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Highway 22, Sorrento, Louisiana

# Property Highlights

## Property Overview

Hwy 22 - Sorrento, LA

### Property, Location and Lease Details

- \$1,100,000 asking price
- ± 6.04 acres (see survey)
- ± 320 feet of frontage on LA-Hwy 22
- 13,743 VPD (DOTD, 2016) on Hwy 22
- Additional contiguous ± 48 acres available (see agent for pricing)
- 67,000+ VPD (DOTD, 2016) on I-10. 24,956 VPD (DOTD, 2016) exit at Sorrento (exit 182) and head South towards Donaldsonville
- ±2,000 ft of I-10 Visibility, Located along the Chemical Corridor



# Property Overview

Hwy 22 - Sorrento, LA



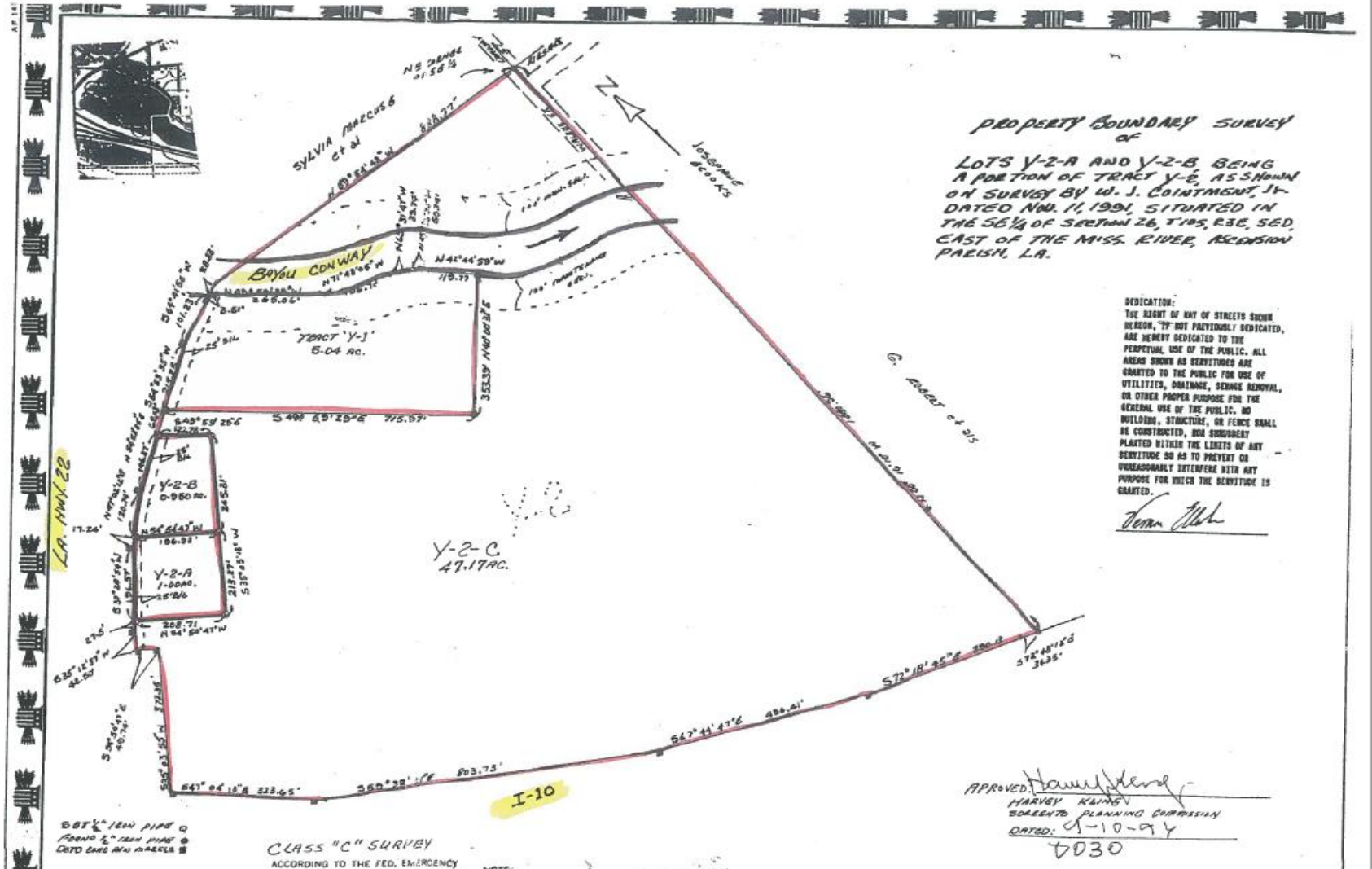
Highway 22, Sorrento, Louisiana  
**Property Location**

**Property Overview**  
Hwy 22 - Sorrento, LA



Highway 22, Sorrento, Louisiana  
**Survey**

**Property Overview**  
 Hwy 22 - Sorrento, LA



# Property Overview

Hwy 22 - Sorrento, LA

## KEY FACTS



	POPULATION	DAYTIME POPULATION	PROJ. ANNUAL GROWTH
5 MINUTE	1,782	1,239	1.76%
10 MINUTE	20,877	25,642	1.93%
15 MINUTE	61,249	61,759	1.90%

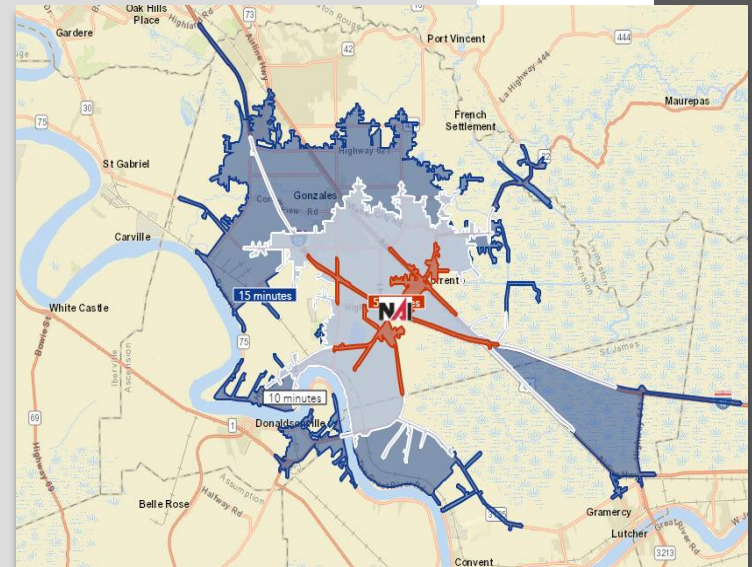
## POPULATION BY AGE

	5 MIN	10 MIN	15 MIN
Ages 65+	13.2%	13.6%	11.9%
Ages 55-64	12.4%	12.6%	12.0%
Ages 35-54	27.3%	27.0%	27.6%
Ages 20-34	20.8%	20.2%	20.7%
Under 19	26.3%	26.6%	27.8%

## MALE/FEMALE BREAKDOWN

	5 MIN	10 MIN	15 MIN
Male	50.30%	49.10%	49.40%
Female	49.70%	50.90%	50.60%

## 5,10,15 MINUTE DRIVE TIMES



## HOUSING STATS



	AVERAGE HH INCOME	HOUSEHOLDS	AVERAGE HH SIZE
5 MINUTE	\$62,799	679	2.62
10 MINUTE	\$80,195	7,731	2.69
15 MINUTE	\$82,347	22,048	2.76



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