

For Sale

Retail Property

\$1,300,000



109 Chevy Lane

Bunkie, Louisiana
71322

For more information

Paul Richard

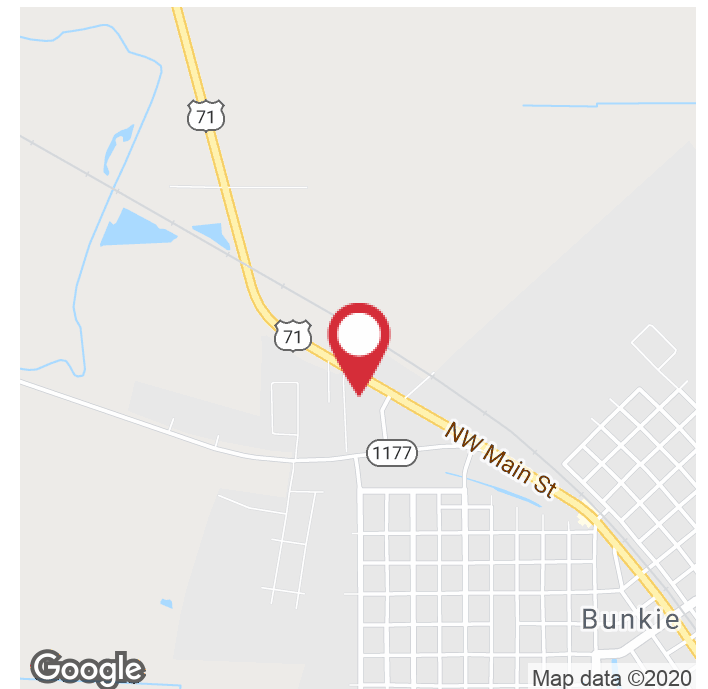
O: 504 569 9329 | C: 504 957 5759
prichard@latterblum.com

Jourdon Schultz

O: 504 569 9472 | C: 504 635 9144
jschultz@latterblum.com

Property Highlights

- Located in the heart of the City of Bunkie, the former Super Wal-Mart is 41,040 SF shopping center is situated on 4.40 acres of land with abundant parking frontage and pylon signage on US Highway 71 at Chevy Lane.
- The property is currently subdivided into three (3) spaces: Rose's Discount Store (formerly Fred's), approximately 20,000 SF, which just signed a long term lease in November 2019; Exceptional Counseling Services, LLC, approximately 2,500 SF; and the remaining 18,540 SF is owner occupied and available for lease.
- The property is adjacent to The Village Shopping Center which includes a Lyons Market Grocery, Dollar General, and H&R Block.
- The roof was replaced in March 2019 with a 20 year warranty.



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Roses Interior Photos







109 Chevy Lane
Corner Office Space
± 2,500 SF

(NOT TO SCALE)

Aerial Photos



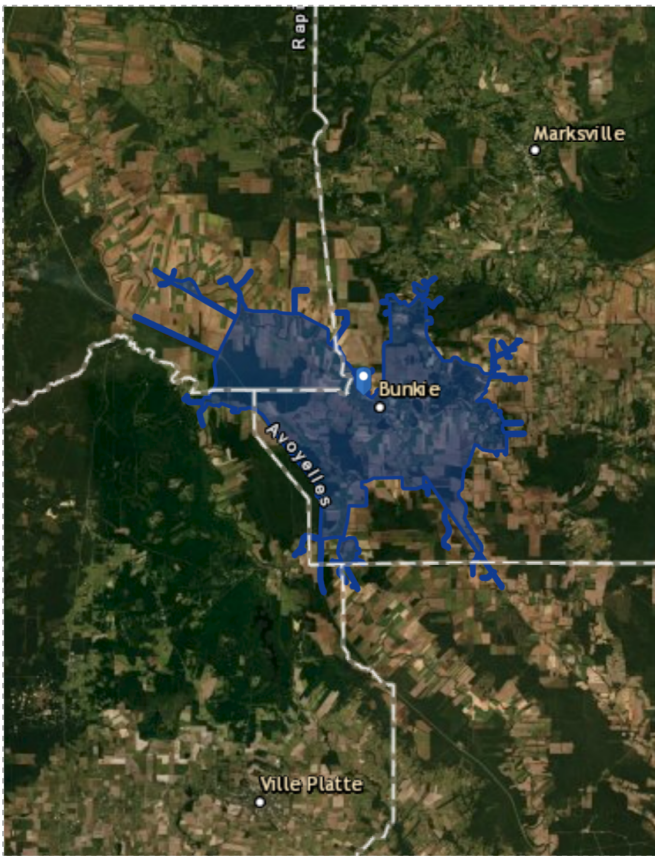
Retailer Map



Google

Map data ©2020

15 Minute Drive-Time Demographics



KEY FACTS

6,561

Population



Median Age



Average Household Size



249

Total Businesses



2,168

Total Employees

EDUCATION



No High School Diploma



31%

High School Graduate



27%

Some College



15%

Bachelor's/Grad/Prof Degree

INCOME



\$28,880

Median Household Income



\$17,597

Per Capita Income



\$27,688

Median Net Worth

EMPLOYMENT



49%

White Collar



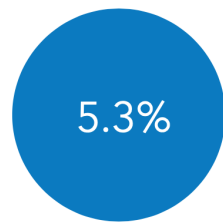
30%

Blue Collar



21%

Services



Unemployment Rate

Households By Income

The largest group: <\$15,000 (23.7%)

The smallest group: \$200,000+ (1.1%)

Indicator	Value	Difference	
<\$15,000	23.7%	+2.2%	
\$15,000 - \$24,999	19.9%	+2.1%	
\$25,000 - \$34,999	13.9%	+2.4%	
\$35,000 - \$49,999	13.5%	0	
\$50,000 - \$74,999	11.6%	-2.9%	
\$75,000 - \$99,999	8.7%	-0.5%	
\$100,000 - \$149,999	5.0%	-2.2%	
\$150,000 - \$199,999	2.7%	-0.4%	
\$200,000+	1.1%	-0.7%	

Bars show deviation from Avoyelles Parish

