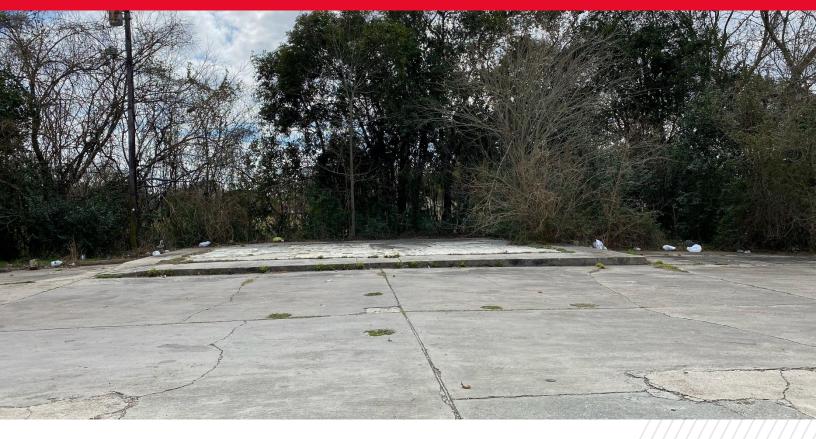
FOR SALE

3484 HIGHWAY 1 SOUTH (STORE #2702830) DONALDSONVILLE, LA 70346

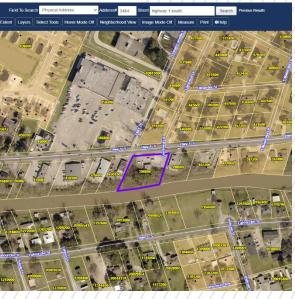




PROPERTY HIGHLIGHTS

The subject property is located on the south side of Highway 1 in Donaldsonville, LA with 210' of frontage on Highway 1. The site is directly across the street from a 63,000 square foot retail center, Donaldsonville High School with 448 students enrolled in 2020 and less than a mile east of Lowery Middle School with 308 students enrolled in 2020.

BUILDING SF	N/A	SIGNAG	Ε ΤΥΡΕ	Pylon
LAND SF	25,831	1-MILE (POP.)	7,318
YEAR BUILT	N/A	3-MILE (POP.)	9,909
PARKING	N/A	MED. IN	СОМЕ	\$35,520
TRAFFIC COUNTS	8,997 VPD	SPACE (USE	Retail / Office



JEFF SCHEIDEGGER

Account Contact +1 314 384 8662 jeff.scheidegger@cushwake.com Cade Bogan Agent – Beau Box CRE +1 225 333 9807 cbogan@beaubox.com

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FOR SALE

3484 HIGHWAY 1 SOUTH (STORE #2702830) DONALDSONVILLE, LA 70346



LOCATION

- 25 miles southwest of Baton Rouge, LA
- 55 miles east of New Orleans, LA
- 60 miles west of Lafayette, LA



LEGAL INFORMATION

TAX PARCEL ID	396800	
2020 RE TAXES	\$735.56	
ZONING	C-1(A): Limited Commercial Modified District	



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER Account Contact +1 314 384 8662

jeff.scheidegger@cushwake.com

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