



# RETAIL SUITES IN ST. AMANT SHOPPING CENTER

13489 HWY 431 ST AMANT, LA 70774



## OFFERED: FOR LEASE

## LEASE RATE: \$12-14 SF/YR (NNN)

### 1,250 - 6,250 SF OF CONTIGUOUS SPACE | MULTIPLE SUITES AVAILABLE

- Multi-tenant shopping center
- Central parking, pylon signage, multiple access points
- Multiple suites available ranging from 1,250 SF - 6,250 SF
- Kitchen equipment included in some suites

#### CONTACT:

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225.200.0302   225.368.7667

800.895.9329 | <https://elifinrealty.com> | March 2024  
640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# OFFERING SUMMARY



## PROPERTY SUMMARY

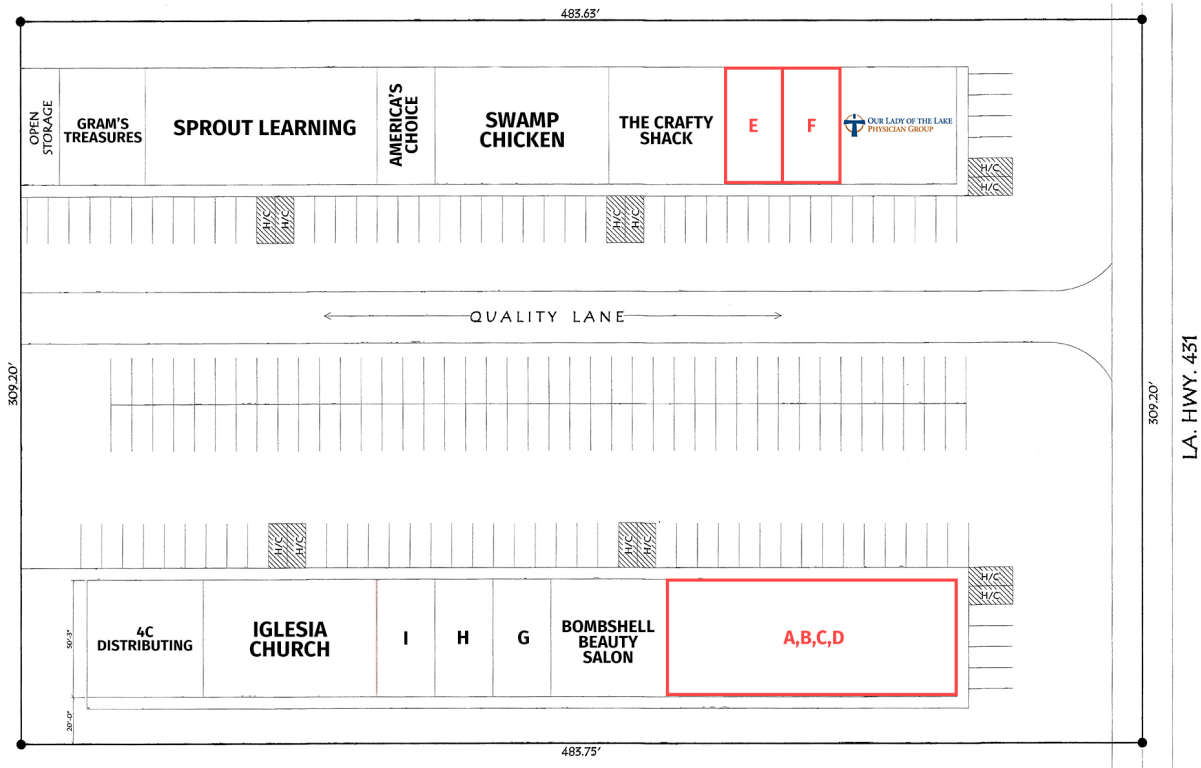
- This shopping center near the corner of Hwy 431 and Hwy 621 is located in St. Amant in the heart of Louisiana's fastest growing parish, Ascension.
- The center consists of two multi-tenant buildings, a central parking lot, pylon signage, and multiple access points on Hwy 431.
- Anchored by The Venue reception hall and event center, the center houses other tenants including Our Lady of the Lake Physician Group, America's Choice Insurance, Crafty Shack, Swamp Chicken Daiquiri, JD Investors, and Iglesia De Dios Church.
- Multiple suites are available ranging in size from 1,250 SF to 6,250 SF of contiguous space.
- NNN fees \$2.00/SF

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# AVAILABILITY



## LEASE INFORMATION

Lease Type:	NNN - \$2.00/SF/YR	Lease Term:	Negotiable
Total Space:	1,250 - 6,250 SF	Lease Rate:	\$12.00 - \$14.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A,B,C,D	Available	6,250 SF	NNN	\$12.00 SF/yr	\$6,250/mo
Suite E	Available	1,250 SF	NNN	\$14.00 SF/yr	\$1,667/mo
Suite F	Available	1,250 SF	NNN	\$14.00 SF/yr	\$1,667/mo

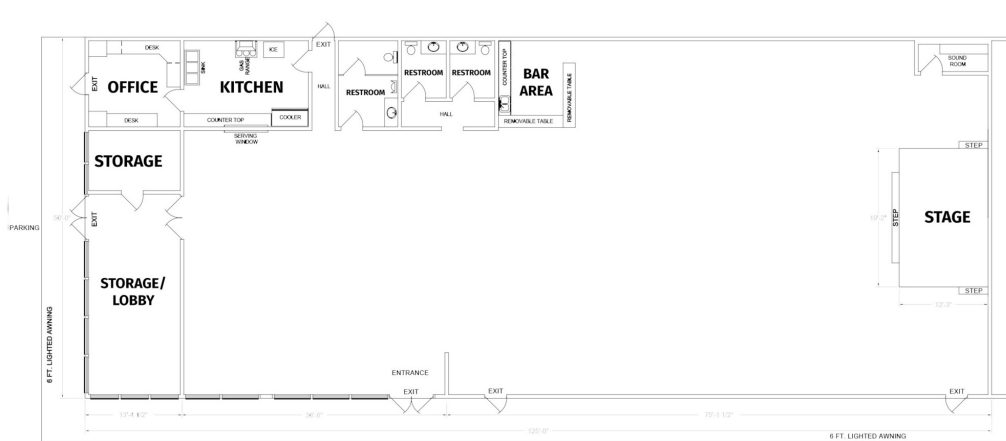
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# SUITE A-D



PARKING LOT

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# INTERIOR PHOTOS



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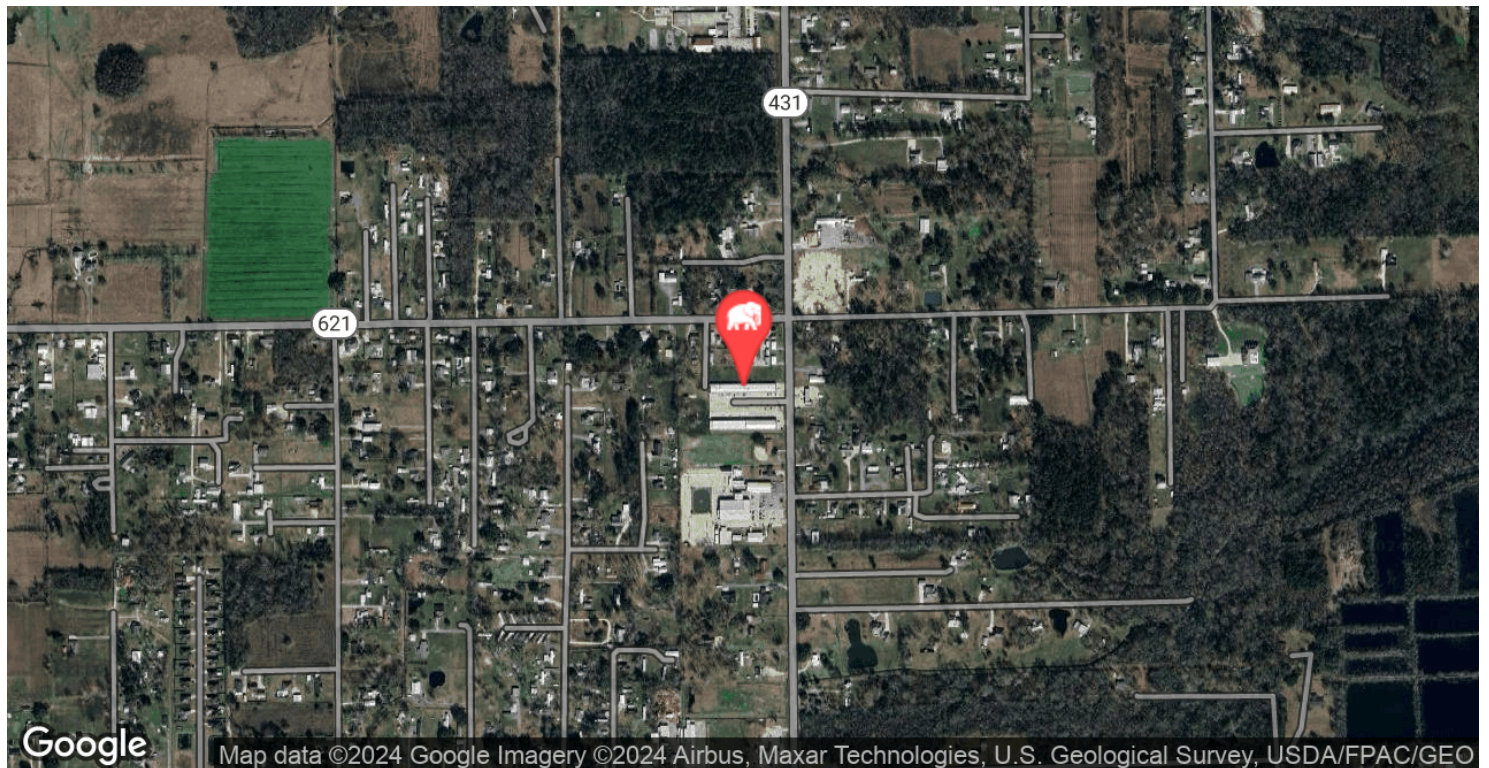
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# LOCATION MAP

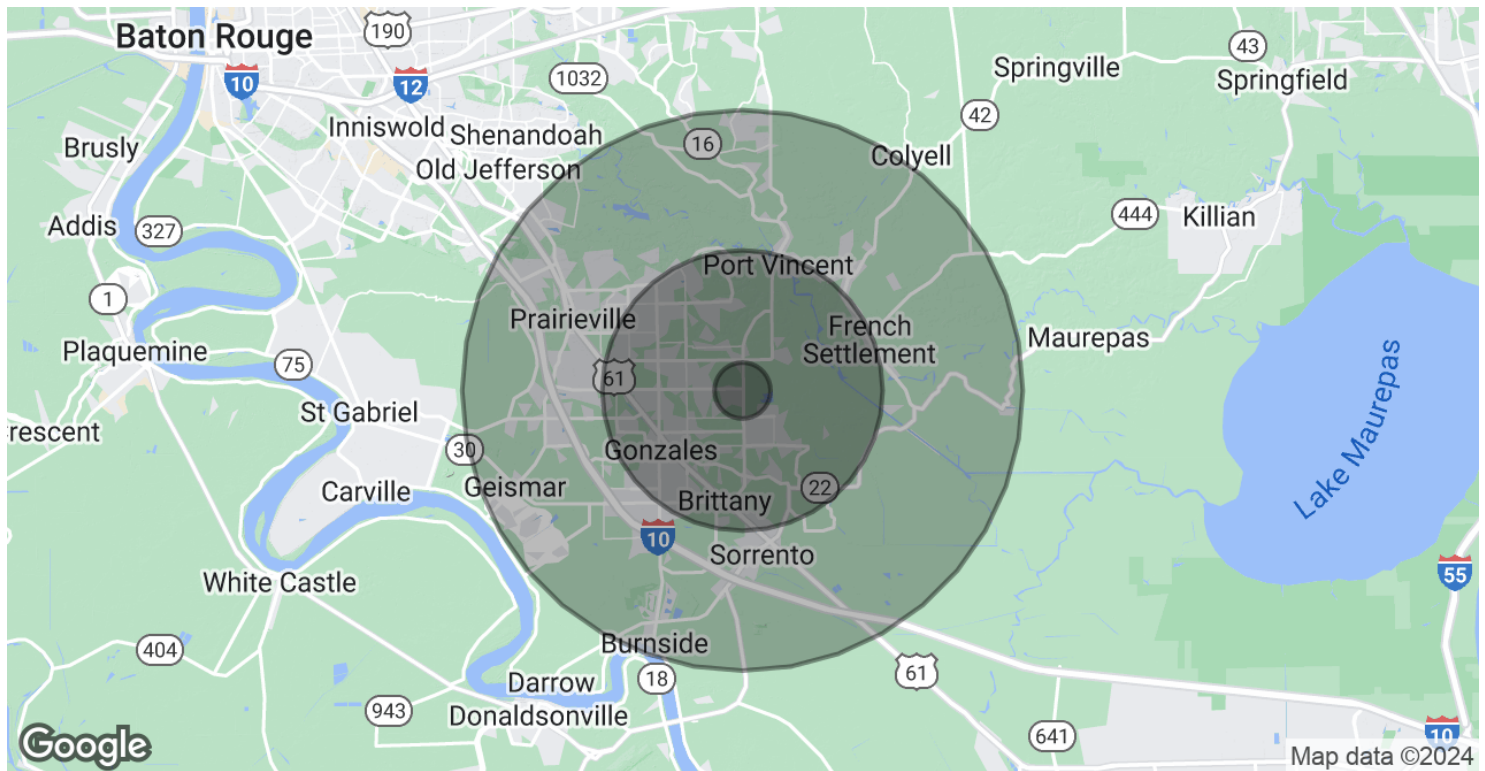


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# DEMOGRAPHICS MAP & REPORT



## POPULATION

### 1 MILE

### 5 MILES

### 10 MILES

Total Population	1,853	39,159	111,389
Average Age	37.1	35.2	34.5
Average Age (Male)	34.1	33.1	32.9
Average Age (Female)	38.3	36.6	36.0

## HOUSEHOLDS & INCOME

### 1 MILE

### 5 MILES

### 10 MILES

Total Households	669	14,031	39,445
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$64,005	\$70,828	\$77,290
Average House Value	\$153,657	\$166,377	\$158,759

\* Demographic data derived from 2020 ACS - US Census

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