

Former Family Dollar for Sale

501 W 4th Street
Dequincy, LA 70633



Presented by:

Michael Cashio, CCIM

+1 225 247 9812

mcashio@latterblum.com

Jake Loach

+1 256 724 2764

jakeloach@latterblum.com

1700 City Farm Drive | Baton Rouge, LA 70806 | Licensed in Louisiana

NALatter & Blum

Table of Contents

03

Executive Summary

04

Property Description

Location Maps
Property Survey
Flood Map
Wetlands Map
Property Aerials
Property Images

10

Conclusion

Former Family Dollar for Sale

501 W 4th Street
Dequincy, LA 70633

Executive Summary

Former Family Dollar for Sale

The Offering – NAI/Latter & Blum, as exclusive Broker to the Owner, are pleased to present an opportunity to purchase a former Family Dollar that sits on about 0.6 Acres of Land and is approximately 7,785 SF.

Solid Location – Located on the corner of W 4th Street and N Boone Street, with ± 165 feet of frontage. W 4th Street is one of the main thoroughways in Dequincy with ± 10k VPD. The site provides easy access to Highway 12 and Highway 27, which are the two main entrances and exits to Dequincy.

Opportunity – Opportunity to purchase approximately 7,785 SF of retail space with frontage on W 4th Street, which is one the main thoroughfares of Dequincy.



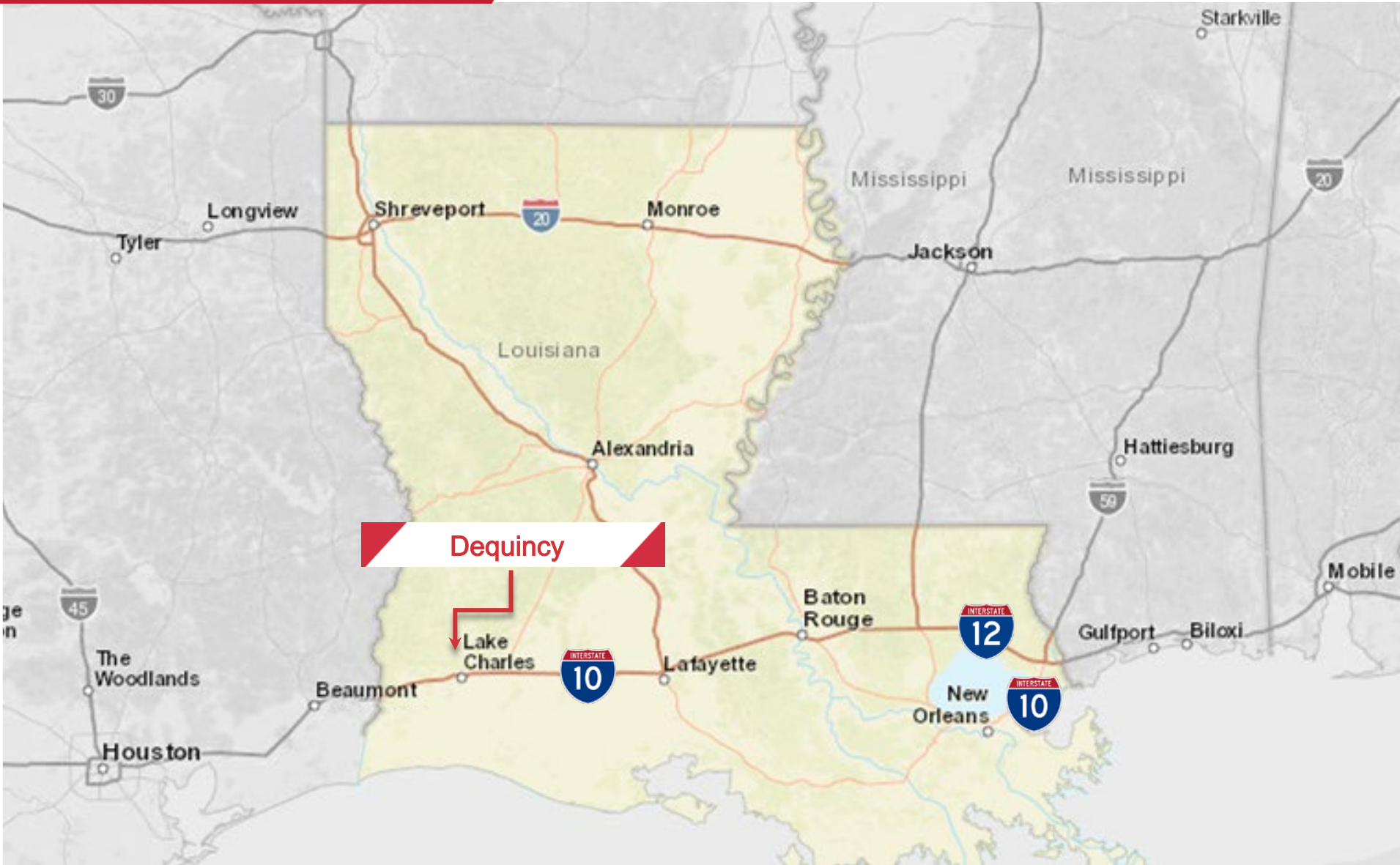
Offering Summary

Property Location:	501 W 4 th Street Dequincy, LA 70633
Available Land Size:	±0.6 Acres
Zoning:	Commercial
Flood Zone:	X
Asking Price:	\$599,000

Former Family Dollar for Sale

501 W 4th Street
Dequincy, LA 70633

Location Map



Former Family Dollar for Sale

501 W 4th Street
Dequincy, LA 70633

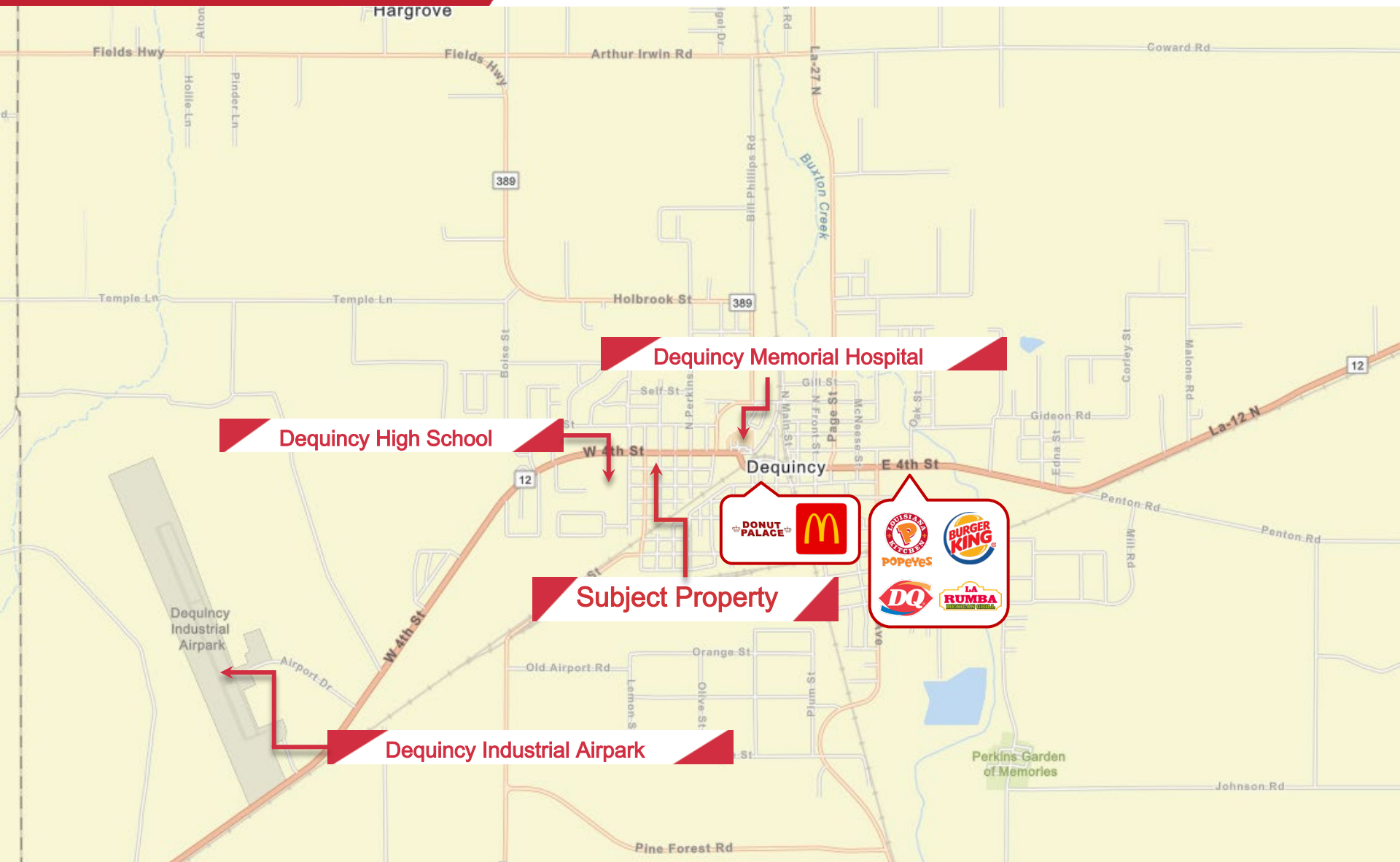
Metro Map



Former Family Dollar for Sale

501 W 4th Street
Dequincy, LA 70633

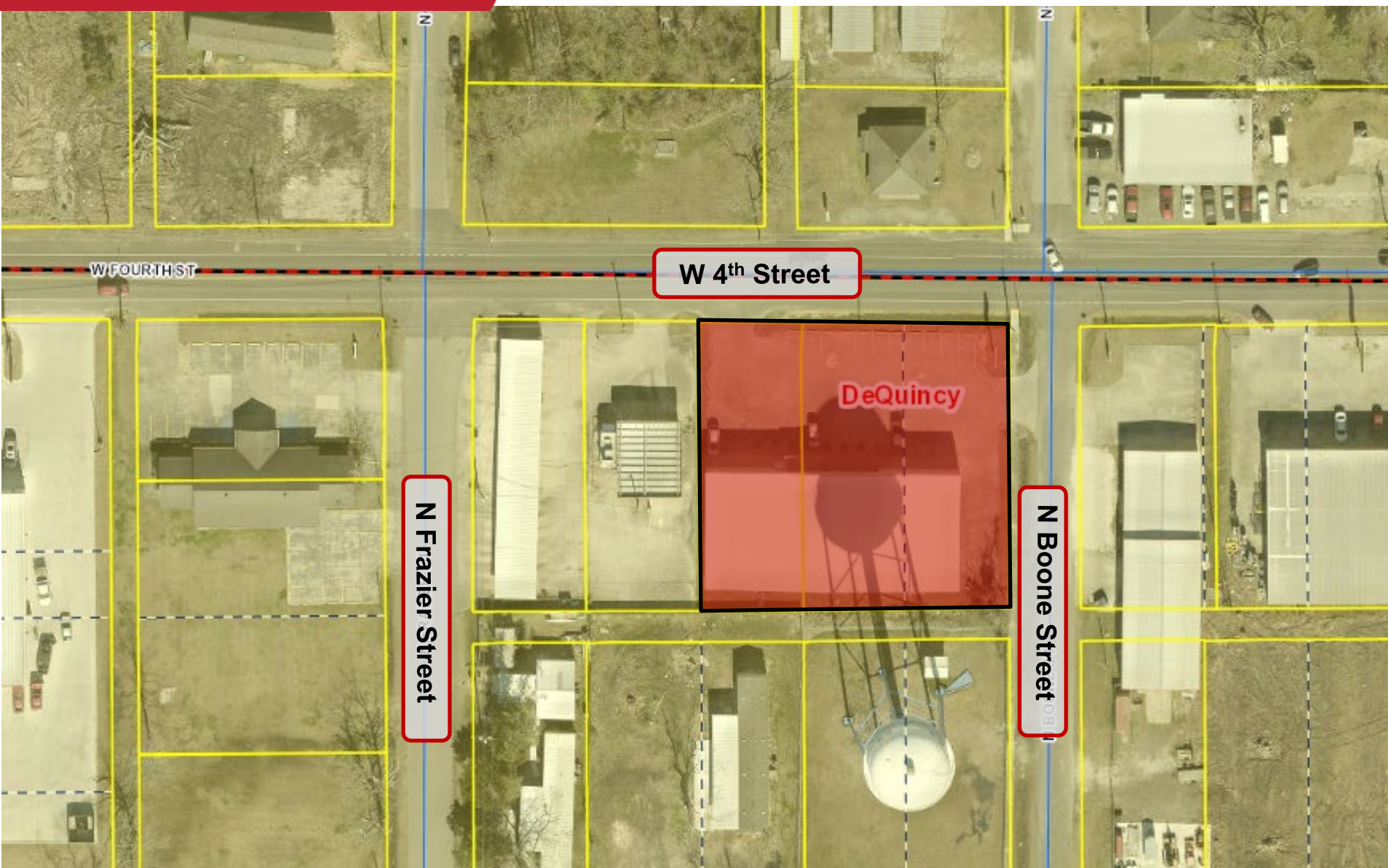
Neighborhood Map



Former Family Dollar for Sale

501 W 4th Street
Dequincy, LA 70633

Property **Aerial**



Former Family Dollar for Sale

501 W 4th Street
Dequincy, LA 70633

Floor Plan



Former Family Dollar for Sale

501 W 4th Street
Dequincy, LA 70633

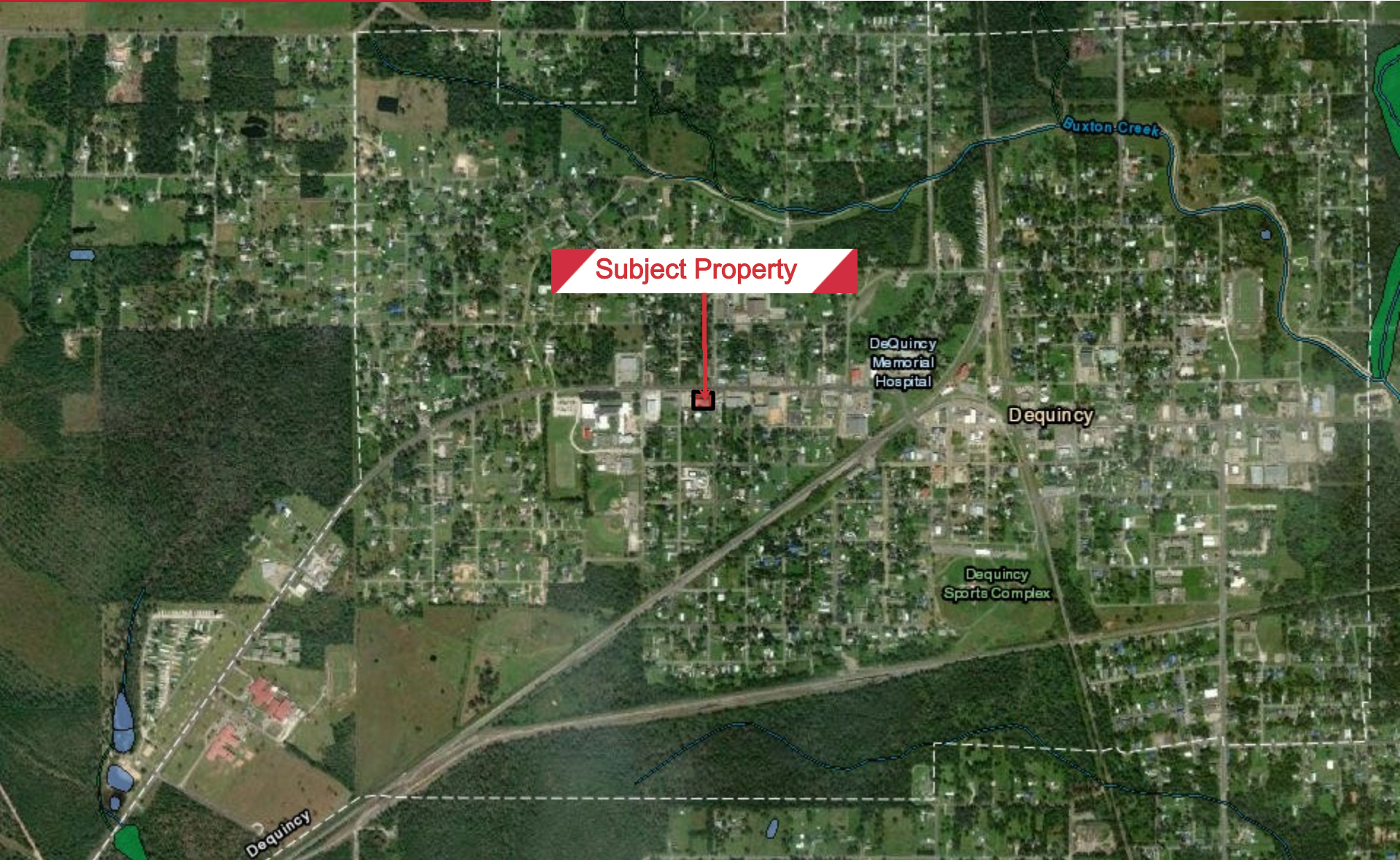
Flood Map



Former Family Dollar for Sale

501 W 4th Street
Dequincy, LA 70633

Wetlands Map





Thank You

NAI Latter & Blum would like to thank you for the opportunity to present this asset for your consideration.

For additional information, please contact:

Ty Gose, CCIM, SIOR

+1 225 247 3770
ty@latterblum.com

Michael Cashio, CCIM

+1 225 247 9812
mcashio@latterblum.com

Jake Loach

+1 256 724 2764
jakeloach@latterblum.com



NAILatter & Blum

NAI Latter & Blum
1700 City Farm Drive
Baton Rouge, LA 70806
+1 225 295 0800
latterblum.com
Created 7/25/2022