



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

CORNER LOCATION FOR SALE

FORMER BANK W/ DRIVE-THRU

41012 HWY 42, PRAIRIEVILLE, LA 70769

2,800 SF AVAILABLE



OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	1 Acres
Building Size:	2,800 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,248	4,245	8,129
Total Population	3,620	12,127	22,894
Average HH Income	\$87,364	\$86,728	\$84,573

PROPERTY HIGHLIGHTS

- Former Bank Building Available for Sale
- Large 1 Acre Lot
- Corner Location with Ample Access
- Across Street from new Wal-Mart and OLOL Urgent Care
- Great Advertising Opportunity at a "T" Intersection!
- TOTAL Turn-Key for Bank or Credit Union
- Drive-thru Teller, Safe, Four (4) Offices, Three (3) Restrooms
- High Traffic Counts & Visibility
- Easily Converted to Office Use
- Or Ideal Pad-Site for Retail, Fast Food, Etc
- Surrounded by New Schools, Subdivisions and Complementary Businesses
- Economical Way for Financial Institution to Expand
- Needs Cosmetic Improvements Only
- Lease or Lease w/Option to Purchase Possible
- One of the Fastest Growing Residential Areas in Ascension Parish

MIKE STINSON, CCIM

Commercial Sales & Leasing
(D)225.907.7793
mike@sr-cre.com

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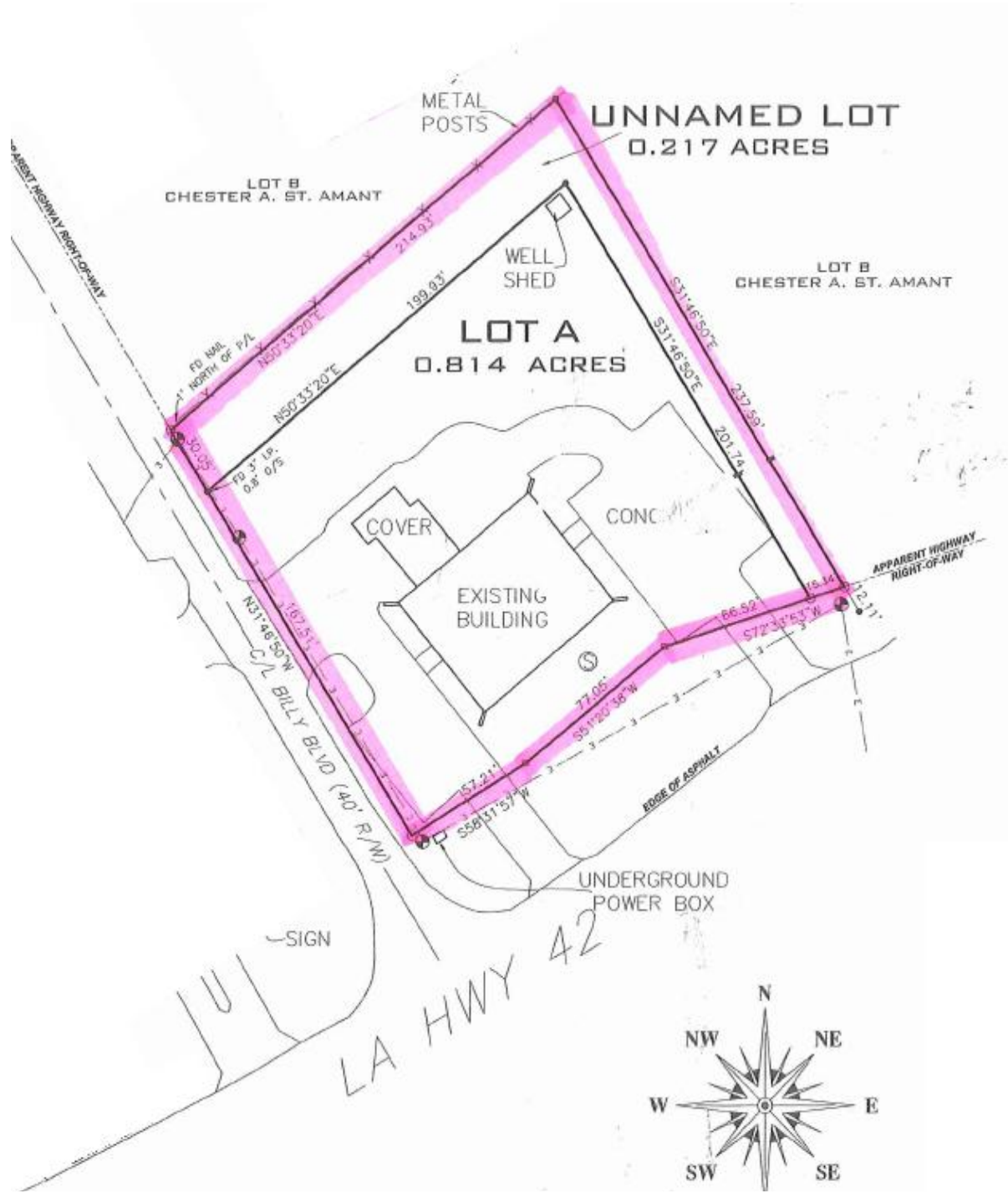
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Survey (Not to Scale)

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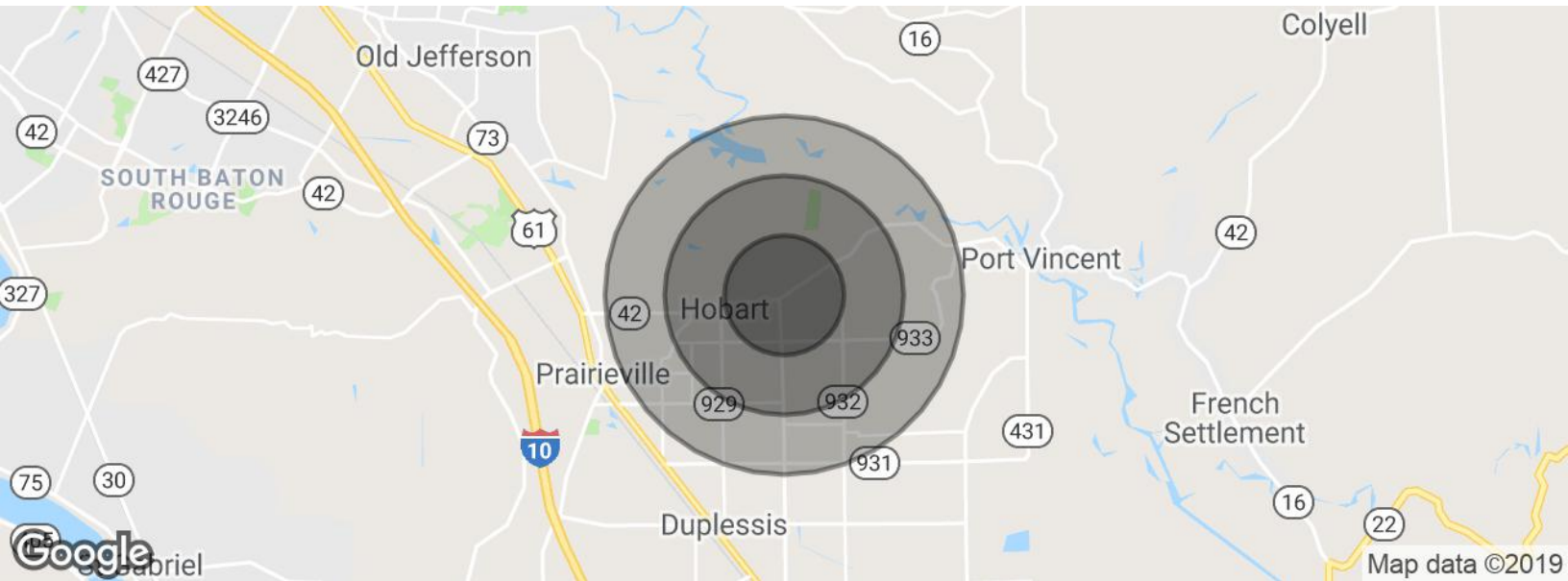
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,620	12,127	22,894
Median Age	32.7	33.2	33.9
Median Age (Male)	32.2	32.6	32.8
Median Age (Female)	34.1	34.5	35.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,248	4,245	8,129
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$87,364	\$86,728	\$84,573
Average House Value		\$184,866	\$184,884

* Demographic data derived from 2010 US Census

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