

# Satterfield's

RESTAURANT AVAILABLE FOR SALE

108 Main St New Roads, LA 70760

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## PROPERTY SUMMARY



### Property Description

False River landmark Satterfield's Restaurant is now available for sale. The historic property was originally constructed in 1917 and has been expanded to over 17,000 SF, including a multi-level restaurant and bar area and office / retail space. There is an opportunity to generate multiple income streams through the 270-seat restaurant, office / retail leasing, and fuel sales on the rear dock. FF&E in place and is available with the sale.

### Property Highlights

- ± 17,220 SF in total, including restaurant and bar, covered patio, and office / retail building
- Main St and False River Frontage
- Ample Parking from 2 Separate Lots
- FF&E In-Place and Available

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### Offering Summary

Sale Price:	\$2,600,000
Lot Size:	0.46 Acres
Building Size:	17,220 SF

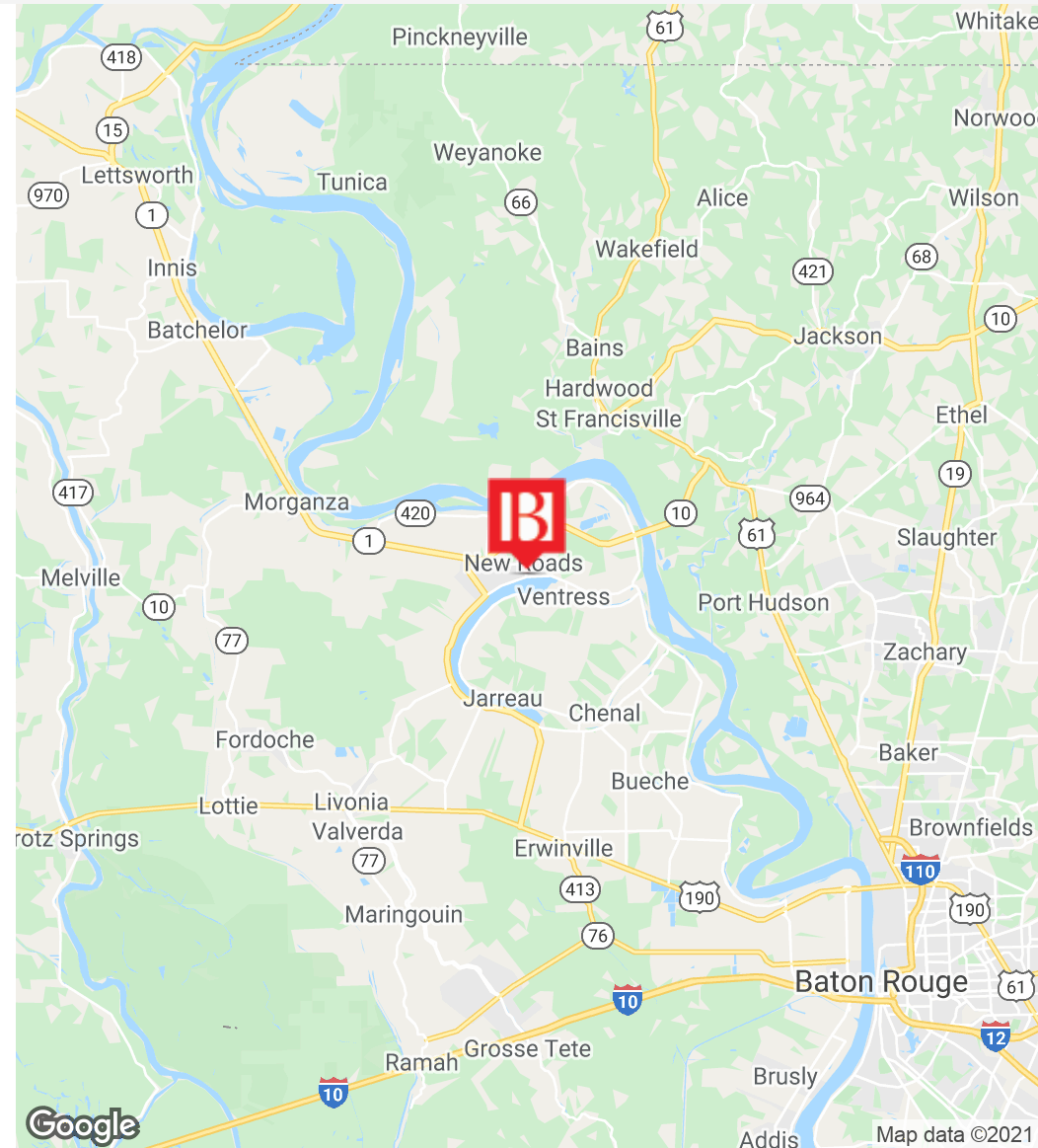
Demographics	1 Mile	5 Miles	10 Miles
Total Households	304	3,131	7,939
Total Population	727	7,893	20,224
Average HH Income	\$66,920	\$56,445	\$56,214



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## LOCATION MAP



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## ADDITIONAL PHOTOS



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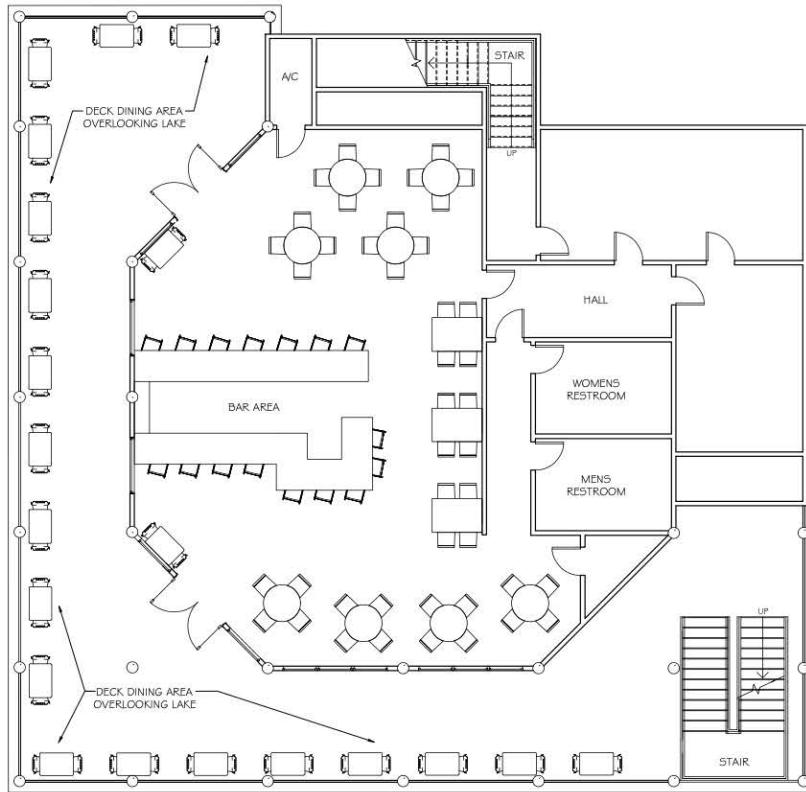
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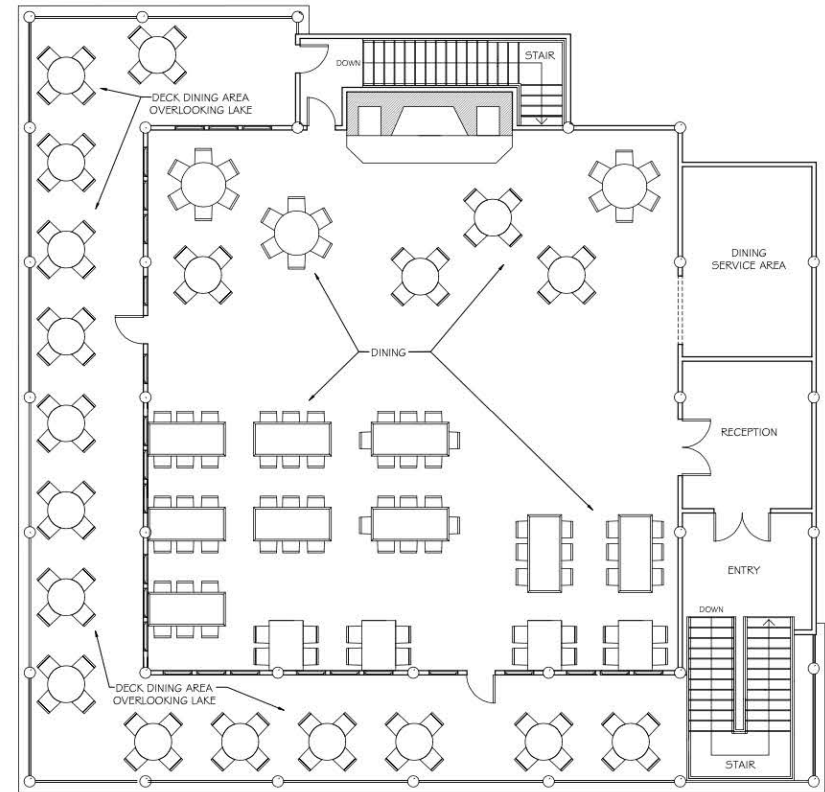
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## ADDITIONAL PHOTOS



1 FIRST FLOOR PLAN

SCALE:  $\frac{1}{8}'' = 1'-0''$



2 SECOND FLOOR PLAN

SCALE:  $\frac{1}{8}'' = 1'-0''$

## SATTERFIELD'S RESTAURANT

NEW ROADS, LA ON FALSE RIVER LAKE

SQUARE FOOTAGE	INDOOR	OUTDOOR	TOTAL
FIRST FLOOR DINING AREA	1,421 S.F.	1,372 S.F.	2,793 S.F.
SECOND FLOOR DINING AREA	2,225 S.F.	1,255 S.F.	3,480 S.F.
TOTAL	3,646 S.F.	2,627 S.F.	6,273 S.F.

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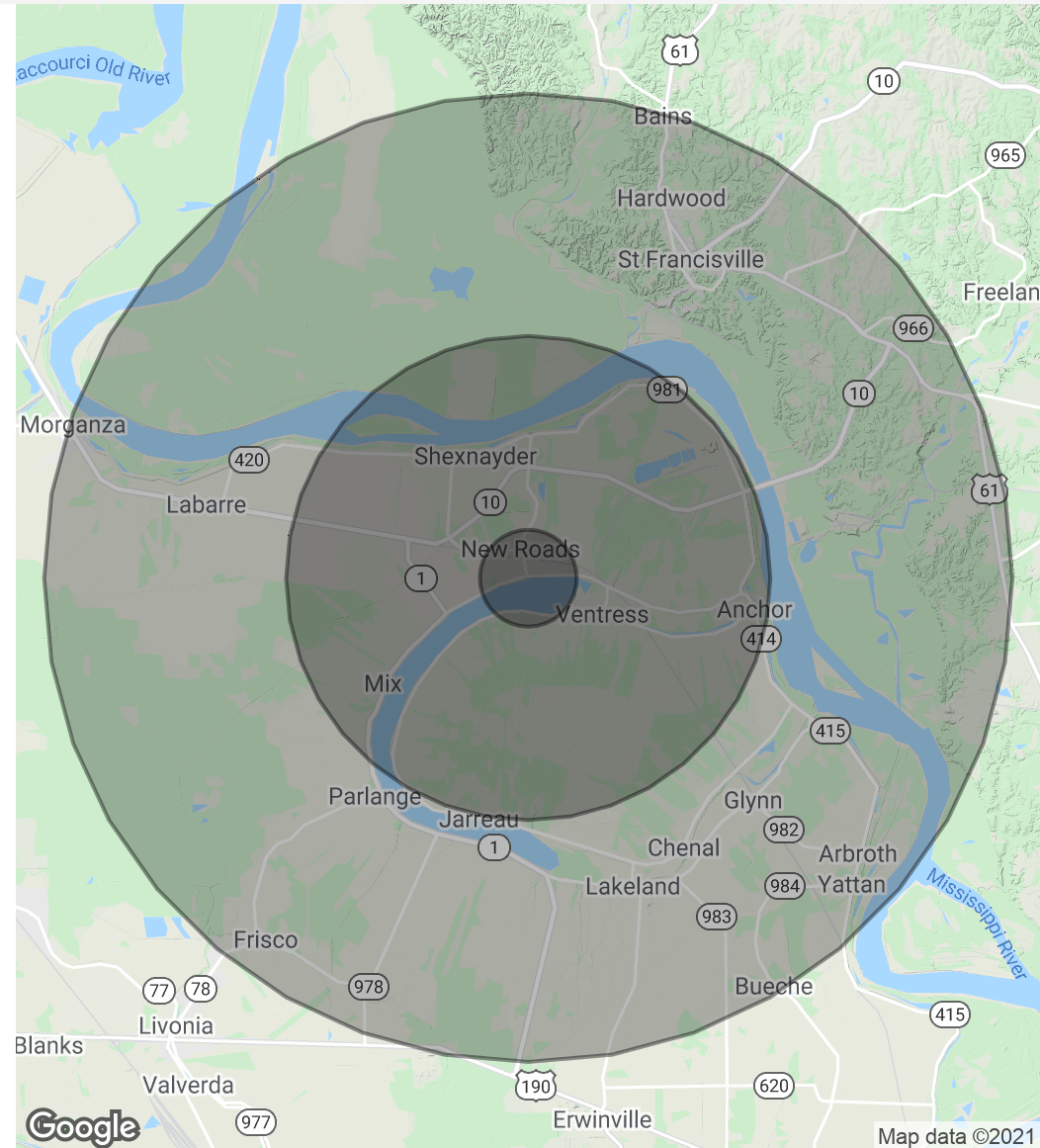
## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	727	7,893	20,224
Average Age	48.3	41.7	40.5
Average Age (Male)	47.0	41.9	40.1
Average Age (Female)	48.4	41.3	40.7

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	304	3,131	7,939
# Of Persons Per HH	2.4	2.5	2.5
Average HH Income	\$66,920	\$56,445	\$56,214
Average House Value	\$243,018	\$186,163	\$165,643

\* Demographic data derived from 2010 US Census



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