



# RETAIL / OFFICE PROPERTY FOR LEASE IN FRENCH SETTLEMENT

17320 HWY 444 FRENCH SETTLEMENT, LA 70733



## OFFERED: FOR LEASE

# LEASE RATE: \$1,500.00/MO (\$10/SF/YR)

## ±1,800 SF | ±1.13 ACRES

- On a hard corner across from French Settlement High, adjacent to French Settlement Elementary
- ±9,926 Daily traffic count
- Multiple access points
- The house can be moved or removed from the property for ground lease

#### CONTACT:

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800.895.9329 | <https://elifinrealty.com> | April 2024  
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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 INFORMATION

- This property has one  $\pm 1,800$  SF house which can be rented commercially for retail or office space.
- The property is located on a hard corner with French Settlement High School across the street and French Settlement Elementary School adjacent.
- The property has a daily traffic count of  $\pm 9,926$
- The property has 3 access points.
- The house can be removed or moved on the property if the tenant would rather do a ground lease.
- This property is located within flood zone X.

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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	17320 Hwy 444
City, State, Zip	French Settlement, LA 70733
County	Livingston Parish
Township	09
Range	4
Section	43
Road Type	Paved

## PROPERTY INFORMATION

Property Type	Land, Retail, Office
Lot Size	±1.13 Acres
APN #	0289751
Lot Frontage	±426 ft
Corner Property	Yes
Traffic Count	±9,926
Traffic Count Street	Hwy 16

## BUILDING INFORMATION

Available Building Size	±1,800 SF
Number Of Buildings	1

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# ADDITIONAL EXTERIOR PHOTOS



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# INTERIOR PHOTOS



## CONTACT:

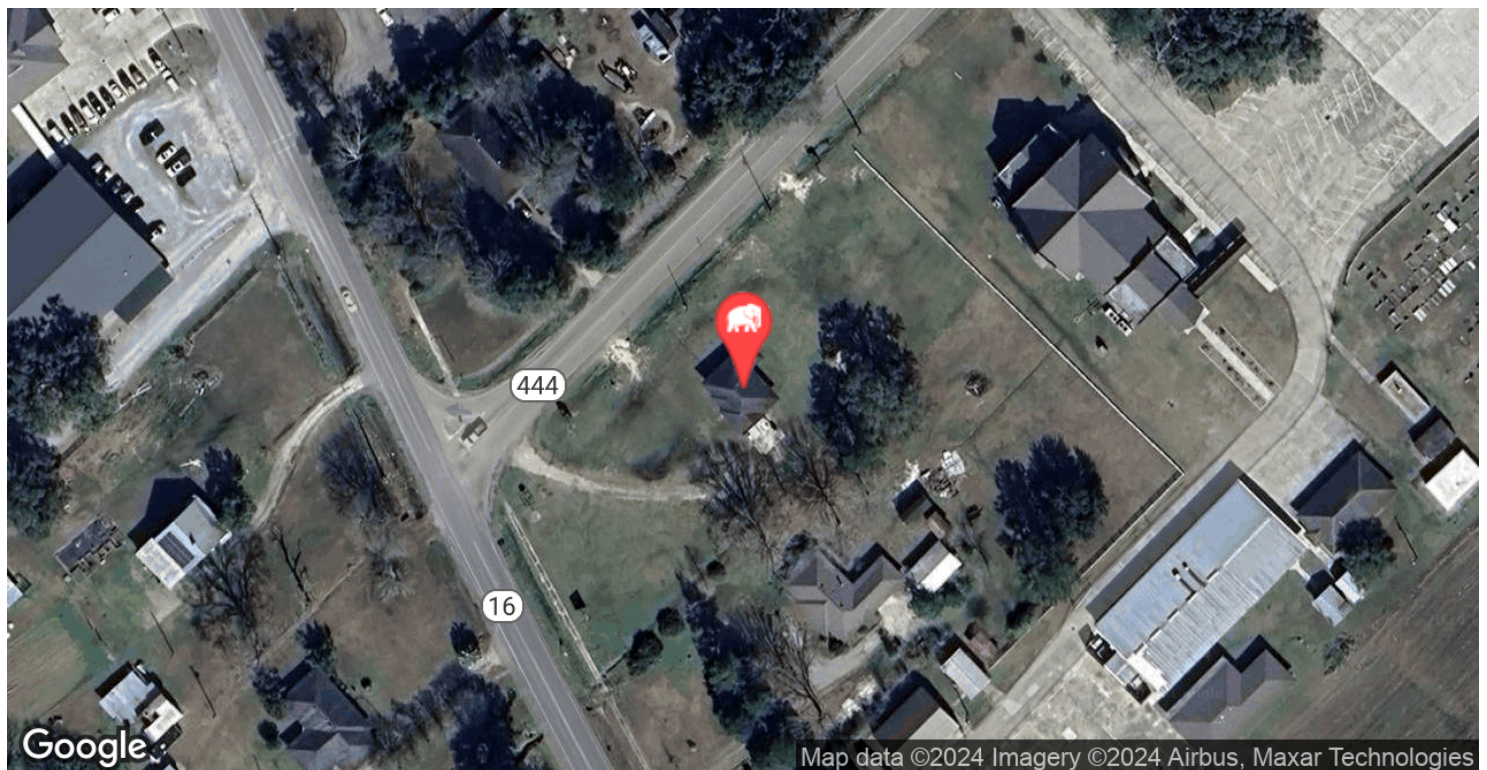
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# LOCATION MAP



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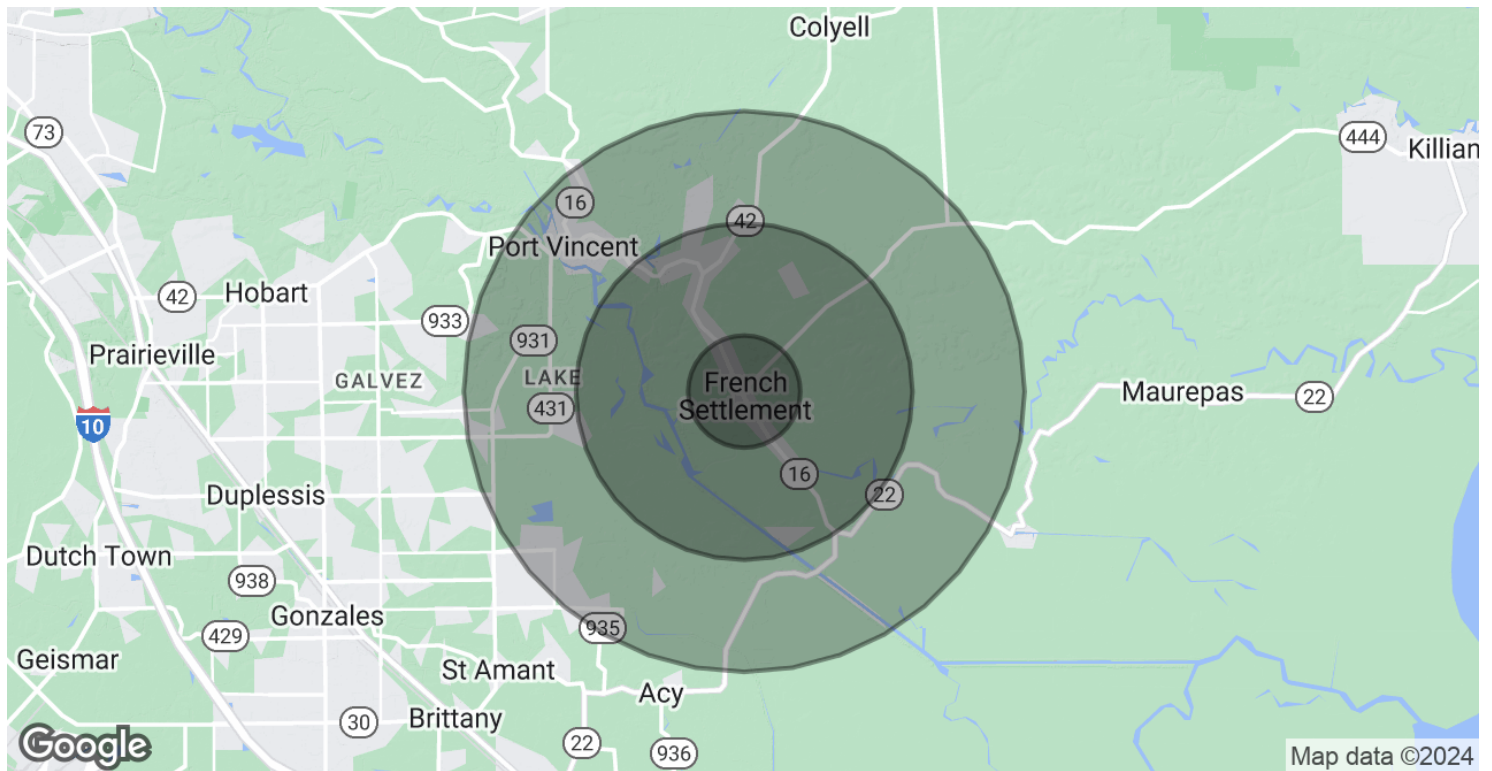
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	376	4,081	8,313
Average Age	49.7	47.3	42.6
Average Age (Male)	52.5	46.4	39.4
Average Age (Female)	50.2	48.4	44.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	202	2,047	3,961
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$47,379	\$60,096	\$58,810
Average House Value	\$679,432	\$304,965	\$460,960

\* Demographic data derived from 2020 ACS - US Census

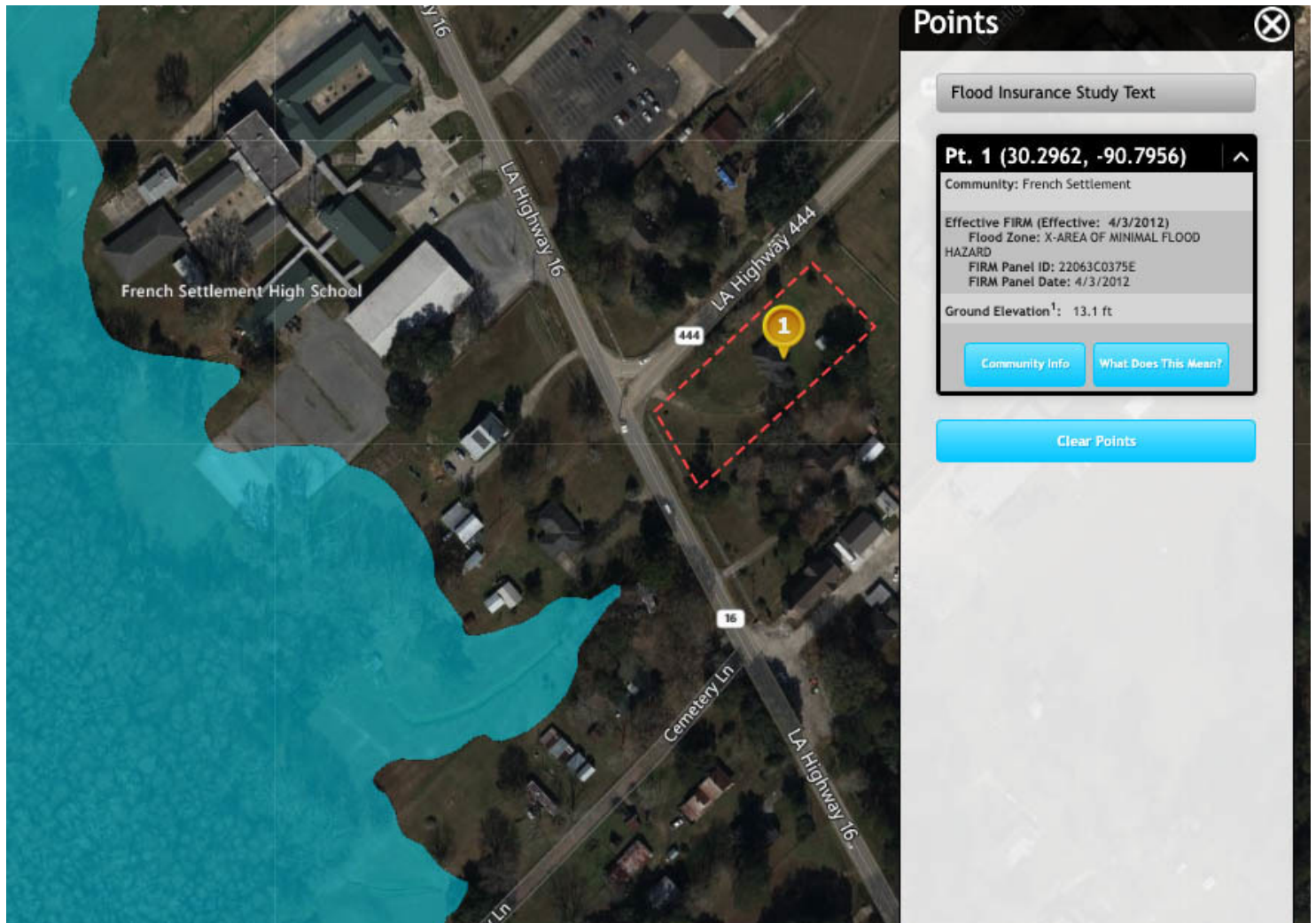
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# FLOOD ZONE MAP



## FLOOD ZONE X

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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