

## For Sale

### Property Summary

Former freestanding Capital One bank branch in Chauvin, Louisiana. This site is well positioned on the main thoroughfare in the market with over 120 feet of frontage, offering excellent visibility and access. The building has been well maintained and is in excellent condition. Great relocation or expansion opportunity for a local/regional business that requires office or retail space.

### Building Size

- 2,153 SF

### Land Size

- 1.03 Acres

### Parking

- 20 spaces

### Price

- \$162,000

### 2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	1,615	6,169	10,047
Avg. HH Income	\$45,537	\$52,543	\$52,650







**Johnny Tolson**

Office: 337-234-4481  
Direct: 337-572-0275  
jtolson@stirlingprop.com

**Seth Citron**

Office: 337-234-4481  
Direct: 337-572-0273  
scitron@stirlingprop.com

# Former Capital One

5120 Highway 56, Chauvin, LA

