

FOR SALE

3484 HIGHWAY 1 SOUTH (STORE #2702830)

DONALDSONVILLE, LA 70346

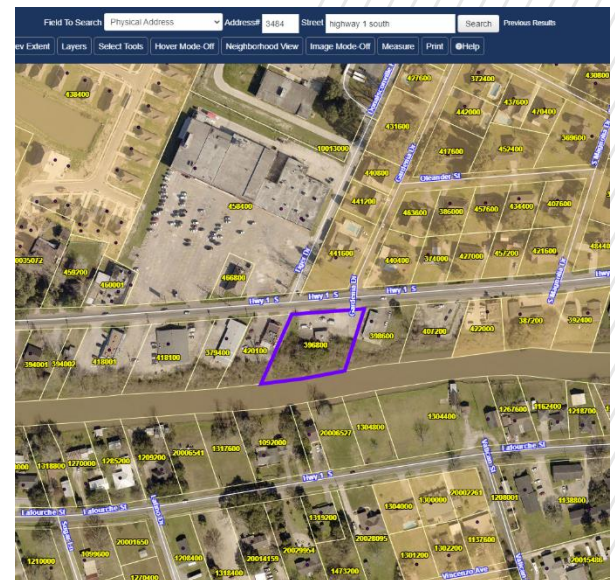


PROPERTY HIGHLIGHTS

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 |
| LAND SF | 25,831 |
| YEAR BUILT | N/A |
| PARKING | N/A |
| TRAFFIC COUNTS | 8,997 VPD |

| | |
|----------------------|-----------------|
| SIGNAGE TYPE | Pylon |
| 1-MILE (POP.) | 7,318 |
| 3-MILE (POP.) | 9,909 |
| MED. INCOME | \$35,520 |
| SPACE USE | Retail / Office |



JEFF SCHEIDEGGER

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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:

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