

4546 Highway 1 RACELAND, LOUISIANA

OVERVIEW

AERIAL

SITE PLAN

MAPS

SHOPPING CENTER PHOTOS

OUTPARCEL PHOTOS

DEMOGRAPHICS



> DESCRIPTION

Sugarland Shopping Center is a 106,400 square foot, multitenant retail center built in 1990. The Property fronts on LA Highway 1 and is situated 1 block from the US Highway 90 & LA Highway 1 interchange. US Highway 90 is slated to be upgraded to Interstate status. The Shopping Center is adjacent to Ochsner St. Anne General Hospital and a CVS/Pharmacy. Anchor tenants include: Rouses Supermarket, Stage, Family Dollar, and AutoZone. Outparcels include: Popeyes, Whitney Bank, and a Shell gas station.

> AVAILABLE

Free Standing Outparcel Building - Former Pizza Hut 2.708 SF

> TENANTS INCLUDE

Rouses Supermarket, Stage, Royal Villa Restaurant & Banquet Hall, Familly Dollar, AutoZone, Sugarland Flea Market, El Paso Mexican Restaurant, AT&T, Do It Best Sugarland Hardware, Formosa Gardens Chinese Restaurant, Whitney Bank, Popeyes, Shell Gas Station, and Central Lafourche Financial.

> TRAFFIC COUNT (ADT 2012)

- On Highway 1, southeast of Site: 12,144
- On US Highway 90, northeast of Highway 1: 30,523



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18,000 SF **EI Paso #3-A** 7,620 SF Popeyes Family Dollar #2 10,187 SF Do It Best Sugarland Hardware #1-B 4,636 SF ÄVAILABLE AutoZone #1 8,400 SF Ø OP-1 4546 Hw 1 2.708 SF

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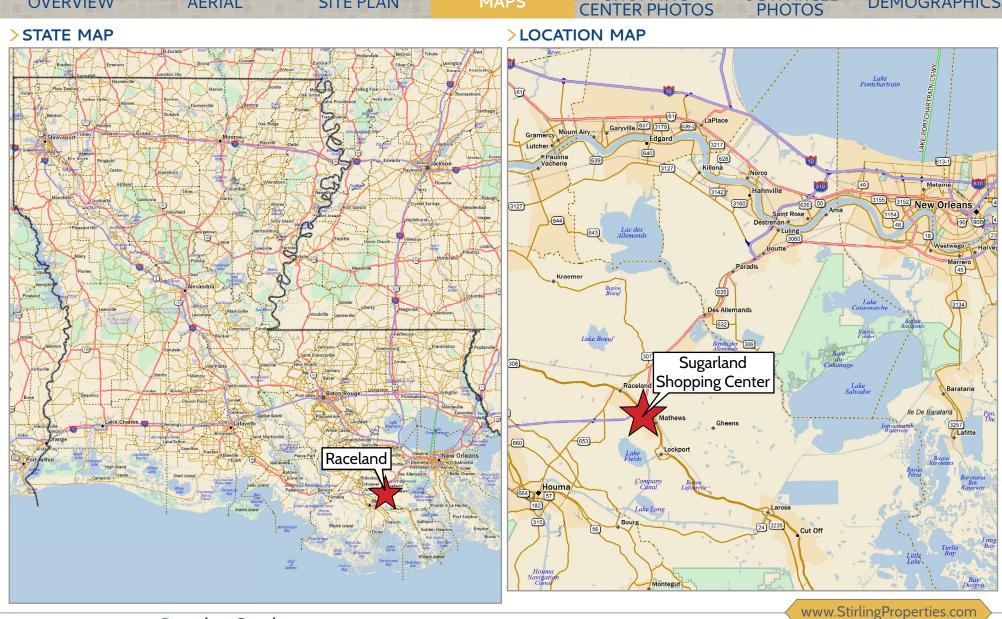
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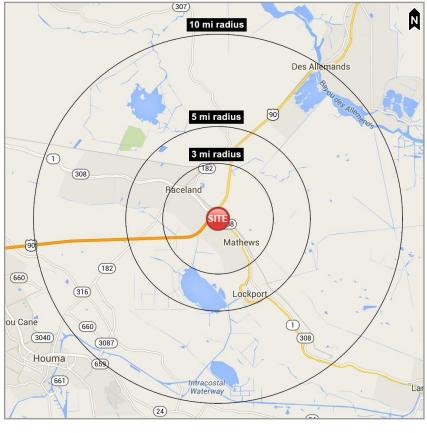
OUTPARCEL PHOTOS

DEMOGRAPHICS

▼ TRAFFIC COUNT MAP (ADT 2012)



✓ DEMOGRAPHIC MAP



DEMOGRAPHICS - 2014 ESTIMATES	3 MILE	5 MILE	10 MILE
POPULATION	8,694	14,544	33,820
AVG. HOUSEHOLD INCOME	\$75,426	\$69,015	\$68,976

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