

## Lacombe Post Office Investment Sale

Contact listing agent for additional details. DO NOT DISTURB TENANT.  
 Showing requires notice through agent

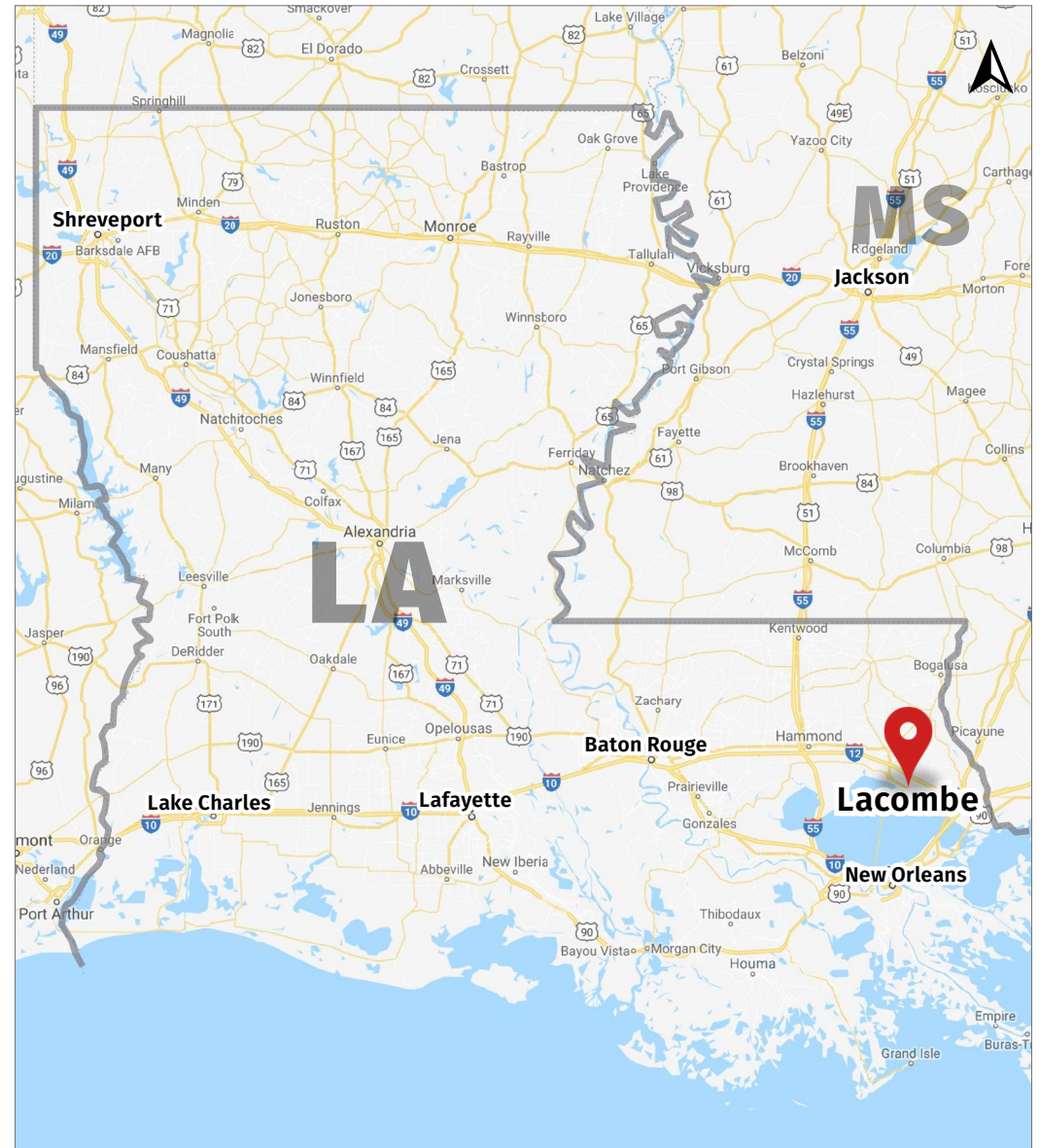
<b>Summary Tenant</b>	United States Postal Service (USPS)
<b>Building Size</b>	± 6,309 SF plus an additional ± 535 SF delivery platform
<b>Land Size</b>	± 2.066 Acres ± 90,000 SF (300' X 300')
<b>Building Type</b>	Free-standing, single-tenant building
<b>Lease Term</b>	5-year term (Started July 25, 2018)
<b>Renewal Option</b>	(1) 5-year option to renew through July 2028
<b>Gross Income</b>	\$75,708.00 / Year
<b>Lease Type</b>	Modified Gross: Tenant reimburses Landlord for real estate taxes only
<b>Lease History</b>	Constructed for USPS in 1998. USPS has occupied the building uninterrupted since.
<b>Sale Price</b>	\$1,250,000



## Lacombe, Louisiana

Lacombe is an unincorporated town located in South Louisiana, 18 miles north of New Orleans. It is a rare place where one can experience the charm of a small, lakeside town but still enjoy all the conveniences of a city. Whether driving 15 minutes east to Slidell or 15 minutes west to Mandeville, one can find large shopping centers, dining and entertainment. Lacombe's biggest attraction is the 15,000-acre Big Branch Marsh National Wildlife Refuge, which neighbors the St. Tammany Wildlife Reserve and Fontainebleau State Park. The reserves and park draw outdoor adventurers from across the region who enjoy kayaking, fishing, hiking, camping, and bird watching.

Lacombe is located in St. Tammany Parish, the fastest-growing parish in Louisiana and one of the fastest-growing communities in the nation. Close proximity to New Orleans, transportation accessibility (Interstates 10, 12, and 59), low business costs, availability of labor, a superb school system, a low crime rate, and first-rate medical facilities are all important reasons why businesses and residents are choosing St. Tammany Parish.



# Lacombe, LA - Investment Sale

27367 Highway 190, Lacombe, LA

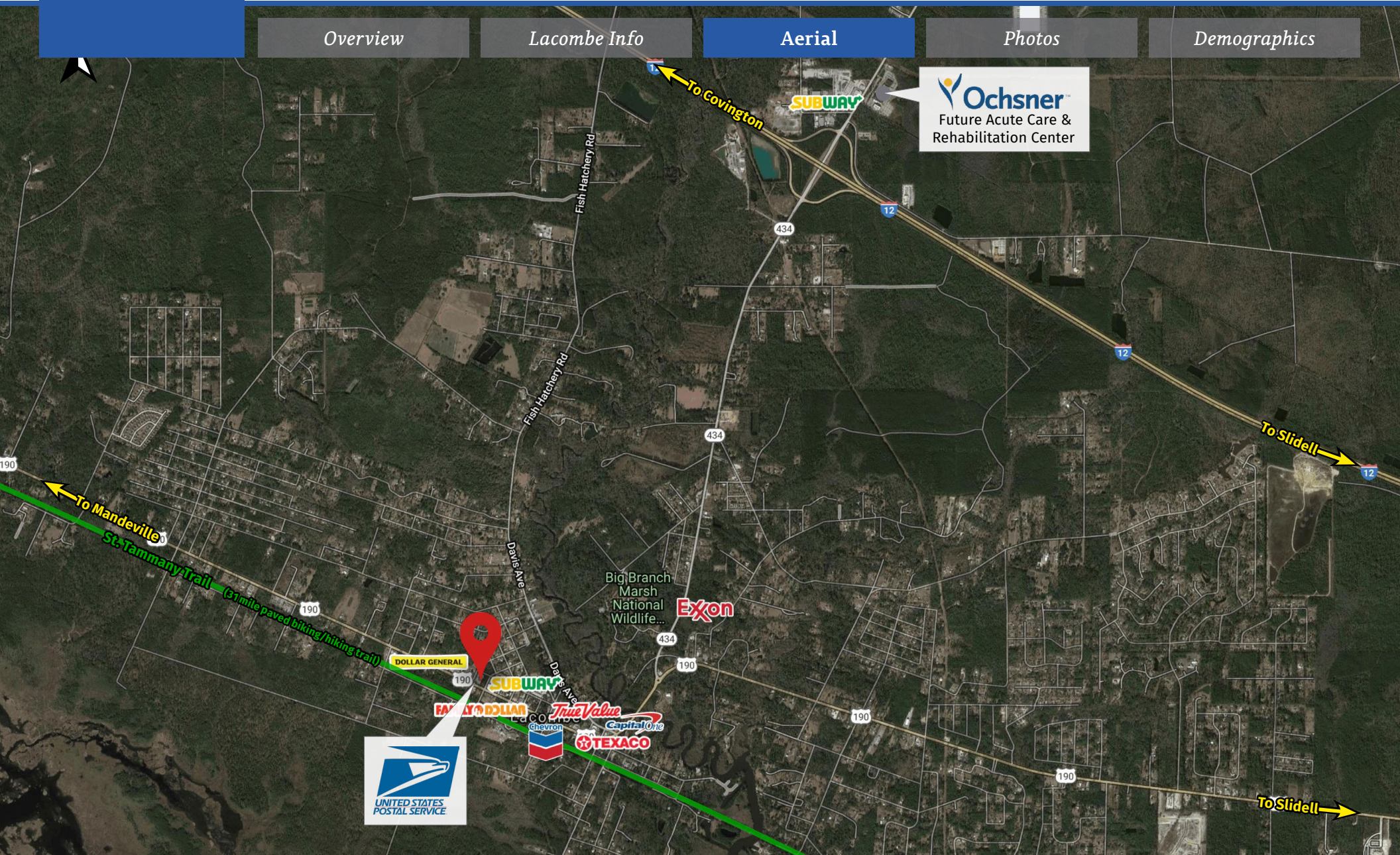
Overview

Lacombe Info

Aerial

Photos

Demographics



*Overview*

*Lacombe Info*

*Aerial*

**Photos**

*Demographics*



Overview

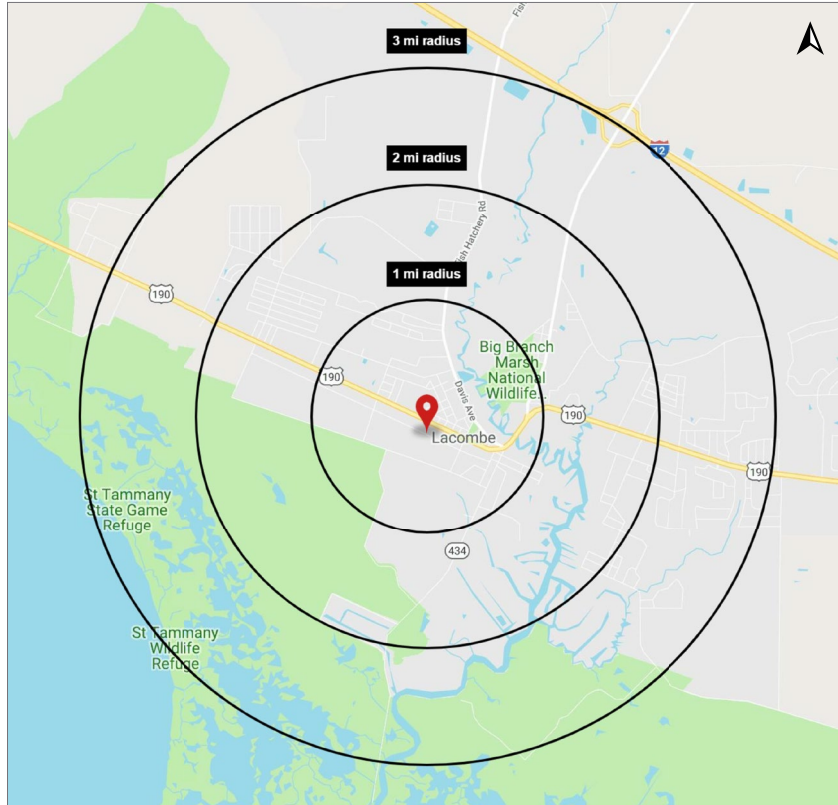
Lacombe Info

Aerial

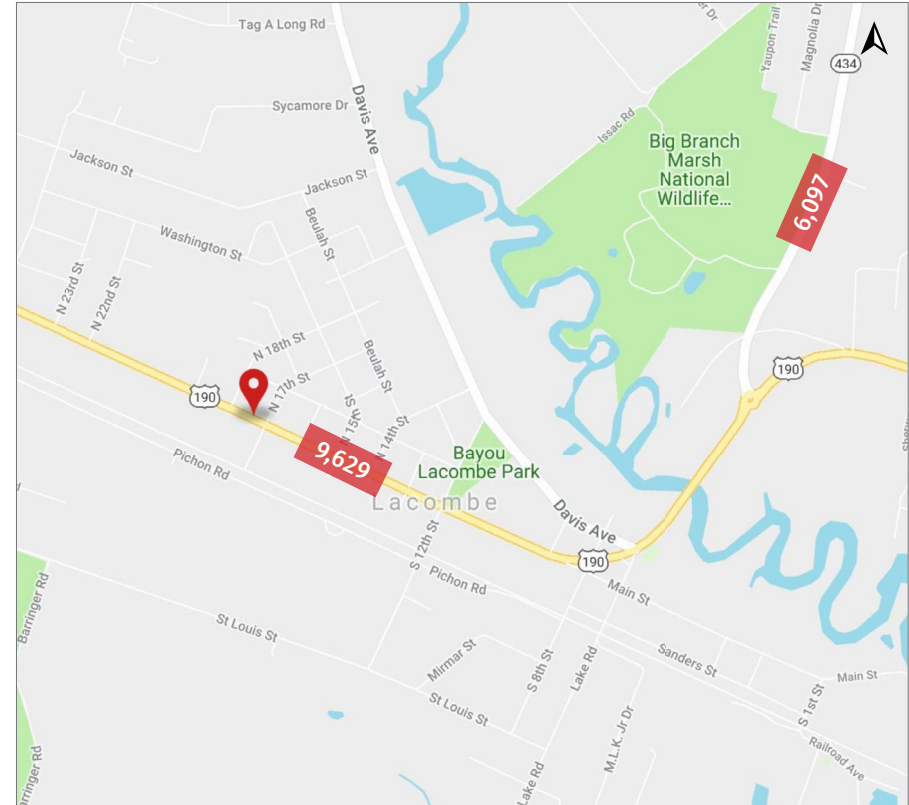
Photos

**Demographics**

## Demographic Map



## Traffic Counts (ADT 2018)



### 2018 Demographics

	1 mi.	2 mi.	3 mi.
Population	994	5,200	8,062
Avg. HH Income	\$55,175	\$60,143	\$61,995