



PROPERTY OVERVIEW

- Shadow-anchored by Hobby Lobby, attracting a variety of customers
- Across the street from a high-volume Walmart Supercenter
- Located in the main retail corridor and just off I-20 for easy access
- Ample parking spaces for customers and employees
- Proximity to The Assembly, Cinemark Theater, Walmart, Glennwood Medical and multiple hotels

FOR LEASE

\$10 - 24 PSF + NNN

AVAILABLE SPACES

Suite 4-5	3,000 SF (Demisable)
Suite 8	1,200 SF
Suite 9A	30,000 SF (Demisable)

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
Total Population	3,862	36,058	76,804
Average HH Income	\$53,391	\$52,447	\$58,246
Daytime Population	12,381	48,493	83,127



The information contained herein has either been given to us by property owners or is from professional sources that are believed to be reliable; however, D'Argent Companies, LLC gives no warranty or guarantee that this information is correct, nor to the presence or absence of contaminating substances, PCB's or asbestos, nor to compliance with State and Federal regulations. This information is submitted subject to errors, omissions, changes in price, lease rate, or other conditions and may be withdrawn without notice. D'Argent Companies, LLC is a licensed Louisiana Real Estate Broker #0995701135. #004

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SCAN ME

Aerial Overview



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