



# ZACHARY, LOUISIANA

## Market Guide

### City Contact Information

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### Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.

For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.



### Demographics (10 Minute Drive Time)



Population  
**37,044**



Average Age  
**37.2**



Household Income (Median)  
**\$59,575**



Growth Rate  
**2.84%**



Number of Households  
**12,930**



Household Income (Average)  
**\$72,858**

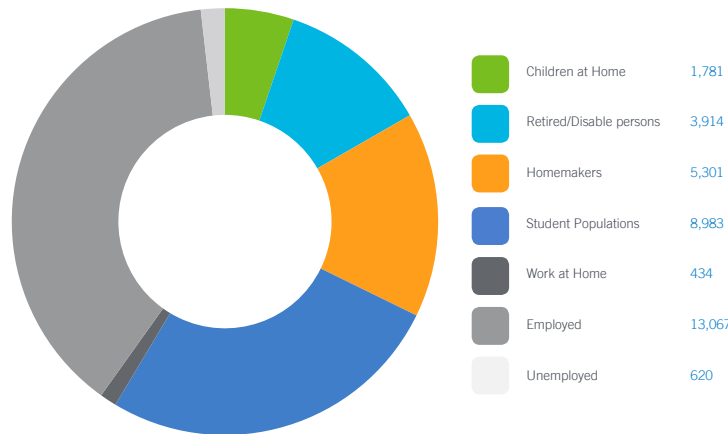
### Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

#### Peer Trade Areas

- Shawnee, OK 196 Shawnee Mall Dr
- Huntsville, AL 11610 Memorial Pkwy Sw
- Mobile, AL 5245 Rangeline Service Rd S
- Thibodaux, LA 410 N Canal Blvd
- Harvey, LA 3265 Manhattan Blvd
- Phenix City, AL 3864 Us Highway 80 W

### Daytime Population 34,098 (10 Minute Drive Time)



### Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



Restaurants



Grocery



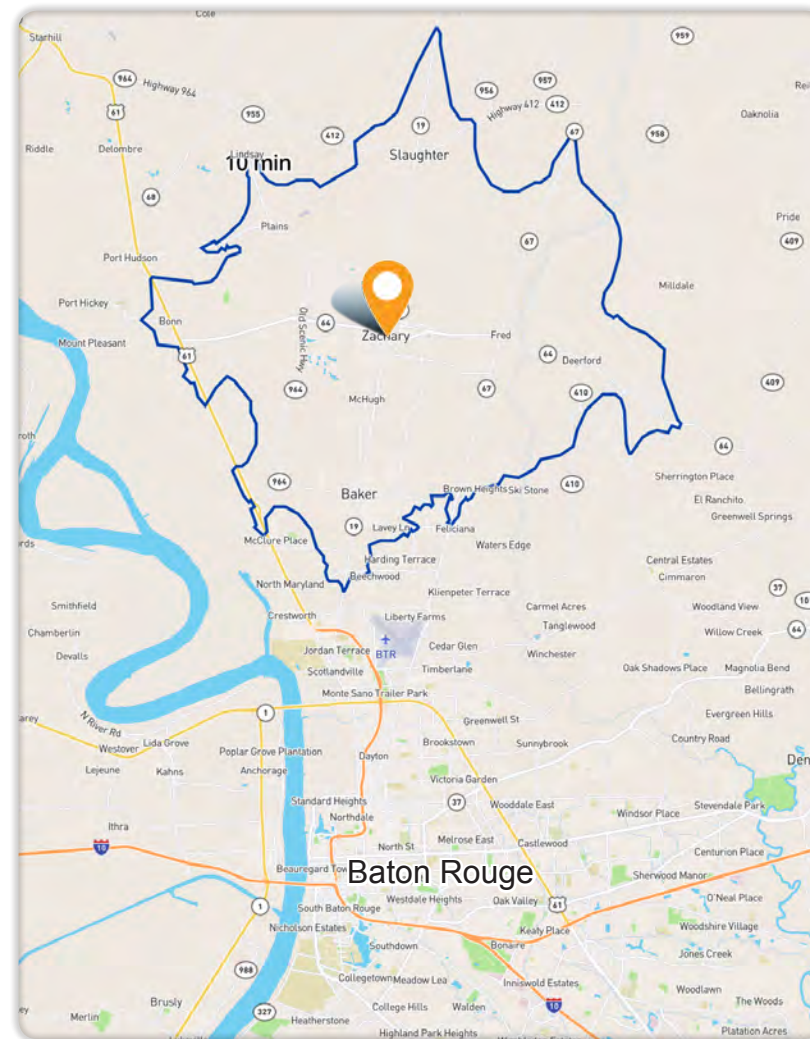
Pet Supplies



Apparel



*There's a lot of potential here.*

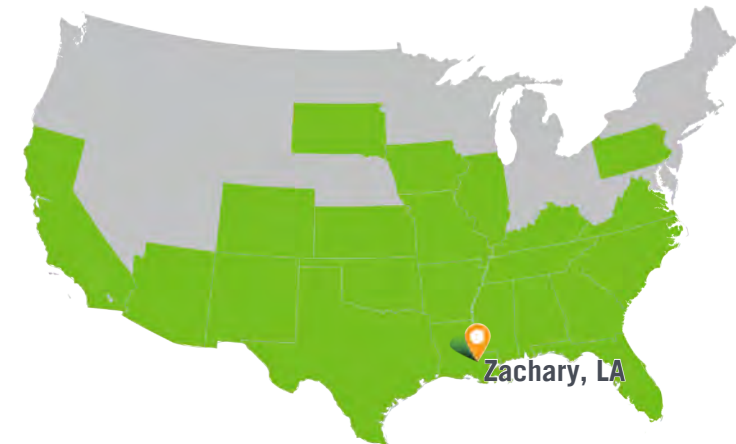


DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2017 Estimated Population	17,423	34,356	103,440
Daytime Population	18,557	31,973	95,306
Median HH Income	\$72,343	\$59,240	\$49,368
Number of Households	6,020	12,008	35,764

	5 Minute DT	10 Minute DT	15 Minute DT
2017 Estimated Population	10,147	37,044	70,040
Daytime Population	12,350	34,098	64,123
Median HH Income	\$63,512	\$59,575	\$50,711
Number of Households	3,608	12,930	24,534

\*Source: STI PopStats



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Major Retail & Restaurants