



FOR SALE 2301 Gause Blvd East Slidell, LA 70461

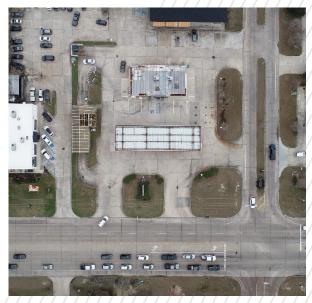


PROPERTY HIGHLIGHTS

The subject property is located at the Gause Boulevard East / Cross Gates Boulevard lighted intersection with +/-214' of frontage on Gause Boulevard East and +/-205' of frontage on Cross Gates Boulevard. The site has a total of 4 curb cuts, providing access to Gause Boulevard East and Cross Gates Boulevard. It is located approximately 1.25 miles east of the Interstate 10 Gause Boulevard intersection.

BUILDING SF	2,500
LAND SF	43,255
YEAR BUILT	
PARKING	10 Spaces
TRAFFIC COUNTS	25,900 VPD

SIGNAGE TYPE	Monument
1-MILE (POP.)	9,088
3-MILE (POP.)	42,967
MED. INCOME	\$79,283
SPACE USE	Retail



JEFF SCHEIDEGGER

Account Contact +1 314-384-8662 Jeff.scheidegger@cushwake.com

CADE BOGAN

Agent

+1 225 333 9807

cbogan@beaubox.com

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Neighboring Sites

Hancock Whitney, Resource Bank, O'Reilly Auto, Winn Dixie, McDonald's, Wendy's, AutoZone, CVS, Walgreens, Dollar Tree, Ochsner Medical Center, and etc.



LEGAL INFORMATION

TAX PARCEL ID	1310613444
2021 RE TAXES	\$10,099.70
ZONING	HC-2 Highway Commercial



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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