

SUMMARY

RETAIL COMP

FORTUNE ROAD CONNECTOR

SITE PLAN

PHOTOS/ RENDERING

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

This new construction retail location sits at the corner of S. Bernard and W. Fairfield in Broussard and is positioned along the Fortune Road extension, which will tie Youngsville and Broussard together. The site will offer an opportunity for a local or regional retailer, professional office user, or restaurant user to be a part of an upbeat and community driven environment which will feature the new Market Eatz and a large pond/outdoor area for live events and entertainment.

AVAILABLE

- 1,520 - 3,047 SF

LEASE RATE

- \$30 PSF NNN



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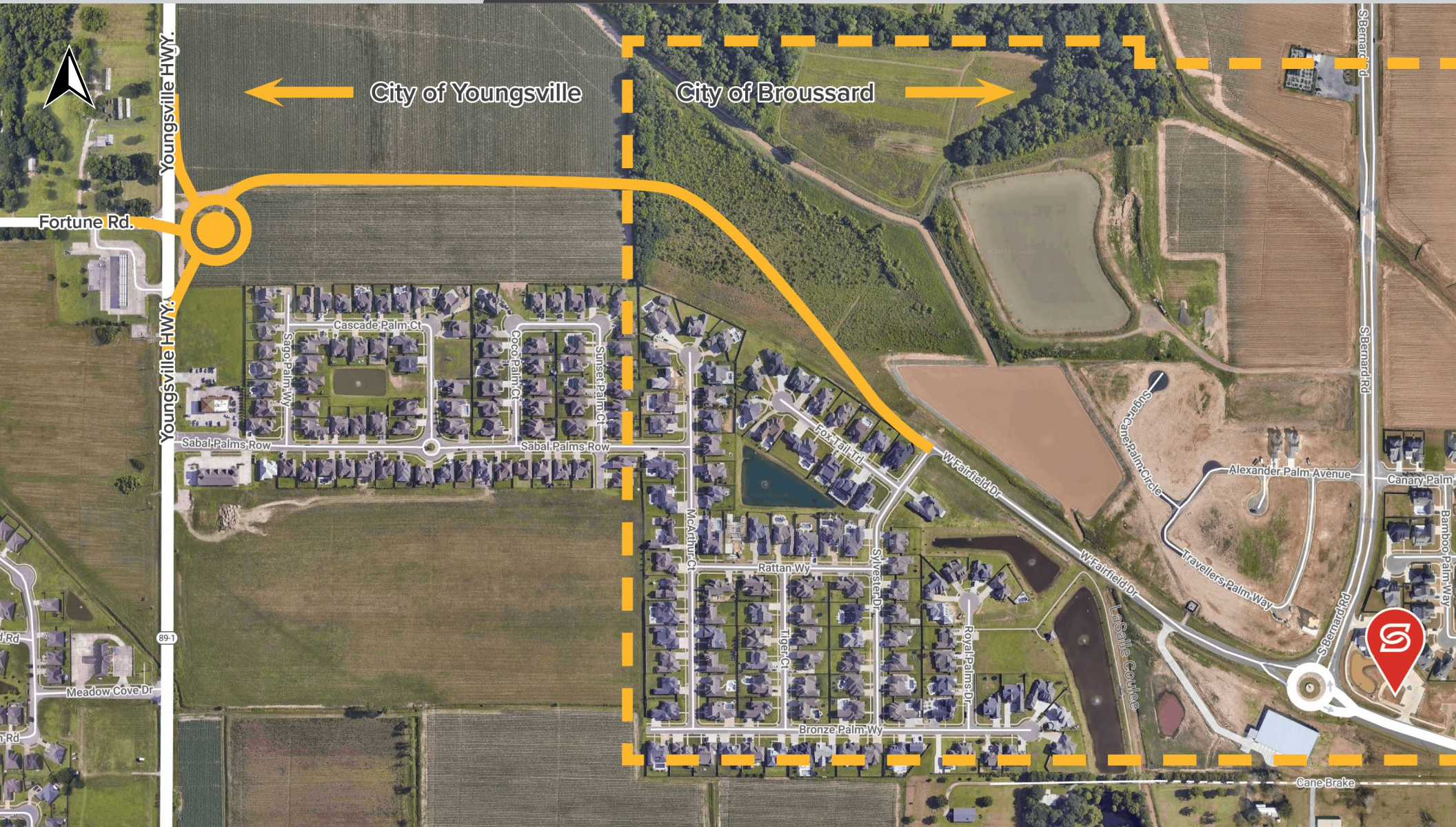
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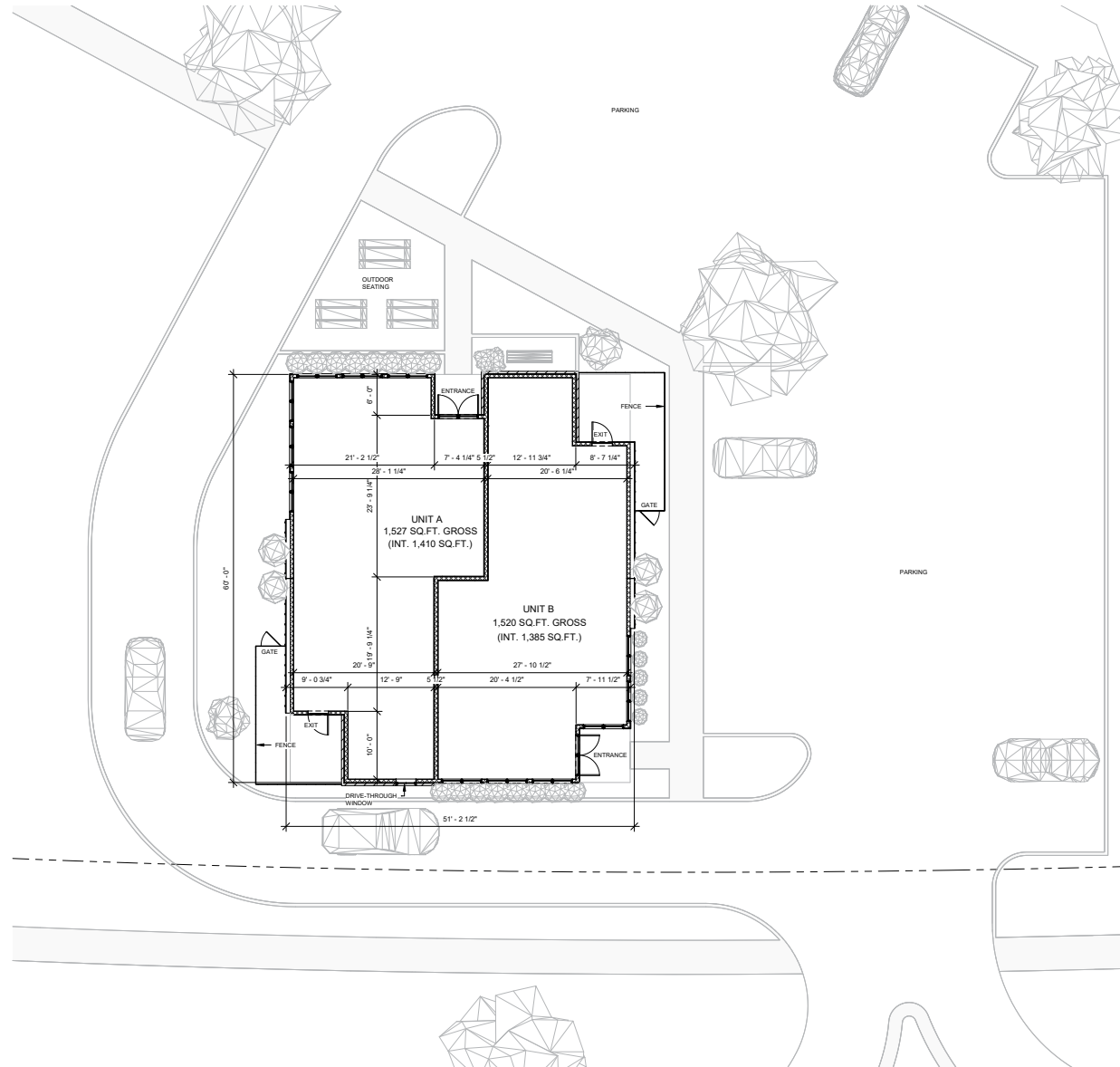
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stirling

RYAN PECOT

Office: 337-234-4481

Direct: 337-572-0246

rpecot@stirlingprop.com

RANKIN BIHM

Office: 337-234-4481

Direct: 337-572-0276

rbihm@stirlingprop.com

SABAL POINT RETAIL

300 W Fairfield Drive, Broussard, LA

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 **AZALEA**
DESIGN STUDIO



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Member of
 **RETAIL BROKERS NETWORK**

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2023 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



4,870

34,749

72,477

1 MILE

3 MILE

5 MILE



\$83,661

\$104,981

\$102,546

1 MILE

3 MILE

5 MILE



1,724

12,870

28,427

