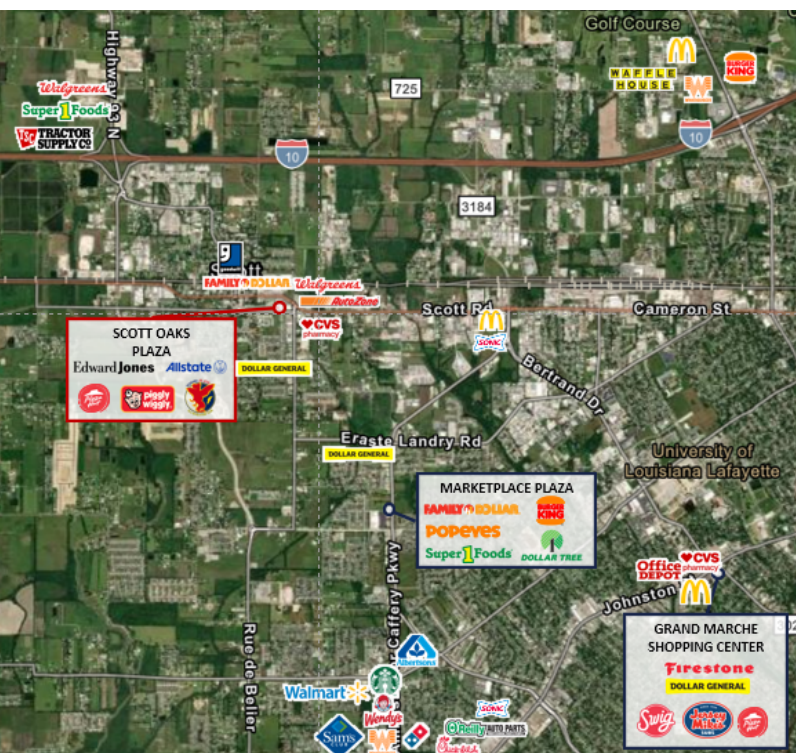


SCOTT OAKS PLAZA

5500-5545 CAMERON STREET | SCOTT, LA 70583



PROPERTY DESCRIPTION

Flexible Retail Suites Ranging from 1,000 SF - 7,500 SF in a Grocery-Anchored Retail Center

PROPERTY HIGHLIGHTS

- Anchored by a top-performing Piggly Wiggly ranked in the top 30% of stores nationwide
- Ranked #5 in the State of Louisiana in terms of daily foot traffic
- Strong consumer activity driven by grocery anchor and surrounding residential density
- Area Retailers Include: Walmart Supercenter, Sam's Club, Home Depot, Barnes & Noble, Best Buy, Walgreens, Whataburger, Chick-fil-A, Raising Cane's, Burger King, and more
- Traffic Counts: Cameron St (11,088 AADT) and Westgate Rd (14,792 AADT)

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,759	5,891	16,381
Total Population	4,120	13,925	38,096
Average HH Income	\$72,726	\$71,692	\$70,924

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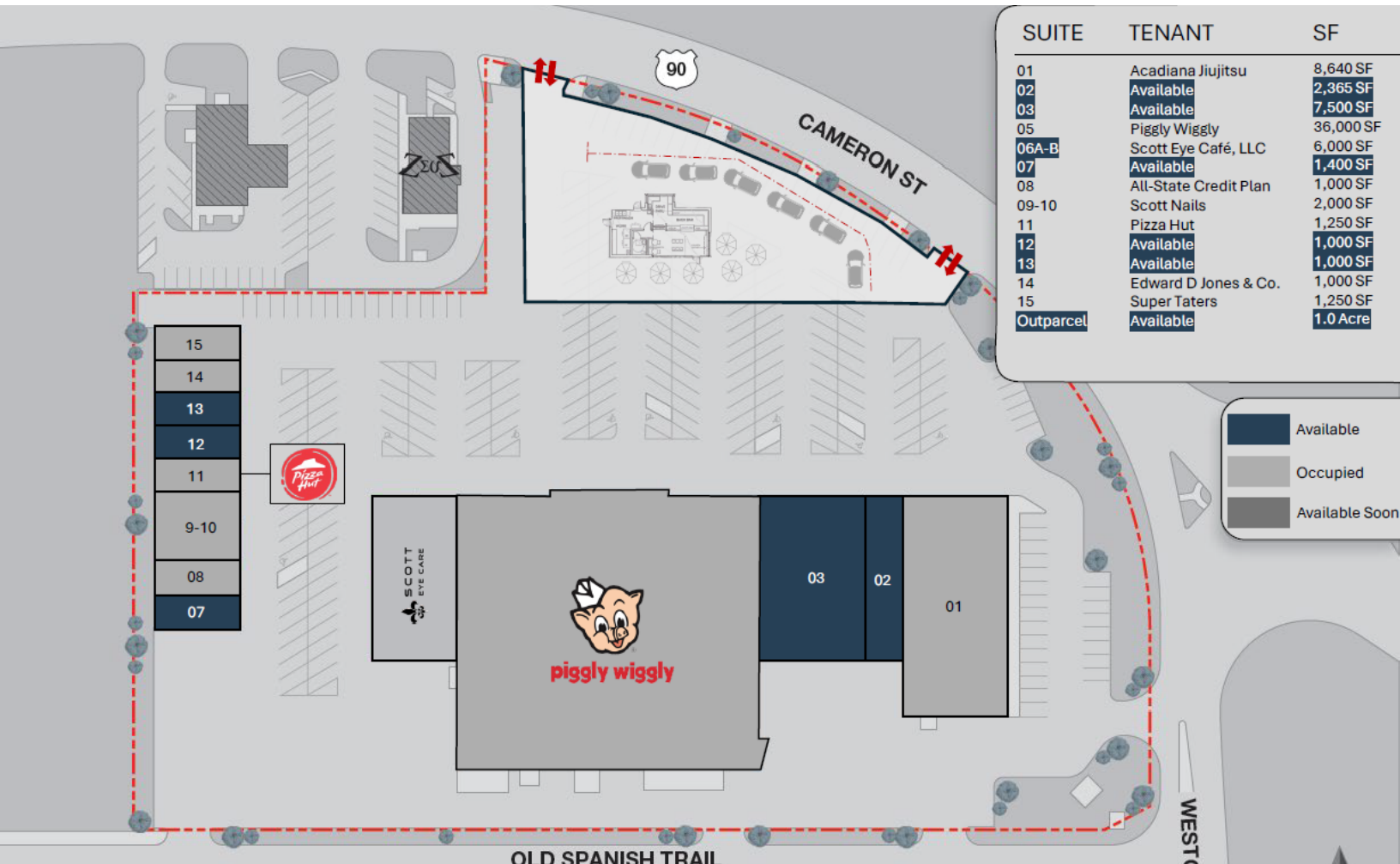
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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
Suite 01	Acadiana JiuJitsu	8,460 SF	Suite 10	Scott Nails	1,000 SF
Suite 02	Available	2,365 SF	Suite 11	Pizza Hut	1,250 SF
Suite 03	Daily Deal	7,500 SF	Suite 12	Available	1,000 SF
Suite 05	Piggly Wiggly	36,000 SF	Suite 13	Available	1,000 SF
Suite 06A-06B	Available	6,000 SF	Suite 14	Edward D Jones & Co	1,000 SF
Suite 07	Available	1,400 SF	Suite 15	Super Taters	1,250 SF
Suite 08	All-State Credit Plan	1,000 SF	Proposed Outparcel	Available	1 Acres
Suite 09-10	Available	2,000 SF			

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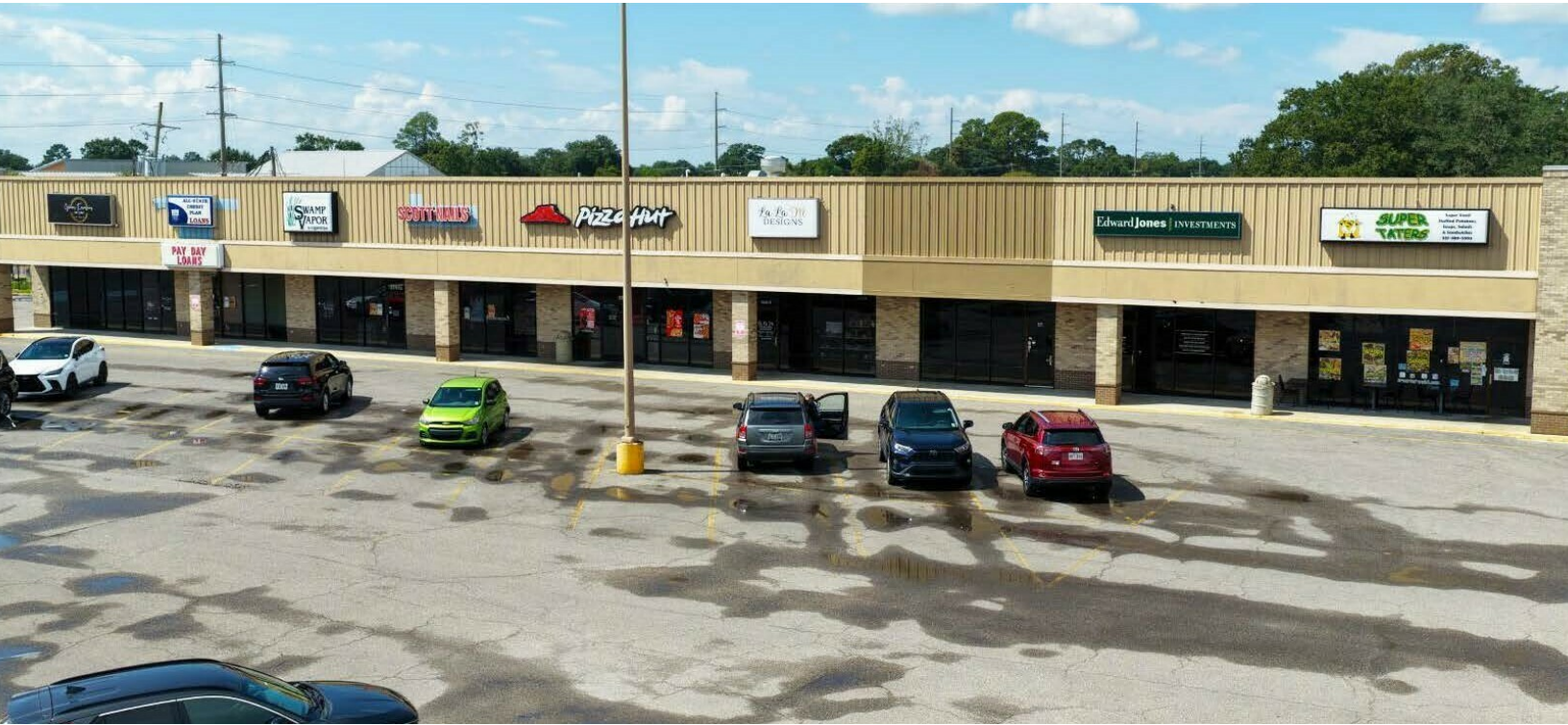
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