

DRAFT



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL SPACE | FOR SUBLEASE

Sublease Adjacent to New ALDI Grocery Store

804 W Oak Street

AMITE CITY, LA 70422

Jonathan Fawer
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WELL POSITIONED ON MAJOR COMMERCIAL CORRIDOR

804 W Oak Street, Amite City, LA 70422

DESCRIPTION

Amite City, the capital of Tangipahoa Parish, is part of the Hammond MSA and plays a major role in the state's dairy and strawberry production. Oak Street (Highway 16) is the major east-west corridor (20,423 vpd) that connects to I-55 and U.S. Highway 51 (also known as SE Central Avenue with 7,181 vpd). It also boasts the city's historic downtown area.

The 24,403-sf premises are a portion of a recently renovated ALDI and delivered it raw condition. It is adjacent to Harbor Freight and less than a mile from the Walmart Supercenter and I-55. There are national retailers, local businesses and service providers, and quick-serve restaurants along this highly trafficked stretch of Oak Street.

OVERVIEW

SIZE	24,403 sf
DIMENSIONS	113' x 216'
LEASE RATE	\$8.00/sf, NNN
NET CHARGES	approx. \$1.57/sf
PARKING	Approx. 297 shared spaces



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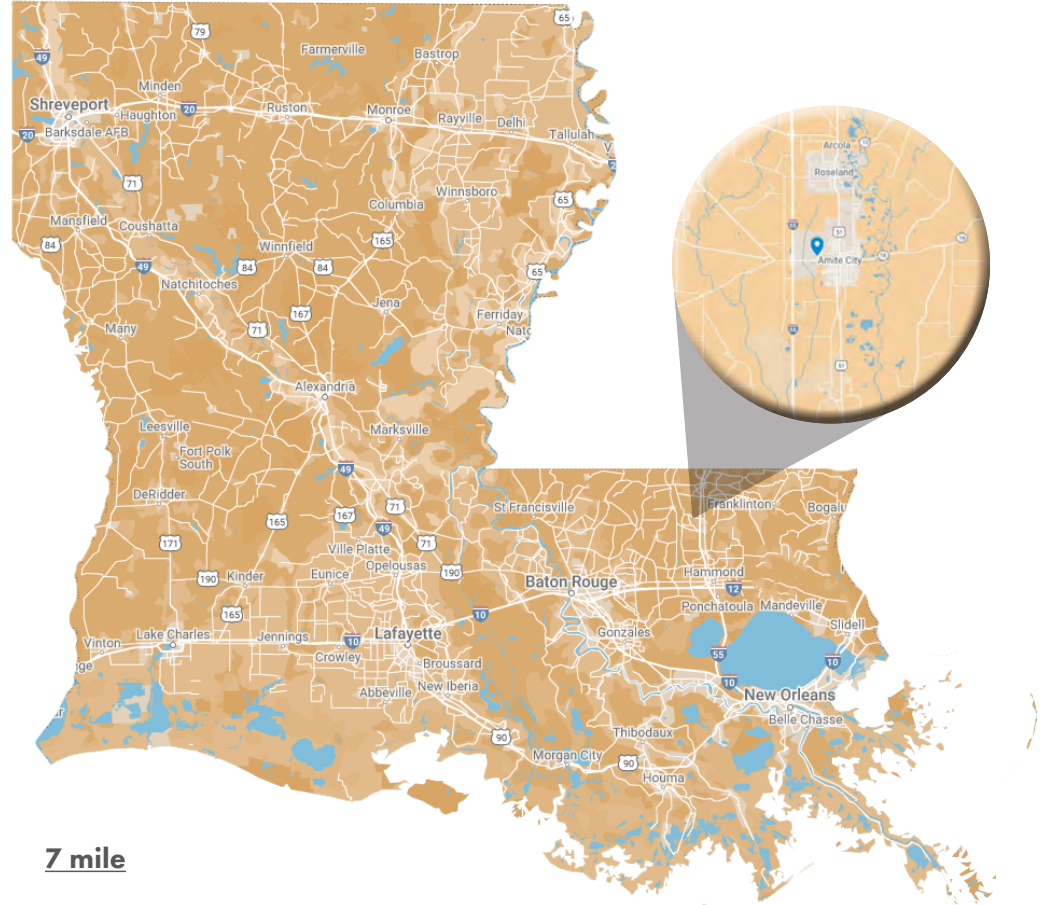
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804 W OAK STREET

SITE AND DEMOGRAPHICS



DEMOGRAPHICS (EST. 2025)

radius	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>	<u>7 mile</u>
Population:	2,642	7,775	11,951	19,041
Average HH Income:	\$64,877	\$63,623	\$65,077	\$69,114
Median HH Income:	\$47,405	\$46,230	\$48,720	\$53,993
Daytime Population:	1,874	3,208	3,968	5,243



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