

Former Family Dollar

13566 US 90, Boutte,
LA 70039

OFFERING MEMORANDUM

Prepared By:

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PROPERTY DESCRIPTION

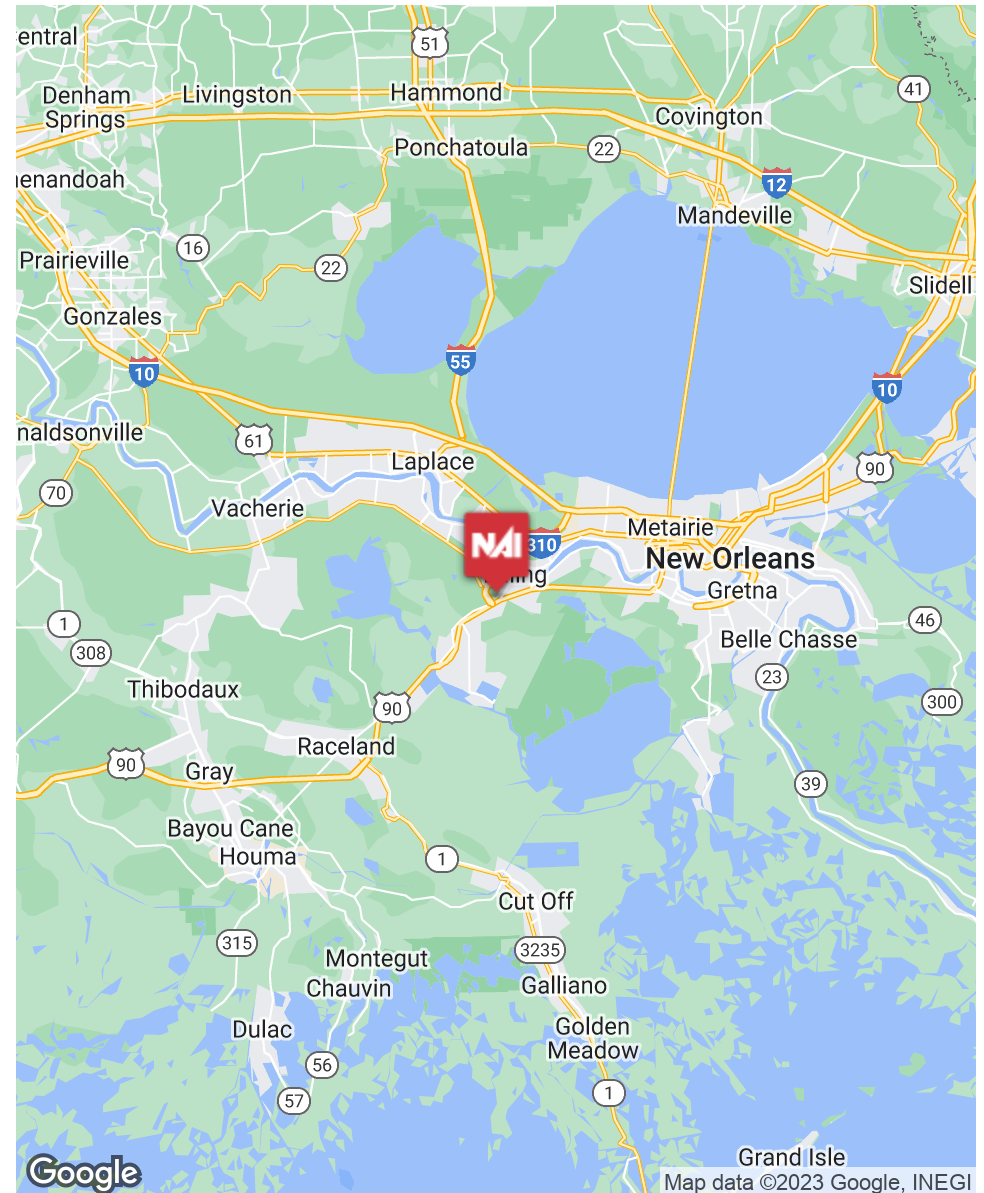
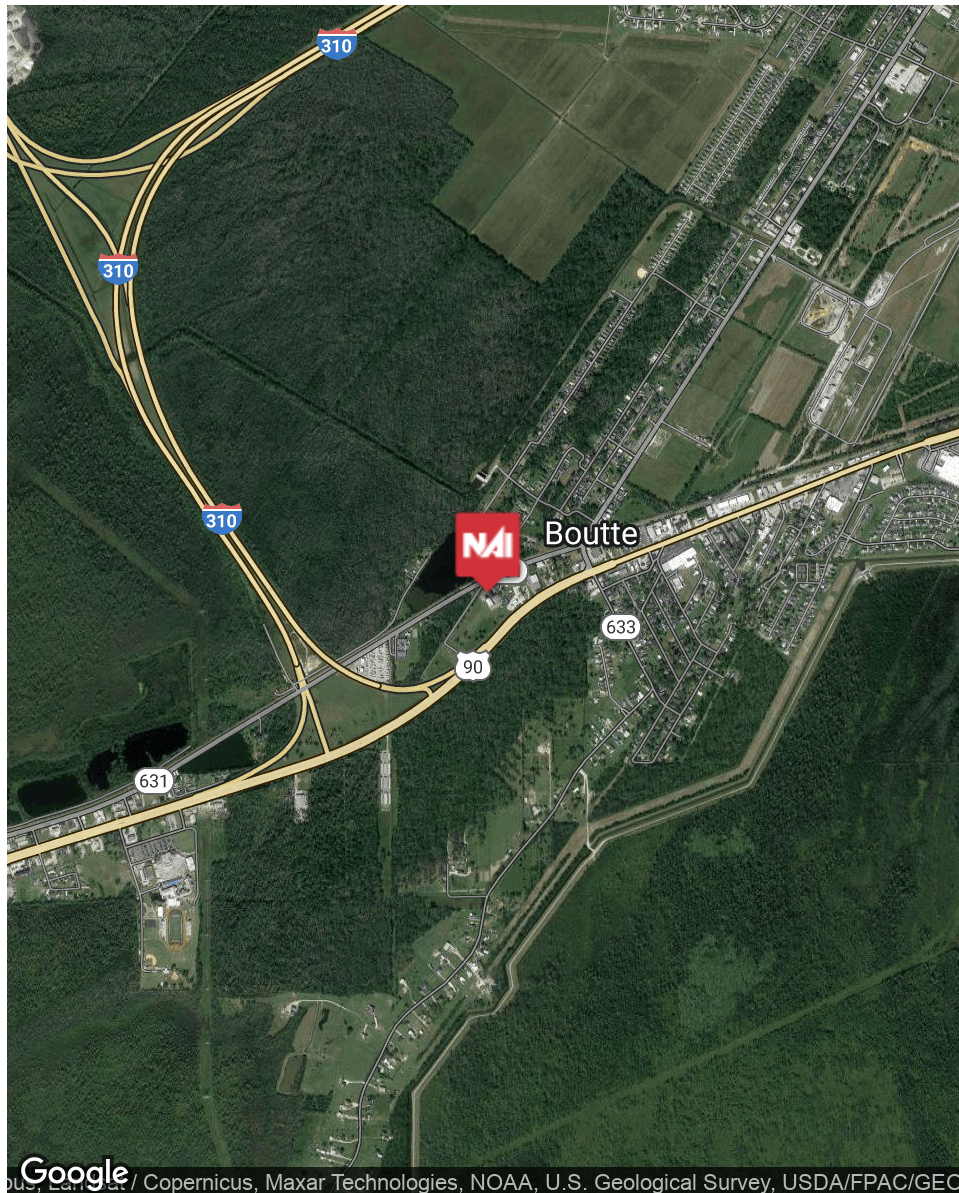
Subject property is a freestanding single tenant building that was most recently occupied by Family Dollar with a lease in place until 6/30/24. It is conveniently located on US HWY 90, the premier retail corridor of St Charles Parish, and adjacent to the Interstate 310 ramp/exit that connects the Parish's Eastbank to its Westbank. The site has points of ingress and egress on US 90 and Old Spanish Trail.

PROPERTY HIGHLIGHTS

- Ample Visibility Along US 90 with a Traffic Count of approx. 27,828 VPD
- Trade Area with Solid Economic Drivers and Low Unemployment
- High Quality of Life Community with a Top Ranked Public School System
- Linear Retail Corridor with Limited Availability for Additional Development

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	9,180 SF
Lot Size:	1.38 Acres
Building Size:	9,180 SF



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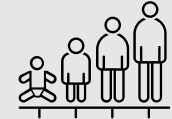
ST. CHARLES PARISH

St. Charles Parish is one of the three River Parishes that hold port sites under the nation's largest port in South Louisiana. A growing number of companies are relocating to St. Charles Parish because of its highly productive workforce, a nationally recognized public school system, an excellent transportation network, an abundance of raw materials, high quality of life, and land for commercial and industrial development.



POPULATION
53,169

MEDIAN AGE: 37.6



MEDIAN HOUSEHOLD INCOME: \$67,707

NUMBER OF BUSINESSES
1,272



SIZE OF LABOR FORCE: 25,340

UNEMPLOYMENT RATE: 4.3%



OF HOUSING UNITS: \$20,456

OWNER OCCUPIED HOUSING UNITS
92.5%



MEDIAN GROSS RENT: \$893/MO

EST. MEDIAN HOME VALUE: \$185,800



Public School Rankings

#2 of 69

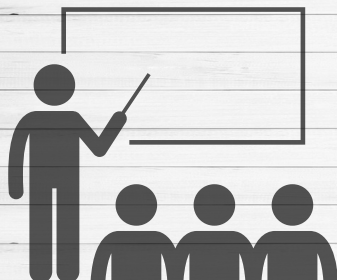
Best School Districts for Athletes in Louisiana

#3 of 69

Most Diverse School Districts in Louisiana:

#4 of 69

Best School Districts in Louisiana



Port of South Louisiana

The Port of South Louisiana is the premier sea gateway for U.S. export and import traffic, and the largest tonnage port in the Western Hemisphere. Part of St Charles Parish, the Port of South Louisiana stretches 54 miles along the Mississippi River and is the largest tonnage port district in the Western Hemisphere. The Port of South Louisiana has five first-rate port-owned facilities, ranging from grain elevators to general cargo facilities, which leases to operating companies such as Archer Daniels Midland and Plains All American. #1 in total domestic TRADE, #2 in total foreign trade and imports, and #3 in exports. Throughput accounts for 15% and 57% of total U.S. and Louisiana exports, respectively.



Parish Employers



MONSANTO



MOTIVA

Glazer's
DISTRIBUTORS

RANDA
ACCESSORIES

OTTO CANDIES, LLC
Marine Transportation & Towing



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