



12807 Hwy 90

12807 Hwy 90, Luling, Louisiana 70070

Property Features

- 2,500 Sf - Suite 103B
- 2,000 Sf - Suite 101
- \$17.75 psf, plus NNN
- C-2 Retail sales zoning
- Modern looking and well located
- National co-tenacy
- 25,000+ cars per day
- Dollar Tree anchored strip center



For more information:

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NAI Latter & Blum

1700 City Farm Drive, Baton Rouge, LA 70806

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latterblum.com

For Lease

Retail



Property Summary

Available SF:	2,500 SF
	2,000 SF
Lease Rate:	17.75 SF/yr (NNN)
Gross Building Area:	26,020 SF
Year Built:	2004
Zoning:	C-2 General commercial district— Retail sales
Traffic Count:	25,128

Property Overview

The subject suite was a former Rent-A-Center. Great location and size space for a national tenant. The Strip Center is anchored by Dollar Tree and co-tenancy includes Check Into Cash, a Dentist Office and Snap Fitness. Site is zoned General Commercial-Retail sales allowing for retail sales (except auto and mobile home sales), usage, and storage, restaurants (including drive-in restaurants) and cafeterias.

Location Overview

The New Orleans-Metairie-Kenner Metro is situated on the lower Mississippi River Delta in Southern Louisiana where the Mississippi River runs into the Gulf of Mexico. The metro is one of the most popular tourist destinations in America. This metro contains a population of 1.2 million plus residents. The economy supports a wide range of jobs including maritime commerce, petrochemical and oil refinery, tourism, trade, education and health services.

For Lease

Retail

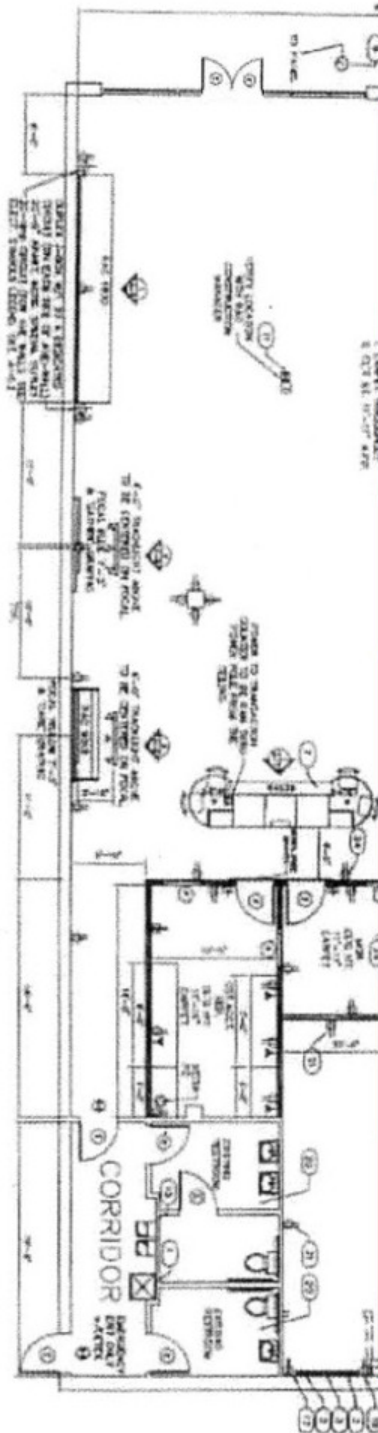


Google

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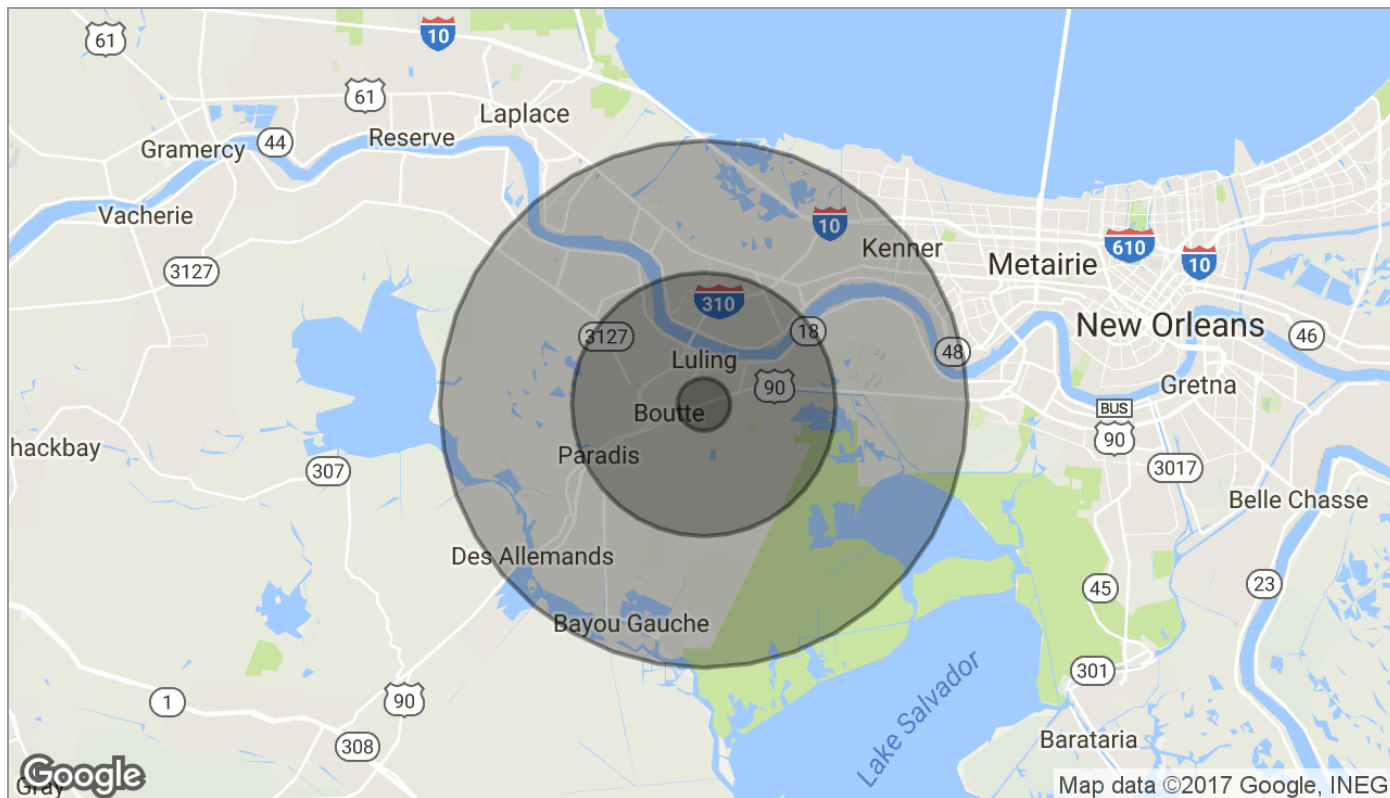
For Lease

Retail



For Lease

Retail



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,730	31,966	81,911
MEDIAN AGE	37.1	36.9	36.1
MEDIAN AGE (MALE)	38.1	36.1	35.1
MEDIAN AGE (FEMALE)	36.0	37.0	36.8
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	631	11,315	28,638
# OF PERSONS PER HH	2.7	2.8	2.9
AVERAGE HH INCOME	\$75,473	\$75,174	\$65,999
AVERAGE HOUSE VALUE	\$192,245	\$188,089	\$185,772

* Demographic data derived from 2010 US Census