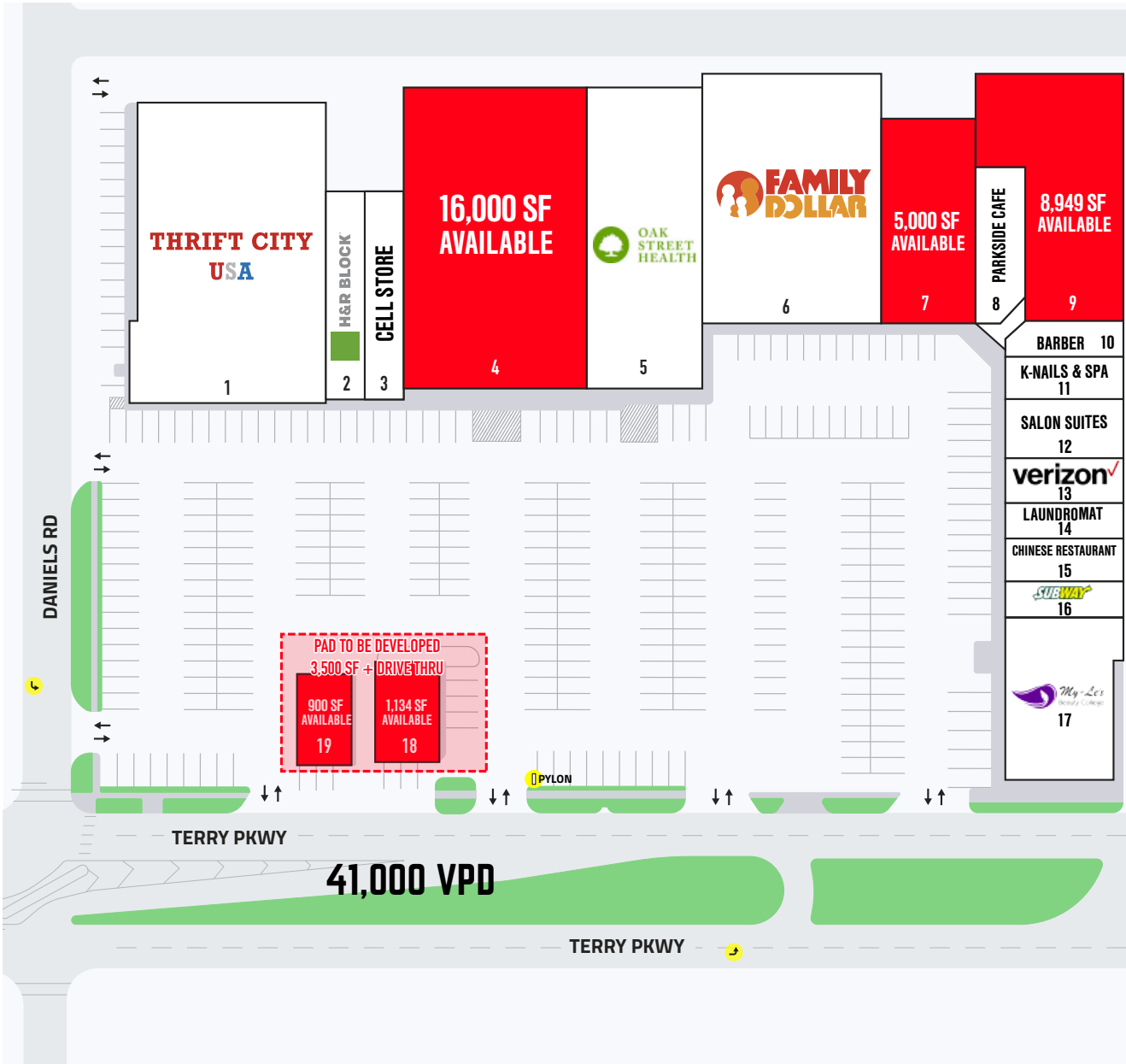


TOWNE SQUARE SHOPPING CENTER

601 TERRY PARKWAY
GRETNA, LOUISIANA 70056

900 up to 16,000 SF AVAILABLE FOR LEASE



AVAILABILITIES

- 900 up to 16,000 SF
- Units 9 and 10 can be combined for a total of 9,949 SF

KEY HIGHLIGHTS

- 86,964 SF GLA Center on 5 Acres
- 320 Parking Stalls
- Excellent visibility, and access multiple ingress/egress points on both Terry Pkwy and Daniels Rd
- U-Turn Lane directly in front of center with three opportunities to enter the center immediately after motorists make the U-Turn.

TRAFFIC COUNTS

- 41,000 ADT

DEMOGRAPHICS

| | 1-Mile | 3-Mile | 5-Mile |
|----------------|----------|----------|----------|
| Population | 19,723 | 119,599 | 277,234 |
| Avg. HH Income | \$62,822 | \$62,127 | \$69,834 |

TENANT KEY

| | | | | | |
|----|----------------------------|-----------|----|-----------------------------------|----------|
| 1 | Thrift City 100'x150' | 15,000 SF | 11 | K-Nails & Spa 20'x60' | 1,200 SF |
| 2 | H&R Block 20'x100' | 2,000 SF | 12 | Salon Suites 40'x60' | 2,400 SF |
| 3 | Cell Store 20'x100' | 2,000 SF | 13 | Verizon 20'x60' | 1,200 SF |
| 4 | Available 100'x160' | 16,000 SF | 14 | Laundromat 20'x60' | 1,200 SF |
| 5 | Oak Street Health 60'x160' | 9,600 SF | 15 | Chinese Rest. 20'x60' | 1,200 SF |
| 6 | Family Dollar 95'x125' | 11,888 SF | 16 | Subway 20'x60' | 1,200 SF |
| 7 | Available 50'x100' | 5,000 SF | 17 | Beauty School 90'x60' Irreg. | 4,900 SF |
| 8 | Parkside Café 25'x75' | 1,866 SF | 18 | Available 25'x65' Irreg. | 1,134 SF |
| 9 | Available 127'x80' Irreg. | 8,949 SF | 19 | Available 23'x40' | 900 SF |
| 10 | Barber 17'x60' | 1,000 SF | 20 | Pad to be developed w/ drive thru | 3,500 SF |

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All dimensions and information are approximate, and deemed from the best sources available. No representation is made to the accuracy thereof.