



PROPERTY DESCRIPTION

If you are pursuing retail space in Zachary, Louisiana...look no further! 4347 High Street is located in the heart of the city and offers an existing tenant mix with a variety of retail, food/beverage and service providers. This strategic location boasts 350ft. +/- of frontage on High Street / Main Street. The shopping center is surrounded by local area businesses, schools, and residential rooftops.

Existing tenants include Smoothie King, Taylor Made Concessions, Nail Place, Pizza Hut, Zachary Cleaners, Busy Bs Boutique, Yogurt Bayou, Republic Finance and Mary Lee Donuts!

- #1 School District in the State of Louisiana
- Centrally Located in Heart of Zachary
- Restaurant / Retail Space Available

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
NNN's:	\$4.73 SF/yr
Available SF:	1,251 - 2,502 SF
Lot Size:	2.41 Acres
Building Size:	16,263 SF



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,251 - 2,502 SF

Lease Term:	Negotiable
Lease Rate:	\$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
104	Available	2,502 SF	NNN	\$17.00 SF/yr	- Most recently occupied by a longterm tenant: Chris' Specialty Meats - Walk-in cooler and freezer installed and included
107	Available	1,251 SF	NNN	\$17.00 SF/yr	-
109	Leased	1,251 SF	NNN	\$17.00 SF/yr	Leased

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ESTABLISHED NEIGHBORHOOD RETAIL CENTER

4347 HIGH STREET ZACHARY, LA 70791

Retail Property For Lease



JUSTIN LANGLOIS, CCIM

Licensed in LA

225.329.0287

jlanglois@stirlingprop.com

JOHN DEARMOND

Licensed in LA

225.202.4649

jdearmond@stirlingprop.com

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RETAIL BROKERS NETWORK

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STIRLINGPROPERTIES.COM / f t i n

Member of /4
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Map data ©2024 Imagery ©2024 Airbus, Maxar
Technologies, USDA/FPAC/Geo

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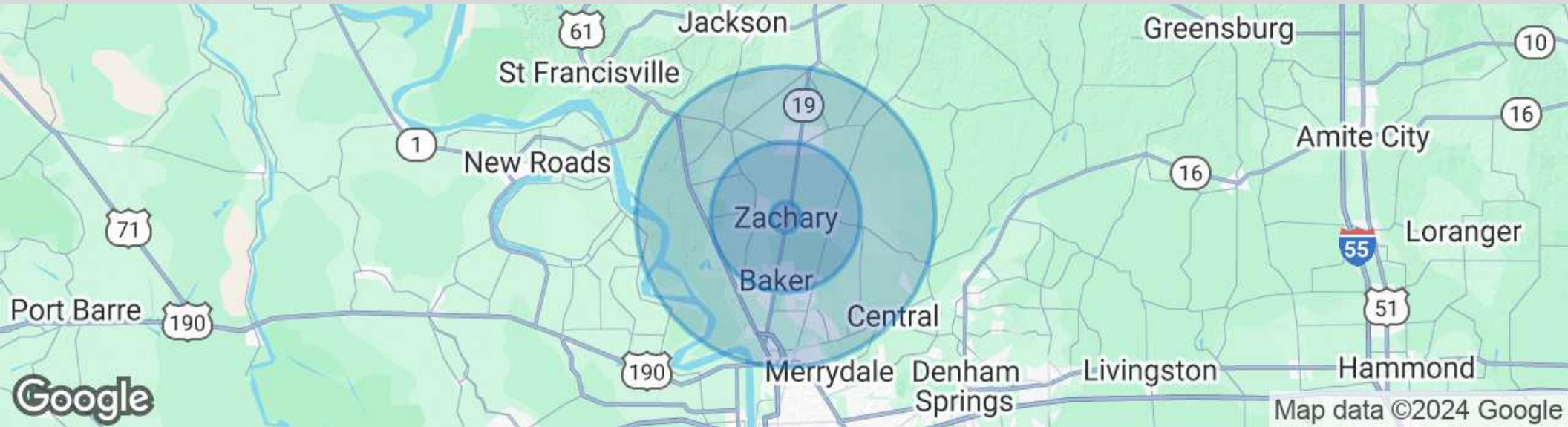
225.202.4649

jdearmond@stirlingprop.com

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,456	32,679	102,668
Average Age	34.9	34.2	35.3
Average Age (Male)	33.5	32.7	34.1
Average Age (Female)	36.6	35.6	36.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	504	11,513	35,243
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$75,683	\$64,799	\$56,335
Average House Value	\$183,022	\$168,344	\$155,032

* Demographic data derived from 2020 ACS - US Census