

**22801 Greenwell Springs Rd**  
Greenwell Springs, LA 70739

 **LOGO** COMING  
SOON

Powered by [homes.theadvocate.com](https://homes.theadvocate.com)

**MLS# 2025011727**



**\$950,000**

**9,440 Sqft**

Stabilized Hard-Corner Retail Center | USPS Anchor | This 9,440 sq. ft. well-located retail center offers investors a rare opportunity to acquire a USPS-anchored asset at a signalized intersection with high traffic counts. The hard-corner positioning ensures exceptional exposure and long-term value preservation. Anchored by a federal government tenant, the center enjoys consistent rental income and low vacancy. Positioned along a well-traveled corridor, the site benefits from steady local and commuter traffic throughout the day, with natural pauses at the flashing light giving drivers and pedestrians more opportunity to notice storefronts and signage. This subtle traffic control point creates a natural visibility advantage without the congestion of a full stoplight. This is a secure, income-generating property in a market with upward rent pressure and strong consumer demand. NOI \$63,341.63. Taxes \$14,212.01 Insurance \$9959.70



**Doug Ferris**  
Phone: (225) 954-4747  
RE/MAX Partners

For full listing details, please scan:

