

SUMMARY

RETAIL AERIAL

FLOOR PLAN

PHOTOS

DEMOGRAPHICS

FOR SALE OR LEASE

PROPERTY OVERVIEW

1517 West Thomas Street in Hammond, LA boasts an excellent location along the major retail thoroughfare of LA Hwy 190. Situated just a few miles from both Interstate 12 and Interstate 55, it enjoys convenient access to major transportation routes, enhancing its accessibility and appeal. Its proximity to downtown Hammond and Southeastern Louisiana University are also strong enhancements for the property's location and accessibility. The building features a prominent large sign along West Thomas Street (Hwy 190), adding to its visibility to the strong traffic flow. The outgoing tenant, The Estate Center, was in operation for nearly 15 years as a consignment and furniture store developing this site into a recognizable landmark within the community.

Spanning 15,260 square feet under roof, this flex-retail property offers ample space for various potential uses including the ability to split into multiple suites. The buildings current layout is partially subdivided into three units with multiple entrances and exit points and a rear roll up door.

PROPERTY DETAILS

- Total SF: 15,260 SF
- Land Size: .98 Acres
- Frontage: 130 FT
- Lot Depth: 326 FT
- Flood Zone: Flood Zone X
- Sewer and Water: Municipal
- Power: 3 phase
- Amps: 3 * 200 Amps
- HVAC: Electrical/ Central
- Parking: Private lot in front and back
- Parking Spaces: +/- 50 surface parking spaces

SALE PRICE

- Price: \$1,299,000
- Lease Rate: \$15.00 PSF NNN

TRAFFIC COUNT (ADT 2023)

- On W. Thomas St (Hwy 190): 15,533





SUMMARY

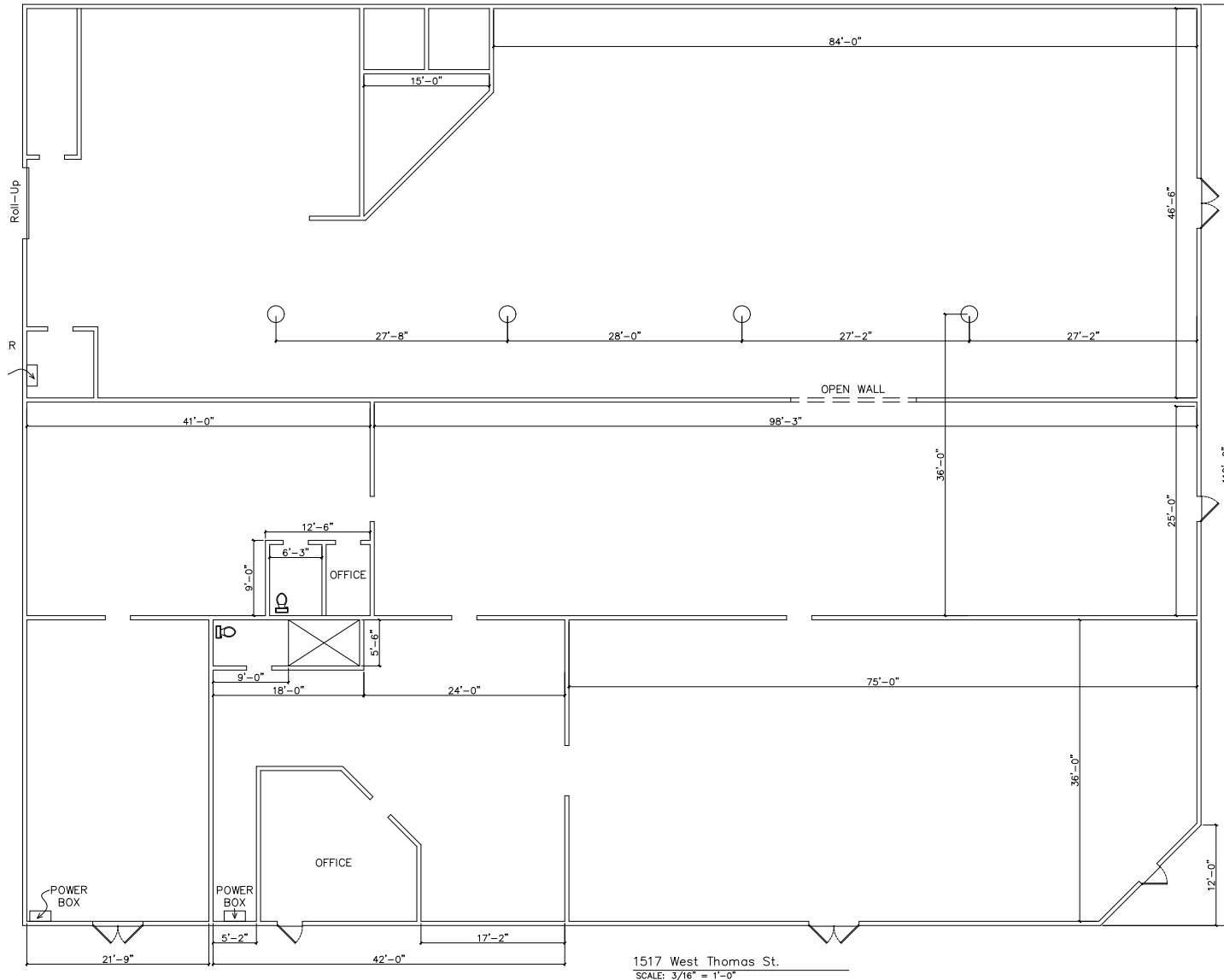
RETAIL AERIAL

FLOOR PLAN

PHOTOS

DEMOGRAPHICS

Click image
for larger view





DANIEL COOK
Office: 985-898-2022
Direct: 985-246-3795
dcook@stirlingprop.com

BRADLEY COOK, CCIM
Office: 985-898-2022
Direct: 985-246-3720
bcook@stirlingprop.com

COMMERCIAL BUILDING
IN PRIME LOCATION
1517 W. Thomas Street, Hammond, LA 70401

SUMMARY

RETAIL AERIAL

FLOOR PLAN

PHOTOS

DEMOGRAPHICS



SUMMARY


RETAIL AERIAL

FLOOR PLAN


PHOTOS

DEMOGRAPHICS


2023 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
	32,547	64,258	113,744

POPULATION

	3 MILE	5 MILE	10 MILE
	\$63,329	\$77,062	\$79,182

AVG. HH INCOME

	3 MILE	5 MILE	10 MILE
	3,187	26,017	57,617

HOUSEHOLDS

