



PROPERTY DESCRIPTION

Brand new construction, +/- 1,687 up to 3,387 SF ideal for retail/office users for lease located in the Fleur de Lis Center in Hammond, Louisiana. The center is home to Fleur de Lis Law & Title Company and has two (2) units available (units can be combined). Just north of Hammond Square Mall, this location is ideal for retail, medical, and professional office users in search of excellent visibility and convenient access to one of the most heavily trafficked streets in the city. With its quick access to I-12 and the city streets of Hammond, the site provides strategic access to help your business achieve long-term success.

Suites are offered as a gray shell. The landlord will provide a tenant improvement allowance. Each unit includes one (1) HVAC system, a glass storefront, an electric panel on the exterior of the building (ready to receive meter), and sewer/water stubbed out in each suite.

LOCATION DESCRIPTION

Strategically positioned less than one mile from I-12 in Hammond, Louisiana. The property offers convenient access to nearby retail, restaurant, medical, hospitality, and residential rooftops. Hammond Square Mall, a popular shopping destination for residents of the area and visitors alike, is located less than one mile south of the subject property. The mall features over fifty (50) stores and restaurants, including major anchor tenants Home Depot, Target, JCPenney, Dillard's, Academy, HomeGoods, Walk On's, Chipotle, PetSmart, Best Buy, and TJ Maxx. There is also a movie theater, AMC Hammond Palace 10, located within the mall, providing an additional entertainment option for visitors.

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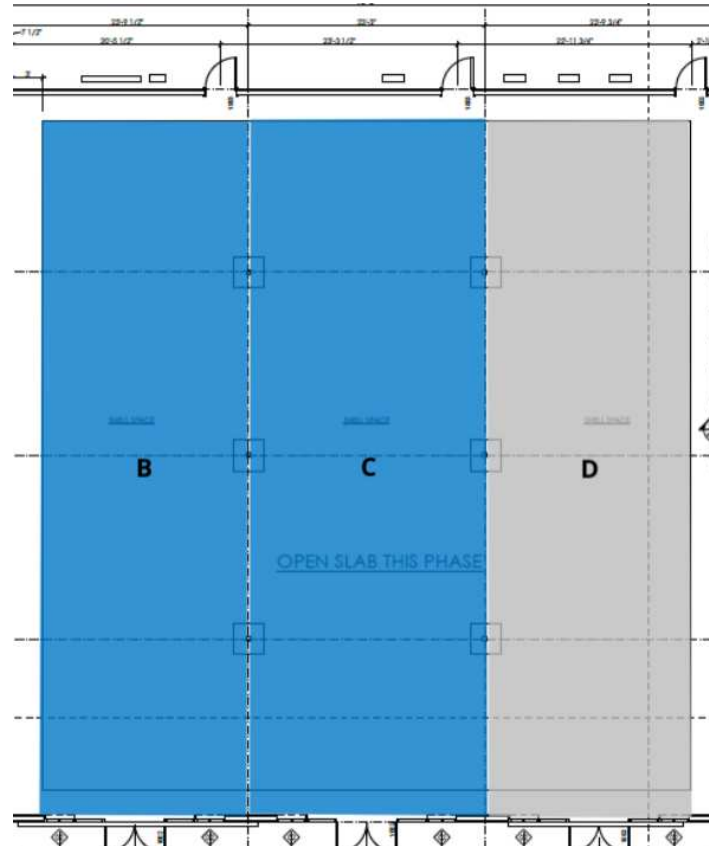
PROPERTY HIGHLIGHTS

- Brand new construction ideal for retail, medical, and office users
- Highly visible from SW Railroad Ave.
- Traffic counts exceeding 15,000 vehicles per day
- Zoned C-1, allows for a wide range of commercial and retail uses
- Surrounded by restaurants, retail, medical, hospitality, and residential rooftops

OFFERING SUMMARY

Lease Rate:	\$27.50 SF/yr (NNN)
Available SF:	1,687 - 3,387 SF
Lot Size:	0.83 Acres
Building Size:	12,336 SF

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	NNN
B	Available	1,700 - 3,387 SF	NNN	\$27.50 SF/yr	\$6.75 SF/yr
C	Available	1,687 - 3,387 SF	NNN	\$27.50 SF/yr	\$6.75 SF/yr
D	Aspen	1,713 SF	NNN	-	\$6.75 SF/yr

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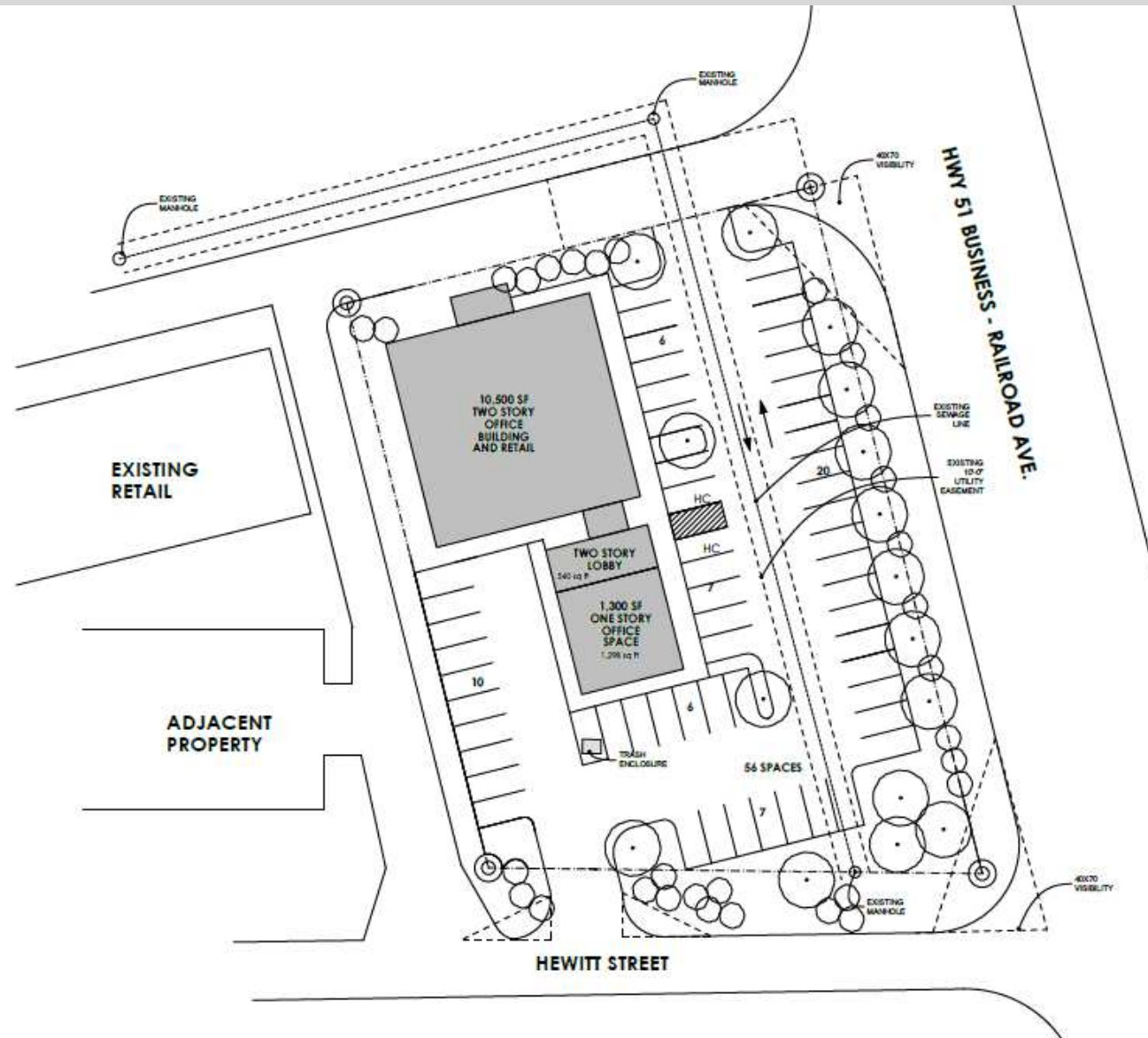
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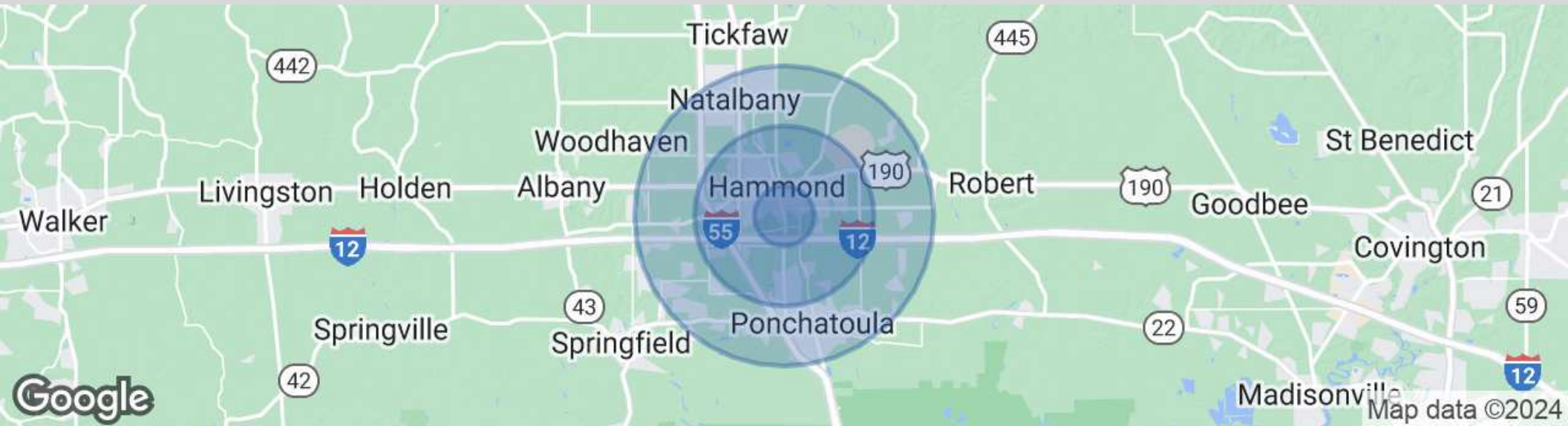
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,102	33,772	61,616
Average Age	33.1	29.9	32.8
Average Age (Male)	28.1	28.5	31.9
Average Age (Female)	38.2	32.5	34.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,209	13,501	25,004
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$53,939	\$53,186	\$58,515
Average House Value	\$174,843	\$173,247	\$187,349

* Demographic data derived from 2020 ACS - US Census

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