

PORT ALLEN RETAIL FOR SALE ON HWY. 1 SOUTH

3475 LA HWY. 1 SOUTH, PORT ALLEN, LA 70767

0.69 ACRES | ± 1,200 SF BLDG.



OFFERING SUMMARY

| | |
|-----------------------|-------------------|
| Sale Price: | \$399,000 |
| Lot Size: | 0.69 Acres |
| Building Size: | ± 1,200 SF |
| Zoning: | C-1.3 |

PROPERTY HIGHLIGHTS

- Highly Visible and Highly Trafficked Retail Location on Hwy. 1 South in Port Allen
- Former AT&T Store situated near Wal-Mart
- Consists of +/- 1,200 SF Stand Alone Retail Building with Ample Parking
- Sits on 0.69 Acre Commercial Lot with 125' of Frontage on Hwy. 1
- Property can be Redeveloped or Added on to
- Perfect for Retail, QSR Restaurant, Bank, Medical, or Office, Ideal for Redevelopment or Addition of Shopping Center or Office Park, and a Great location for Dentist, Urgent care, and a Multitude of Uses
- Build-to-suit Available
- Drive-thru could be Added
- Traffic Counts total over ADT
- Flood Zone X



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RETAIL-COMMERCIAL PROPERTY FOR SALE

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 **WBR PARISH ASSESSOR** REPORT FOR PARCEL 305300004600
2021 DATA



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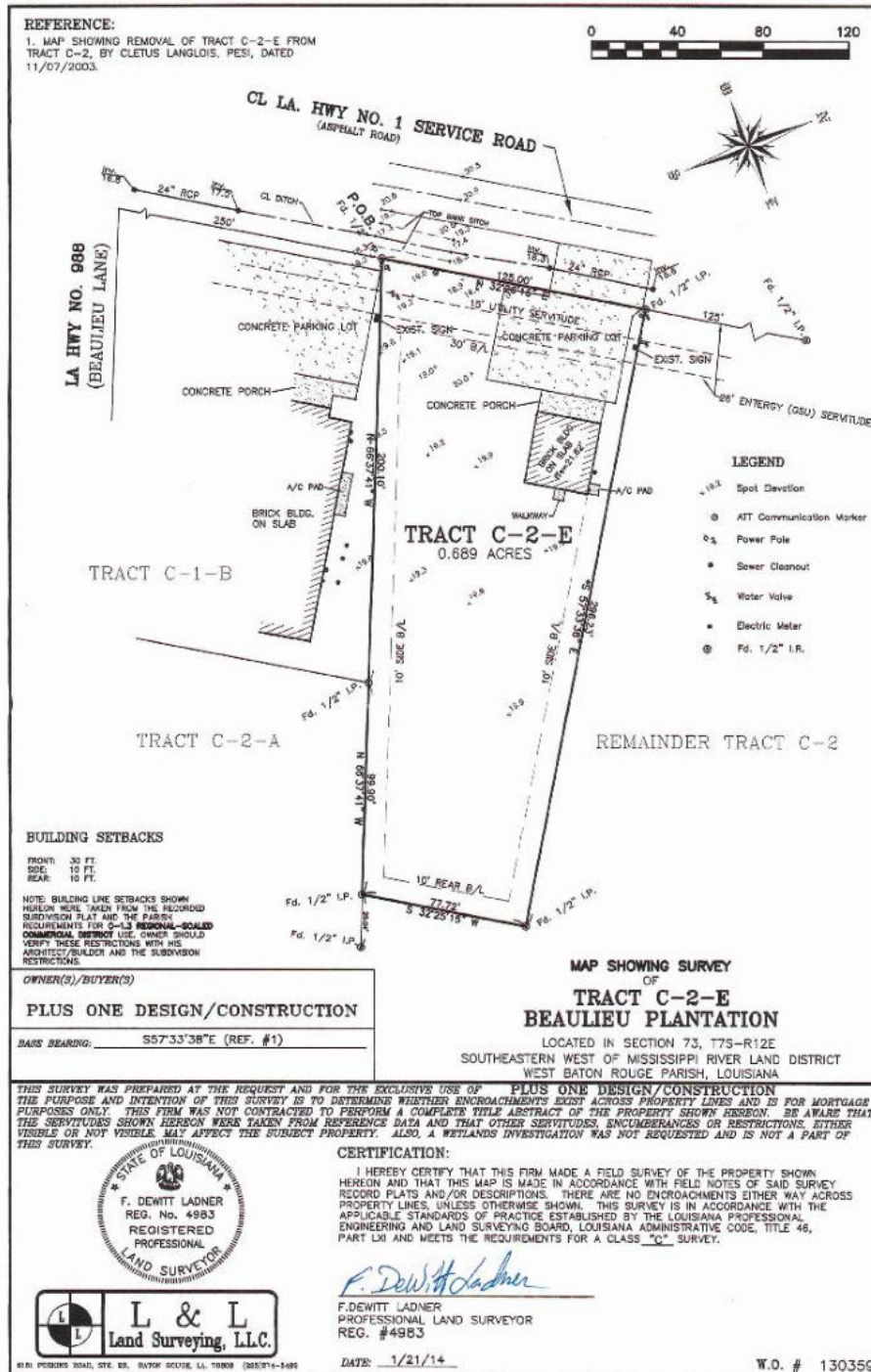
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RETAIL-COMMERCIAL PROPERTY FOR SALE

SURVEY

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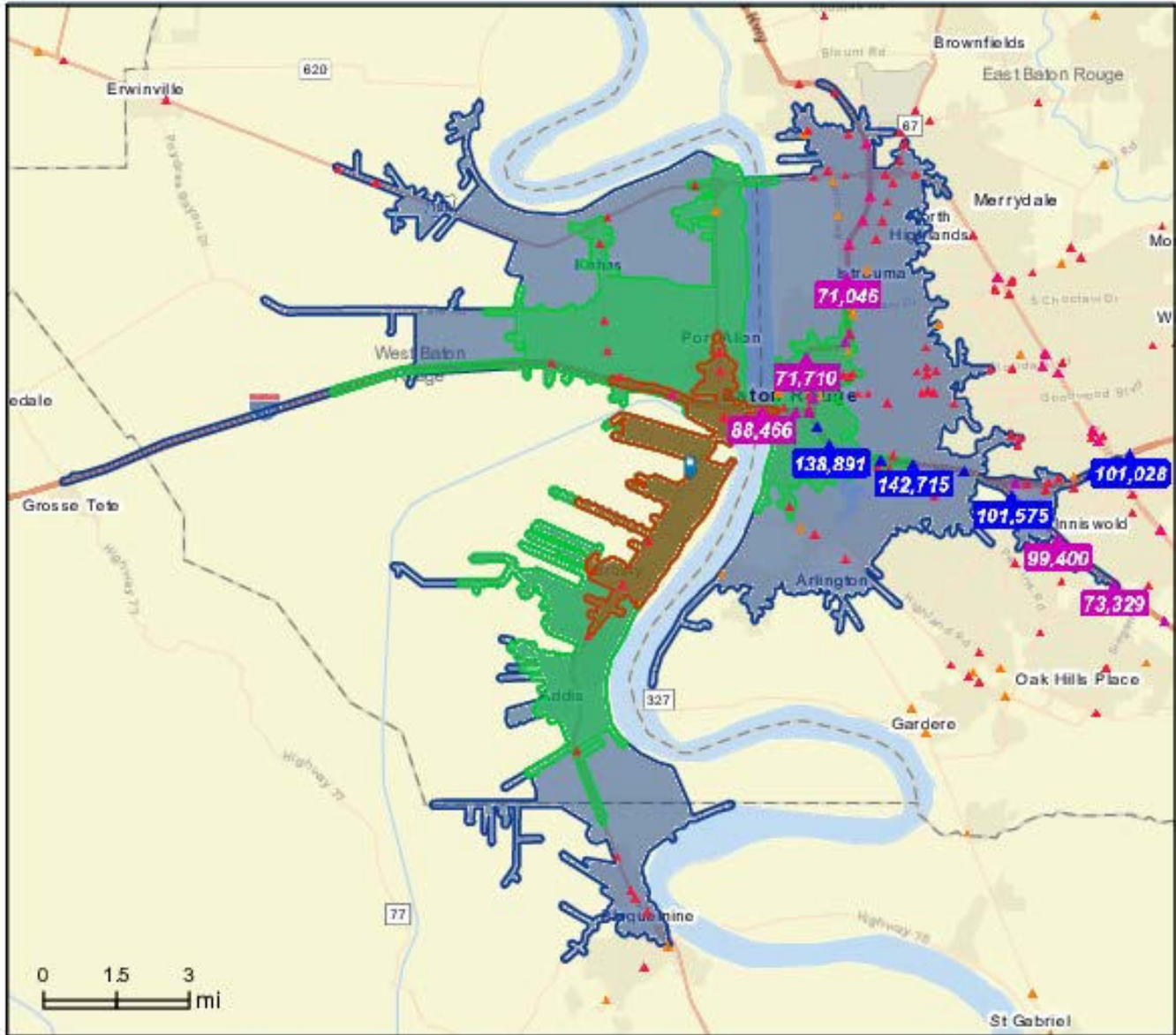
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RETAIL-COMMERCIAL PROPERTY FOR SALE

TRAFFIC COUNT MAP

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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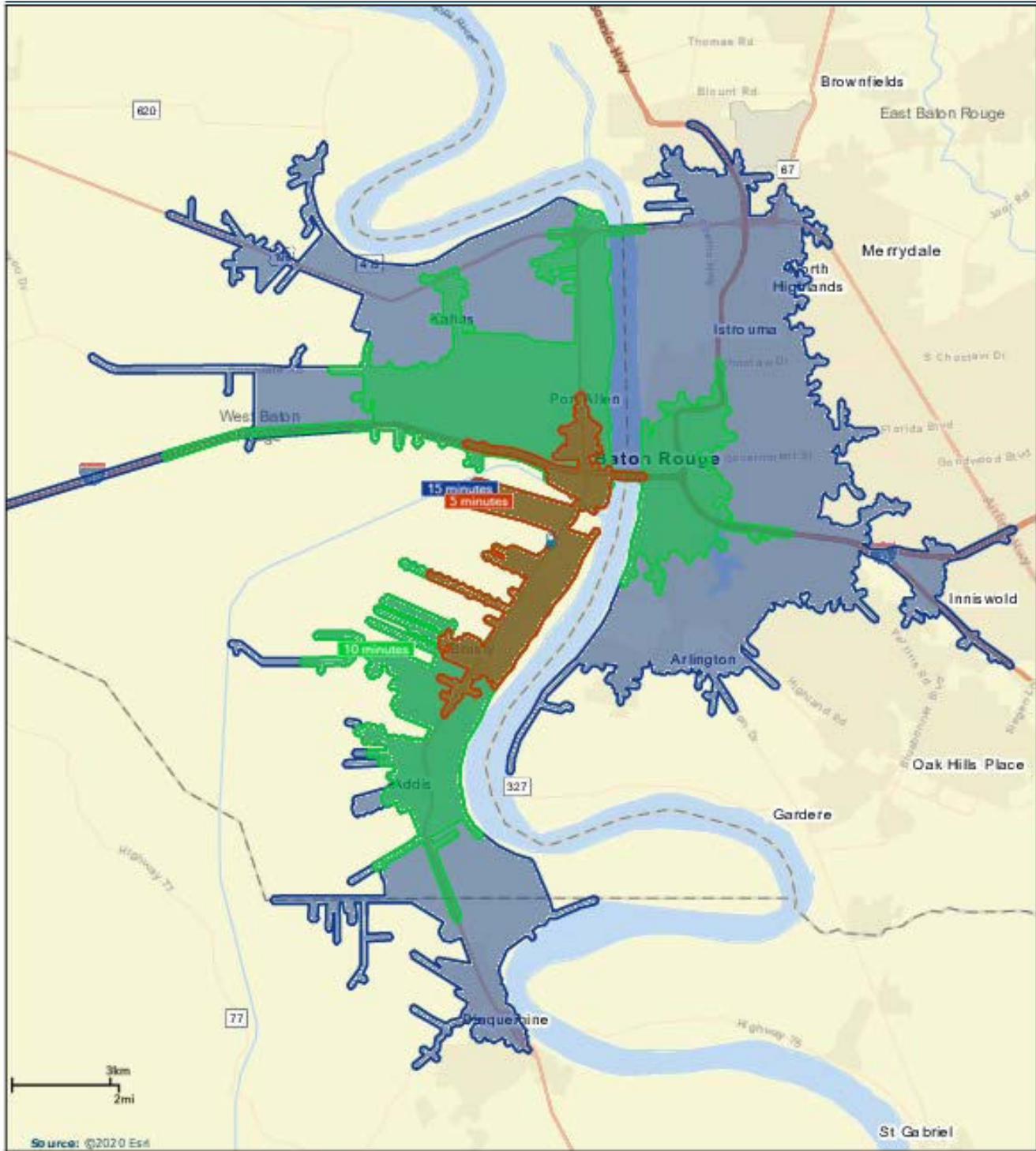
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DRIVE TIME MAP

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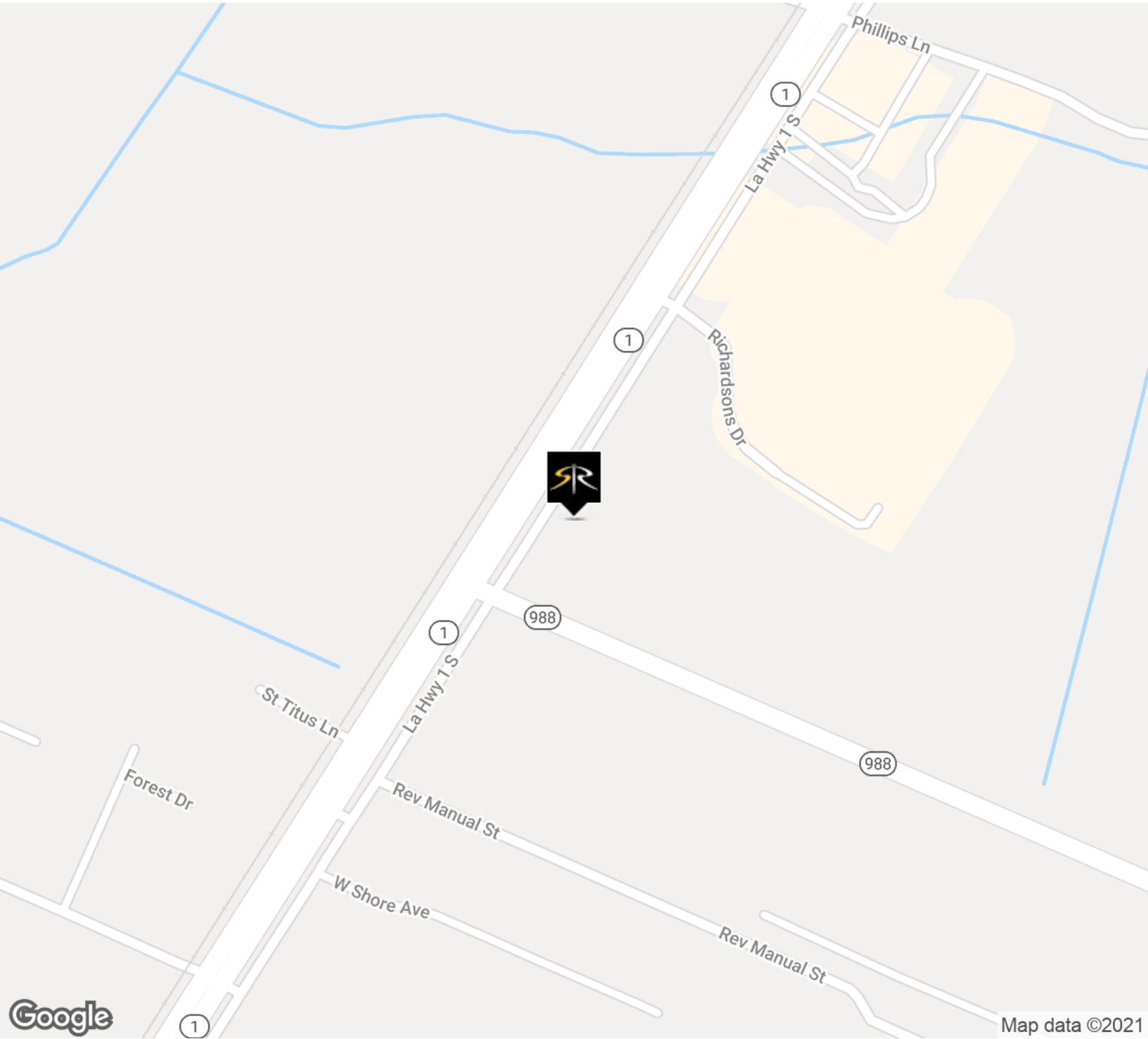
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LOCATION MAP

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Google

Map data ©2021

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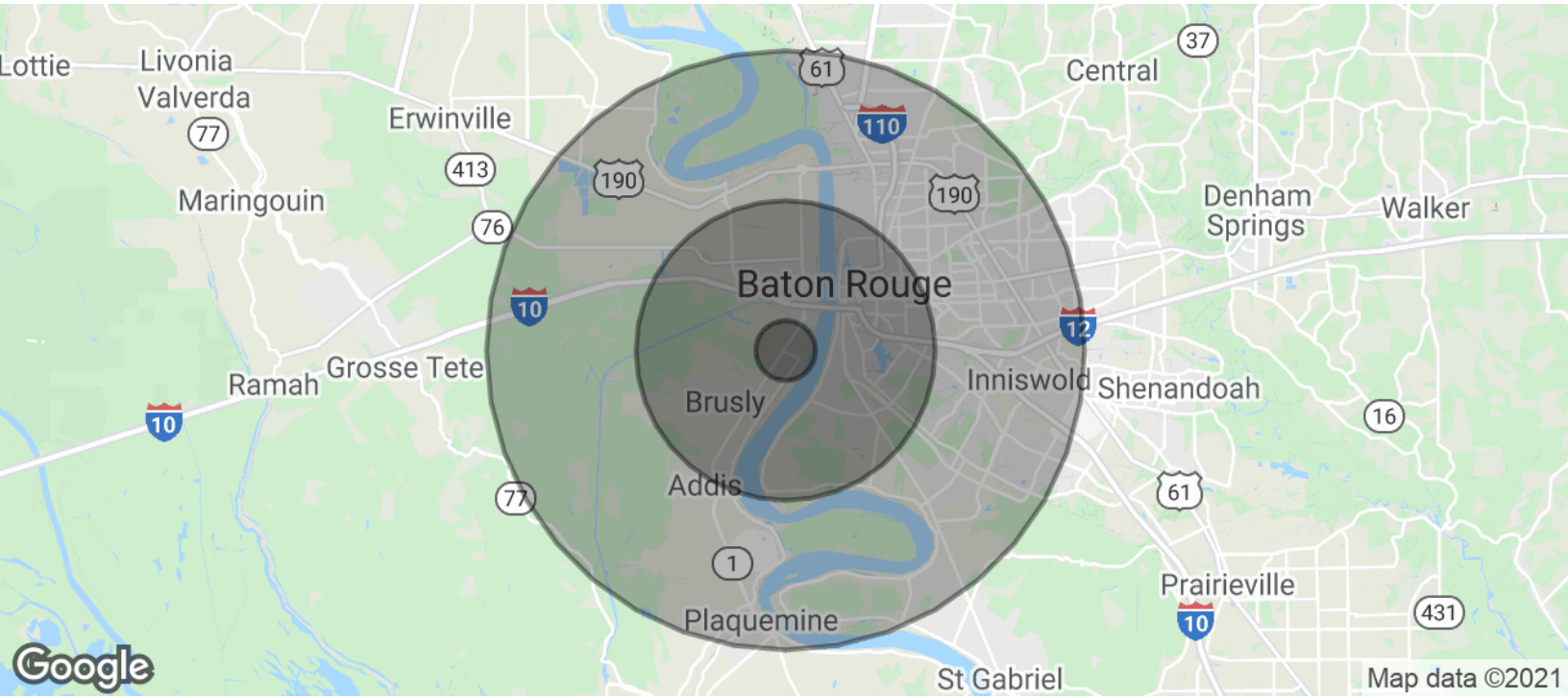
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DEMOGRAPHICS

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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total Population | 637 | 73,351 | 276,986 |
| Average Age | 34.2 | 28.4 | 32.3 |
| Average Age (Male) | 32.6 | 27.7 | 30.3 |
| Average Age (Female) | 36.3 | 29.3 | 34.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total Households | 224 | 28,507 | 105,871 |
| # Of Persons Per HH | 2.8 | 2.6 | 2.6 |
| Average HH Income | \$65,830 | \$52,739 | \$58,942 |
| Average House Value | \$156,349 | \$207,564 | \$236,398 |

* Demographic data derived from 2010 US Census

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