

Highway 42 Retail/Office For Lease

RETAIL PROPERTY FOR LEASE



40235 LA-42 Prairieville, LA 70769

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaibox.com



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PROPERTY SUMMARY



Property Description

40235 LA 42, Suite F offers 646 SF of well-maintained office or retail space in the heart of Prairieville. Conveniently located along Highway 42 between Highway 44 and Highway 929, the property benefits from excellent visibility and exposure to approximately 16,797 vehicles per day. The center underwent significant renovations in 2021, including an exterior and interior modernization as well as the addition of expanded parking to better serve tenants and customers.

Landlord-paid expenses include water, common area maintenance, building insurance, and property taxes. Tenant is responsible for sewer, electricity, interior maintenance, and a prorated dumpster fee, currently \$20 per month.

This is an excellent opportunity for a small business seeking an affordable, move-in-ready location in one of Ascension Parish's fastest-growing commercial corridors.

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Offering Summary

Lease Rate:	\$1,400 per month (MG)
Available SF:	646 SF
Lot Size:	0.47 Acres
Building Size:	4,300 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	1,287	8,932	21,109
Total Population	3,742	25,163	59,596
Average HH Income	\$89,841	\$84,955	\$84,509



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INTERIOR PHOTO



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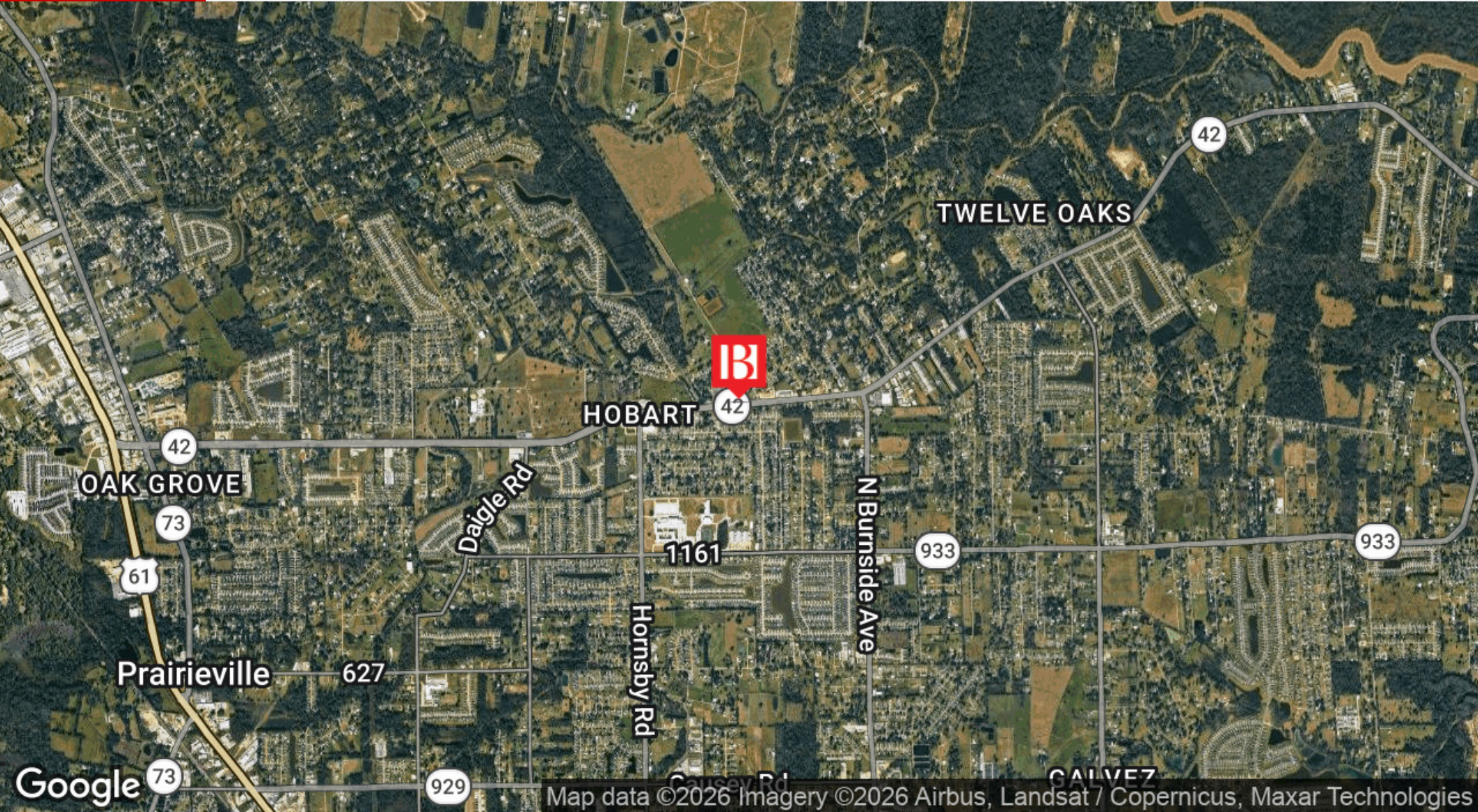
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LOCATION MAP



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