



# SCOTT OAKS PLAZA SHOPPING CENTER

5505-5545 CAMERON ST SCOTT, LA 70583



## OFFERED: FOR LEASE

## LEASE RATE: CONTACT BROKER

### ±3,000 SF AVAILABLE

- Grocery-Anchored Shopping Center
- 20,495 VPD at signalized intersection
- 7-minute drive from I-10 (71,245 VPD)
- Neighboring retailers: CVS, Walgreens, O'Reilly Auto Parts, and AutoZone

#### CONTACT:

GABRIELLE ZIA WILL CHADWICK, MBA  
225.200.0302 225.368.7667

800.895.9329 | <https://elifinrealty.com> | March 2024  
640 Main St, Suite A, Baton Rouge, LA 70801

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# OFFERING SUMMARY



## PROPERTY SUMMARY

- Scott Oaks Plaza is a community shopping center in Scott, La just to the west of Lafayette, La.
- The 20,000+ SF shopping center sits at the signalized intersection of Cameron Street (Hwy 90) and Westgate Rd (Hwy 93) and sees approximately 20,495 vehicles pass per day.
- The center is anchored by Piggly Wiggly Grocery and has multiple access points from all three roads that it borders. Outparcel tenants include Zeus Mediterranean Kitchen and Home Bank.

## CO-TENANT SUMMARY

- **Grocery:** Piggly Wiggly
- **Medical:** Scott Eye Care
- **Restaurant/Food:** Green Heart Meals, Super Taters, Pizza Hut
- **Professional Services:** Edward Jones, OUPAC Financial Services, All-State Credit Loans
- **Retail:** Scott Nails, Swamp Vapor E-cigarettes, Glorious Expressions Salon
- **Fitness:** Acadiana Jiu Jitsu

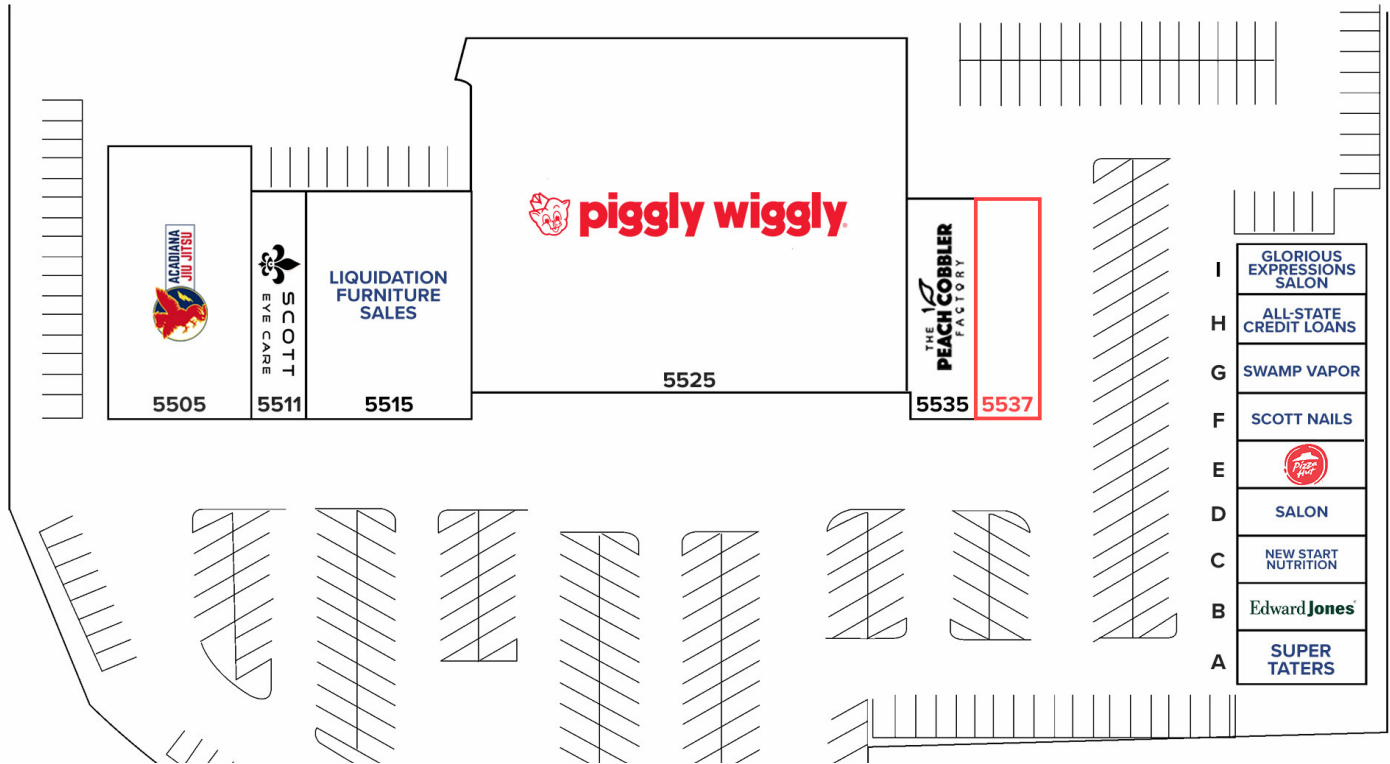
## LOCATION SUMMARY

- It is 1.45 miles west of the highly-traveled Ambassador Caffery Pkwy and a 7-minute drive from Interstate 10 (71,245 VPD)
- Nearby and adjacent businesses include other national brands such as Auto Zone, CVS Pharmacy, Walgreens, O'Reilly Auto Parts, LifeStorage, IberiaBank, and Family Dollar.

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# AVAILABLE SPACES



## LEASE INFORMATION

Lease Type:	NNN - \$3.25/SF NNN Expenses	Lease Term:	Negotiable
Total Space:	3,000 SF	Lease Rate:	Contact Broker

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	NNN EXPENSES
5537 Cameron St	Available	3,000 SF	NNN	Contact Broker	\$2.28/SF NNN Expenses

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# AERIAL PHOTOS



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# EXTERIOR PHOTOS

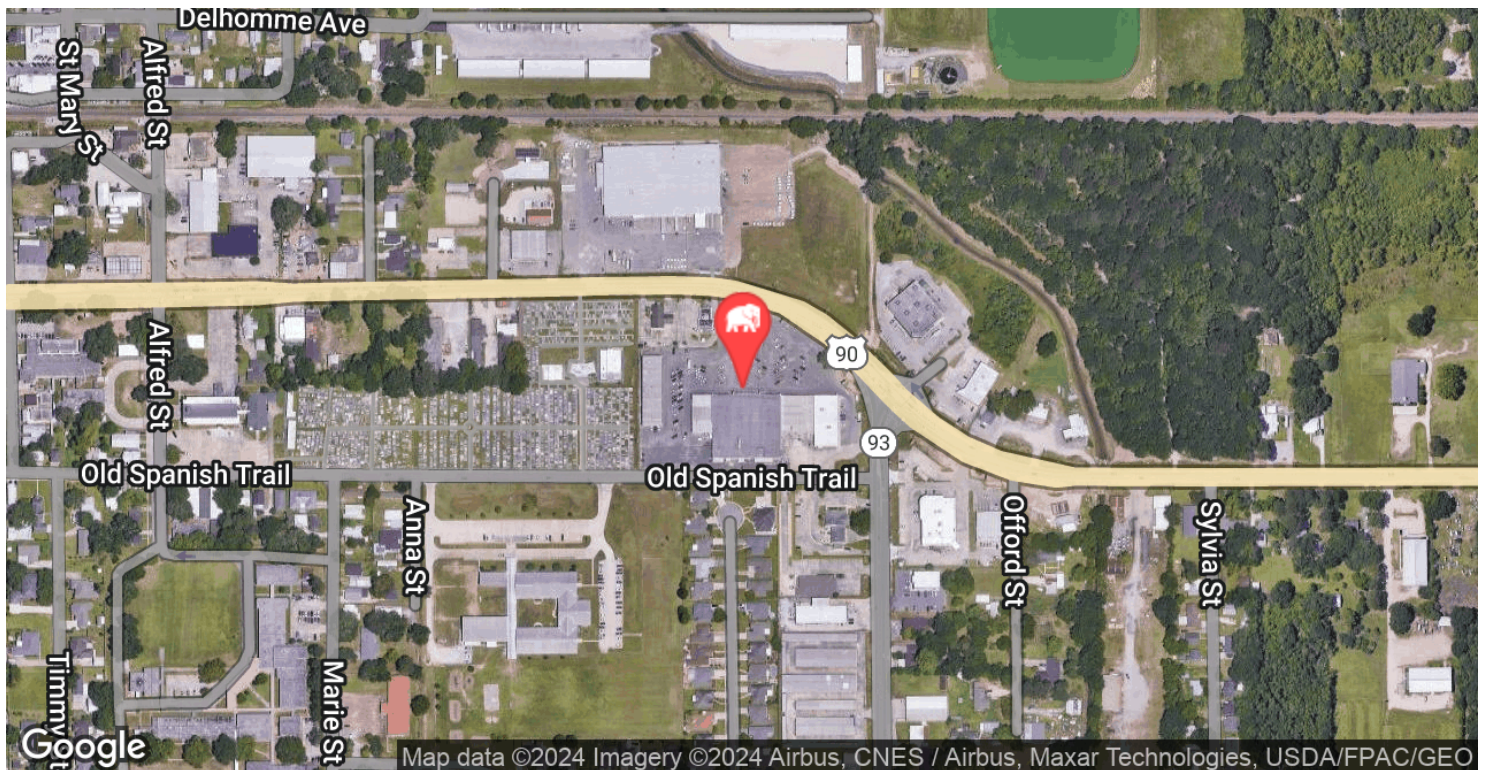
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# LOCATION MAPS

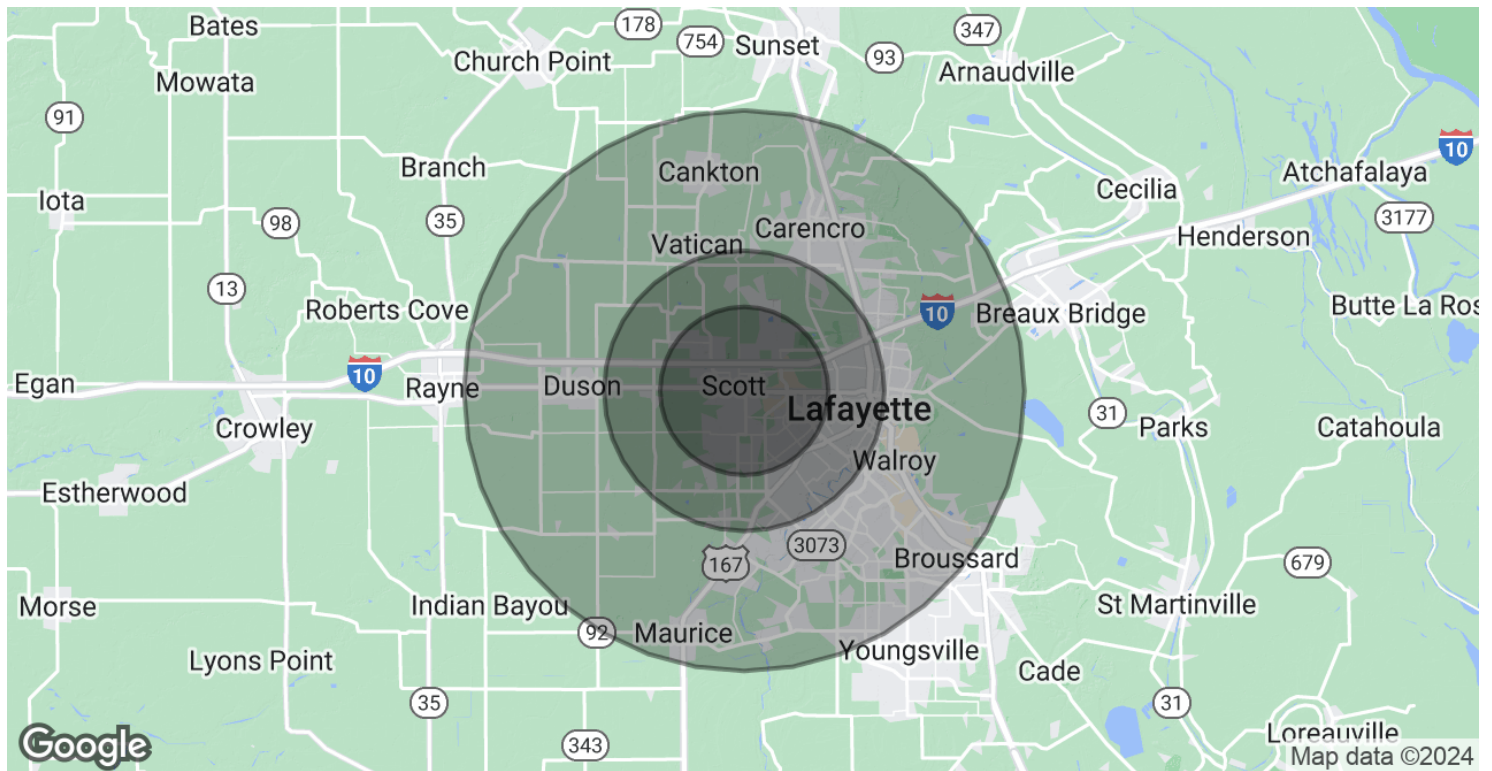


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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	37,743	107,195	237,824
Average age	35.2	36.9	37.6
Average age (Male)	34.8	35.9	37.2
Average age (Female)	36.2	38.2	38.8

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	17,341	46,991	102,619
# of persons per HH	2.2	2.3	2.3
Average HH income	\$53,163	\$67,979	\$71,046
Average house value	\$140,923	\$182,016	\$194,529

\* Demographic data derived from 2020 ACS - US Census

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