

# Former Family Dollar For Sale Or Lease

FREESTANDING BUILDING FOR SALE OR LEASE

122 Hwy-398 Labadieville LA, 70372

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**PROPERTY SUMMARY**



**Property Description**

Former Dollar General in Labadieville for sale or lease

**Property Highlights**

- Former Dollar General in Labadieville for sale or lease
- (2) restrooms
- Recently Redone Paved Parking
- 16' Eave Height
- (4) 5-ton 3-phase Air conditioning units

**Offering Summary**

Sale Price:	\$545,000
Lease Rate:	\$5.40 SF/yr NNN
Building Size:	8,000 SF

<b>Demographics</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	68	1,740	14,837
Total Population	188	4,967	41,679
Average HH Income	\$52,641	\$53,061	\$60,161

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ADDITIONAL PHOTOS



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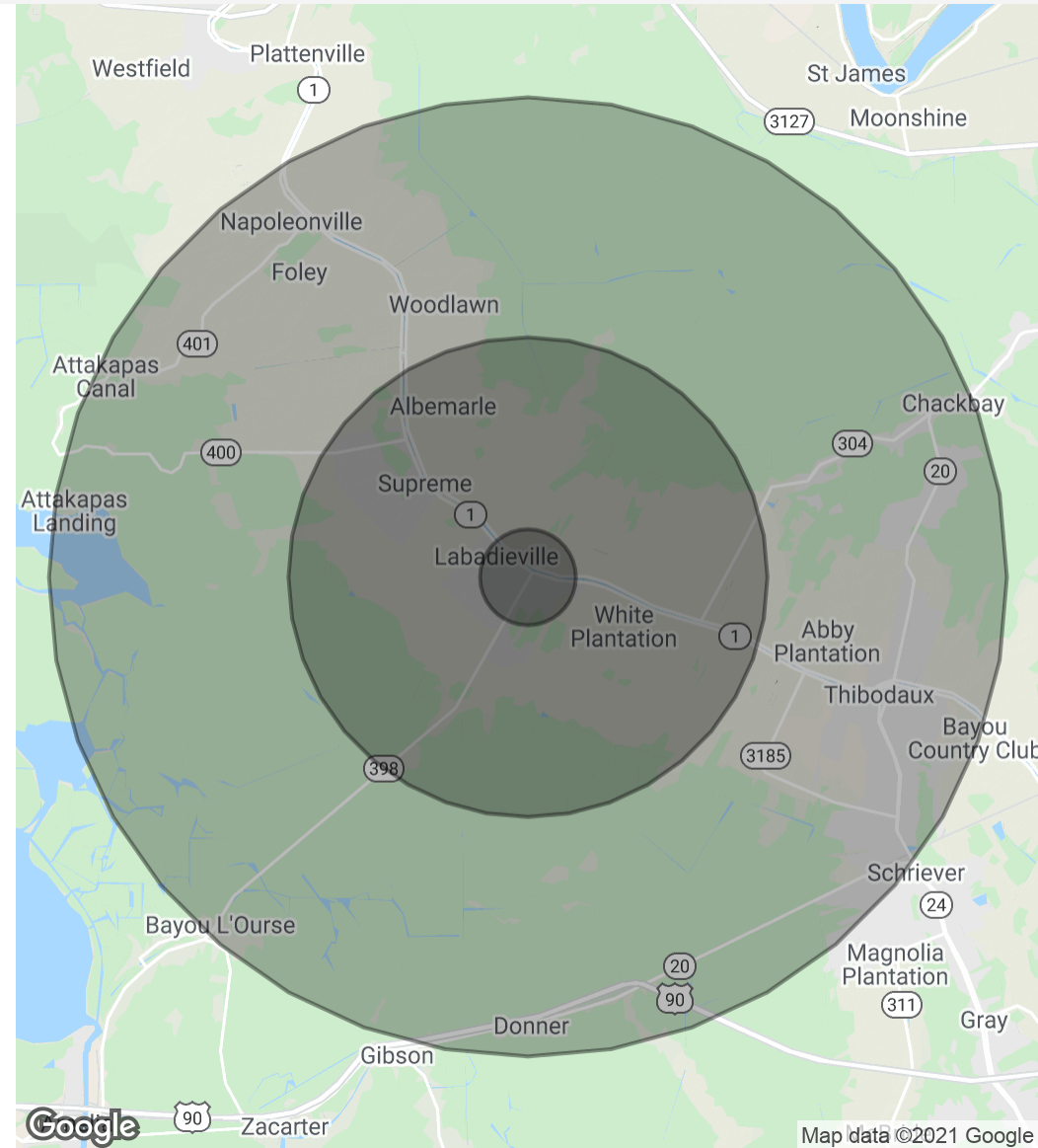
DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	188	4,967	41,679
Average Age	38.4	34.2	34.4
Average Age (Male)	36.9	32.0	32.3
Average Age (Female)	39.7	35.9	36.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	68	1,740	14,837
# Of Persons Per HH	2.8	2.9	2.8
Average HH Income	\$52,641	\$53,061	\$60,161
Average House Value	\$102,731	\$100,457	\$148,919

\* Demographic data derived from 2010 US Census



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