



> **DESCRIPTION**

Sugarland Shopping Center is a 106,400 square foot, multi-tenant 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, Family 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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OVERVIEW

AERIAL

SITE PLAN

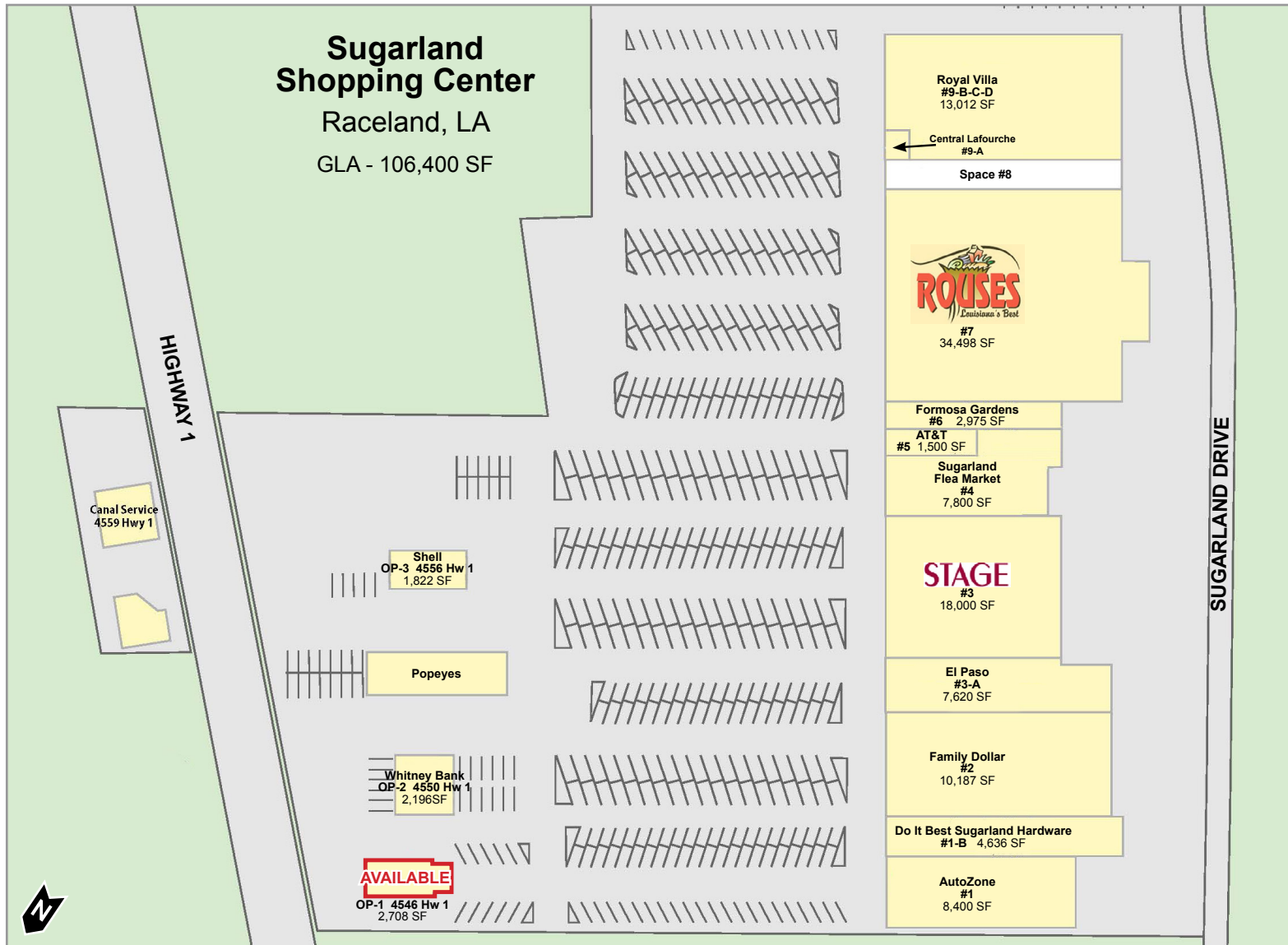
MAPS

SHOPPING
CENTER PHOTOS

OUTPARCEL
PHOTOS

DEMOGRAPHICS

>
CLICK IMAGE
TO VIEW
INTERACTIVE
PDF



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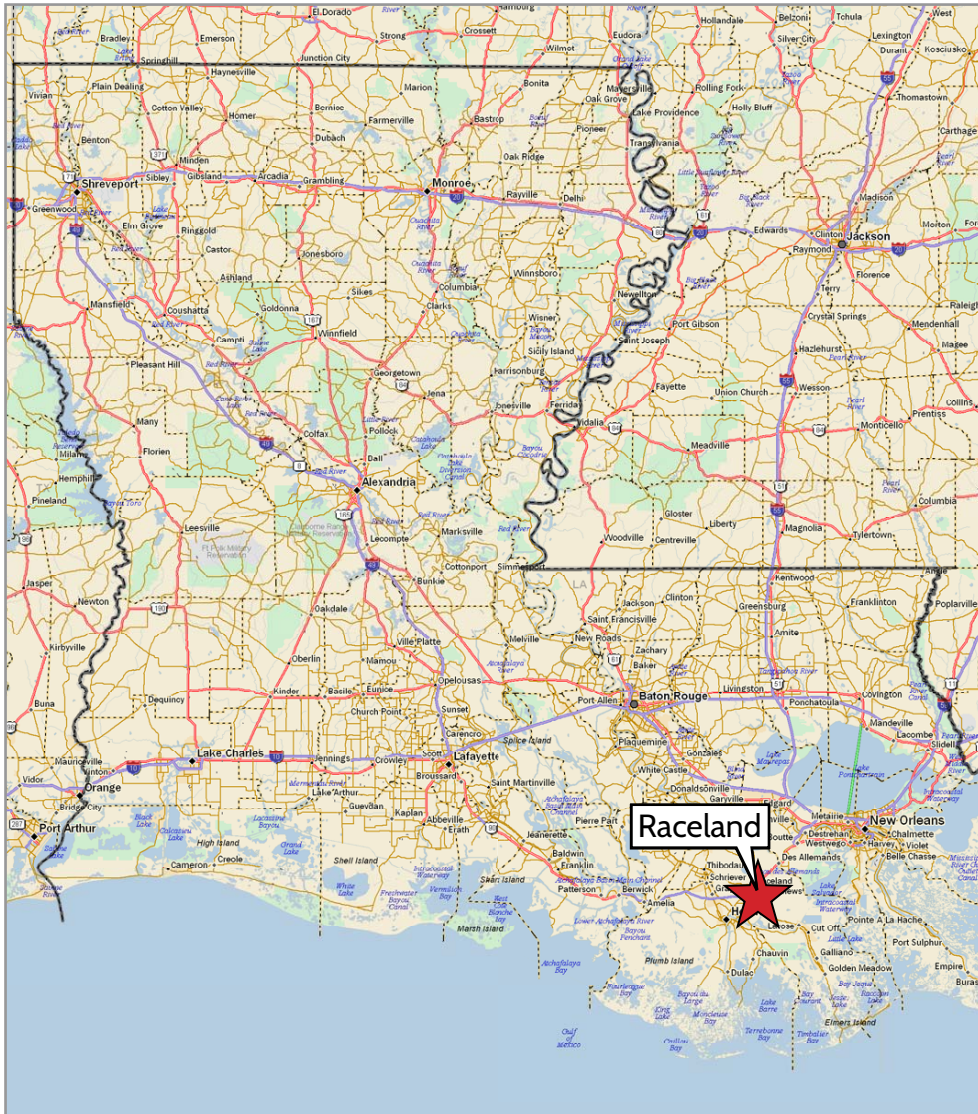
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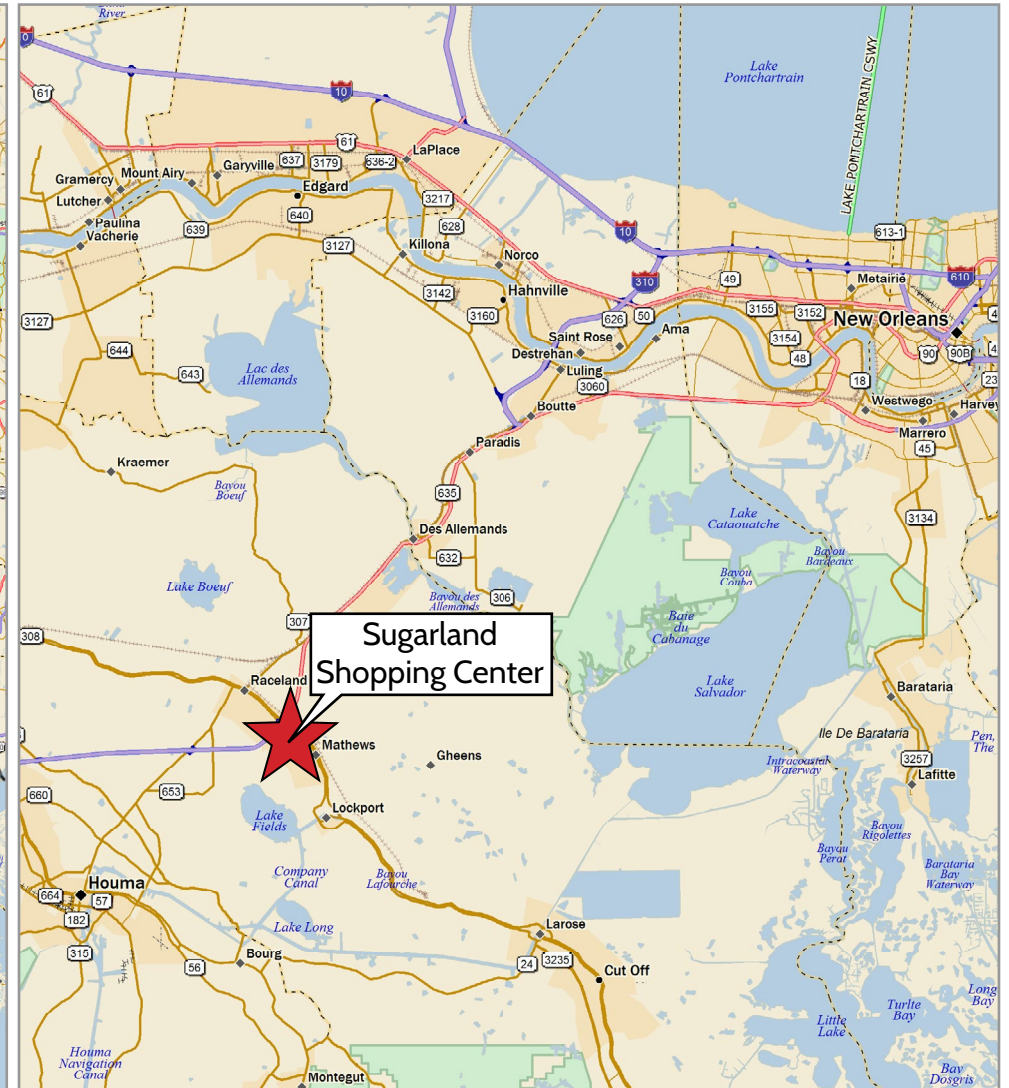
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> STATE MAP



> LOCATION MAP



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OVERVIEW

AERIAL

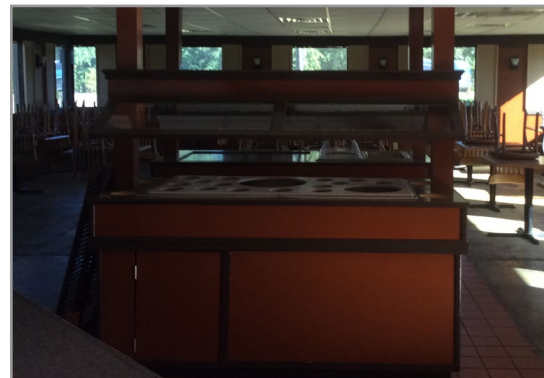
SITE PLAN

MAPS

SHOPPING CENTER PHOTOS

OUTPARCEL PHOTOS

DEMOGRAPHICS



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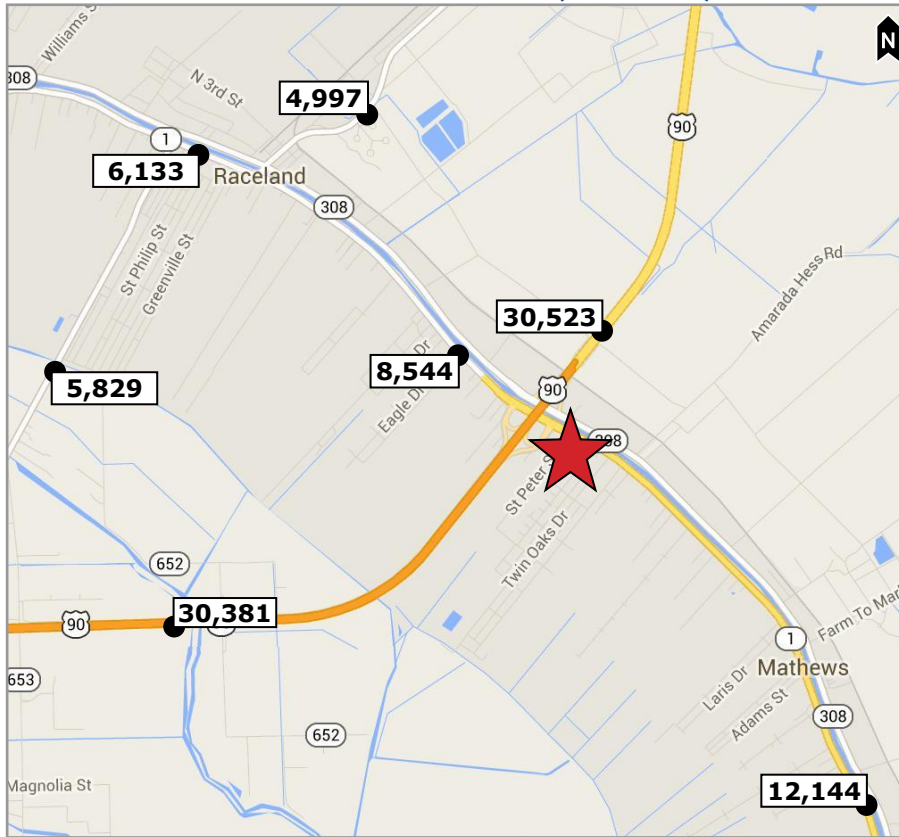
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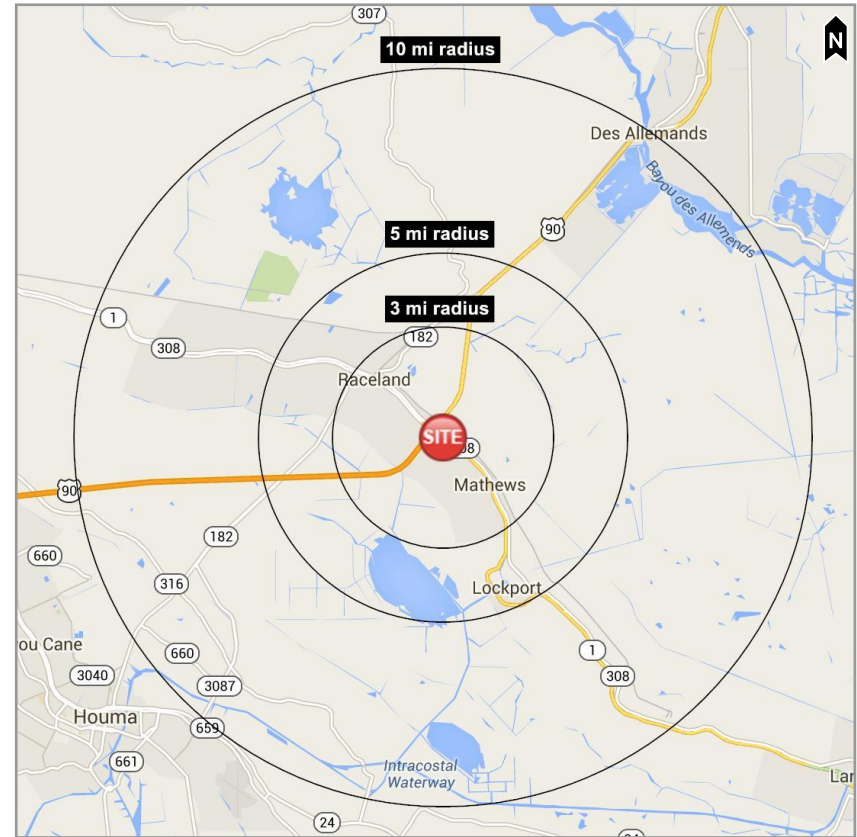
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▼ TRAFFIC COUNT MAP (ADT 2012)



▼ 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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