

EXECUTIVE SUMMARY



RETAIL PROPERTY FOR LEASE // TOWN PLAZA SHOPPING CENTER // 1710 SOUTH 5TH STREET // LEESVILLE, LA 71446



OFFERING SUMMARY

Available SF:	±1,400 – 4,500 SF
Base Lease Rate:	\$10.00 - 11.00 SF/yr
Lot Size:	±10.83 Acres
Building Size:	±103,279 Square Feet

PROPERTY OVERVIEW

Town Plaza Shopping Center is a 102,680 square foot shopping center strategically located on US Hwy 71 a four lane highway and the major North South artery through Leesville, Louisiana with its visibility enhanced from its close proximity to Walmart and Lowe's.

A new image was afforded Town Plaza through a total façade renovation, pylon renovation, and new common area lighting. Stage Stores renewed their lease and relocated into a 30,470 square foot space. New Tenants to Town Plaza include Navy Federal Credit Union, Dollar Tree, Buffet City and It's Fashion Metro.



RUBIN KREMLING, CPM, CCIM
713.805.8030
rkremling@tcprealty.com

AVAILABLE SPACES



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LEASE TYPE | NNN TOTAL SPACE | 1,400 – 4,500 SF LEASE TERM | Negotiable LEASE RATE | \$10.00 - \$11.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1760	Available	2,550 SF	NNN	\$11.00 SF/yr
1784	Available	4,500 SF	NNN	\$10.00 SF/yr
1786	Available	1,400 SF	NNN	\$11.00 SF/yr
1788	Available	1,400 SF	NNN	\$11.00 SF/yr



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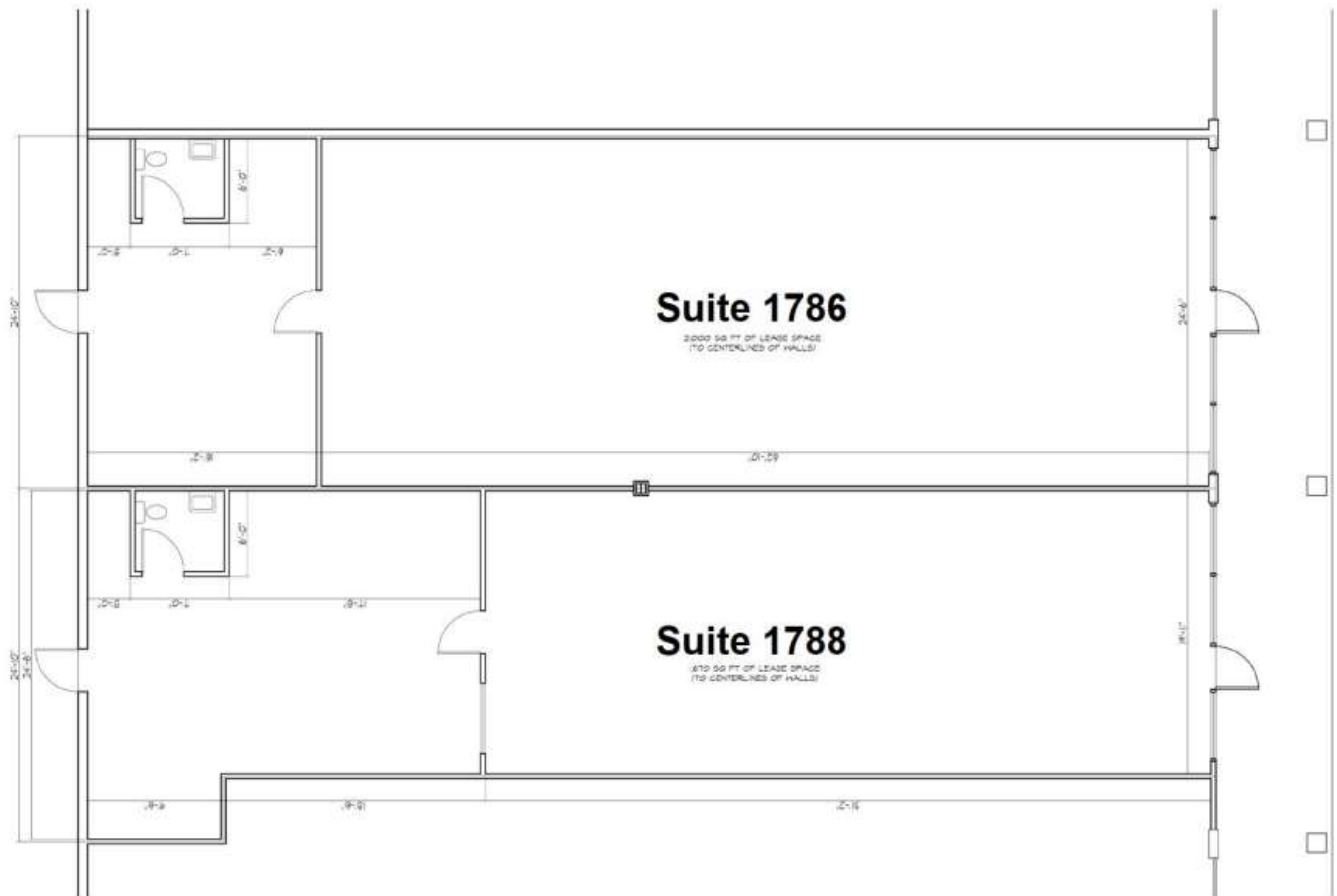
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SPACE PLANS



TCP REALTY SERVICES, LLC
Commercial Real Estate Investments and Services

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1 1766 & 1768 LEASE SPACE
Scale: 1/8"=1'-0"



EXISTING CONDITIONS

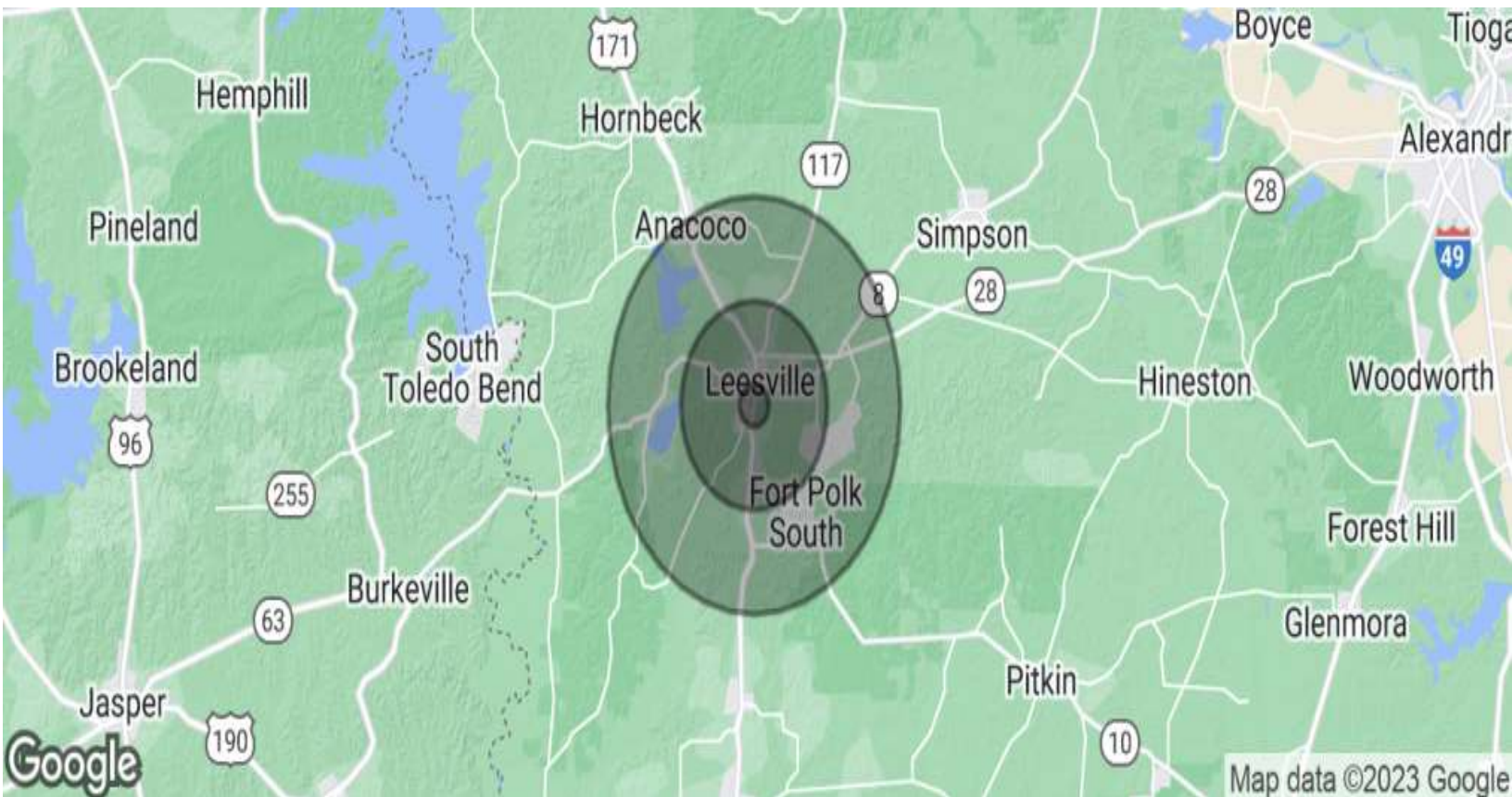


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DEMOGRAPHICS MAP & REPORT



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,542	18,412	33,269
Median age	32.8	30.5	28.4
Median age (Female)	29.7	30.1	28.3
Median age (Male)	36.5	31.5	28.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	595	7,235	11,998
# of persons per HH	2.6	2.5	2.8
Average HH income	\$50,549	\$50,319	\$50,725
Average house value	\$103,008	\$107,249	\$109,112

* Demographic data derived from 2020 ACS - US Census



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PROPERTY PHOTOS



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