

**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.

<b>BUILDING SF</b>	2,500	<b>SIGNAGE TYPE</b>	Monument
<b>LAND SF</b>	43,255	<b>1-MILE (POP.)</b>	9,088
<b>YEAR BUILT</b>		<b>3-MILE (POP.)</b>	42,967
<b>PARKING</b>	10 Spaces	<b>MED. INCOME</b>	\$79,283
<b>TRAFFIC COUNTS</b>	25,900 VPD	<b>SPACE USE</b>	Retail



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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

<b>TAX PARCEL ID</b>	1310613444
<b>2021 RE TAXES</b>	\$10,099.70
<b>ZONING</b>	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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