



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE PRIME RETAIL SPACE IN MORGAN CITY LOUISIANA

**7535 Highway 182 E
Morgan City, LA 70380**

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com



SAURAGE ROTENBERG
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PRIME RETAIL SPACE AVAILABLE IN MORGAN CITY, LA

FOR LEASE

7535 HIGHWAY 182 E, MORGAN CITY, LA 70380

8,320 SF

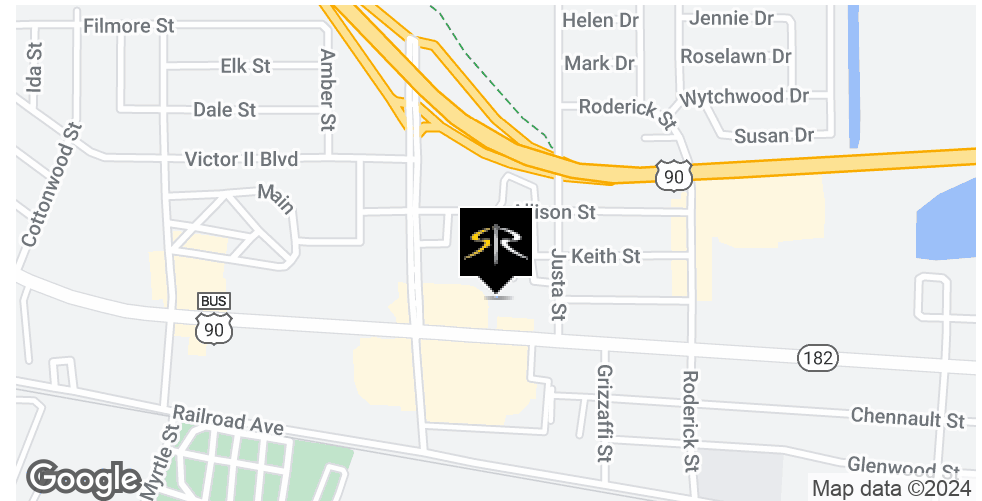


OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	8,320 SF
Lot Size:	1.06 Acres
Year Built:	2014

PROPERTY HIGHLIGHTS

- Prime Retail Space Available in Morgan City, La
- Welcome to a premier retail opportunity in the heart of Morgan City! This spacious 8,320 square foot retail site, previously occupied by Family Dollar, offers an ideal location for your business to thrive. Strategically situated on LA-Highway 182, this property benefits from high visibility and ample traffic, making it an excellent choice for retailers seeking to expand their presence in the area.



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5135 Bluebonnet Boulevard
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225.766.0000 | sauragerotenberg.com

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PROPERTY HIGHLIGHTS

LOCATION:

- Located on Hwy. LA-182 which is the main thoroughfare in Morgan City, LA
- Traffic counts in excess of 12,000 vehicles daily in front of the store.
- 5-mile population of 20,000 residents.
- Average annual household income of approximately \$65,000.
- Morgan City is 65 miles south of Lafayette and 75 miles west of New Orleans
- National Retail Tenants in Morgan City include Walmart, Walgreens, McDonald's, Sherwin Williams, O'Reilly Auto Parts, Wendy's, AutoZone, Taco Bell, and many more.

FEATURES:

- High Visibility: The property enjoys prominent frontage along LA-Highway 182, ensuring maximum exposure to passing motorists.
- Modern Construction: Built in 2014, the retail space features modern construction and amenities, providing a contemporary setting for your business operations.
- Versatile Layout: With 8,320 square feet of flexible space, the property offers ample room for a variety of retail concepts, from apparel and electronics to home goods and more.
- Parking Convenience: Ample parking space ensures hassle-free access for customers, enhancing the overall shopping experience.

IDEAL FOR:

- Retail Stores
- Specialty Shops
- Restaurants
- Fitness Centers
- Medical Offices
- And More!

Don't miss out on this exceptional opportunity to establish your business in one of Morgan City's premier retail destinations. Contact us today to schedule a viewing and secure your spot in this prime location!

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AREA RETAILERS

7535 HIGHWAY 182 E, MORGAN CITY, LA 70380

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PRIME RETAIL SPACE AVAILABLE IN MORGAN CITY, LA

AERIAL OVERVIEW

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Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo

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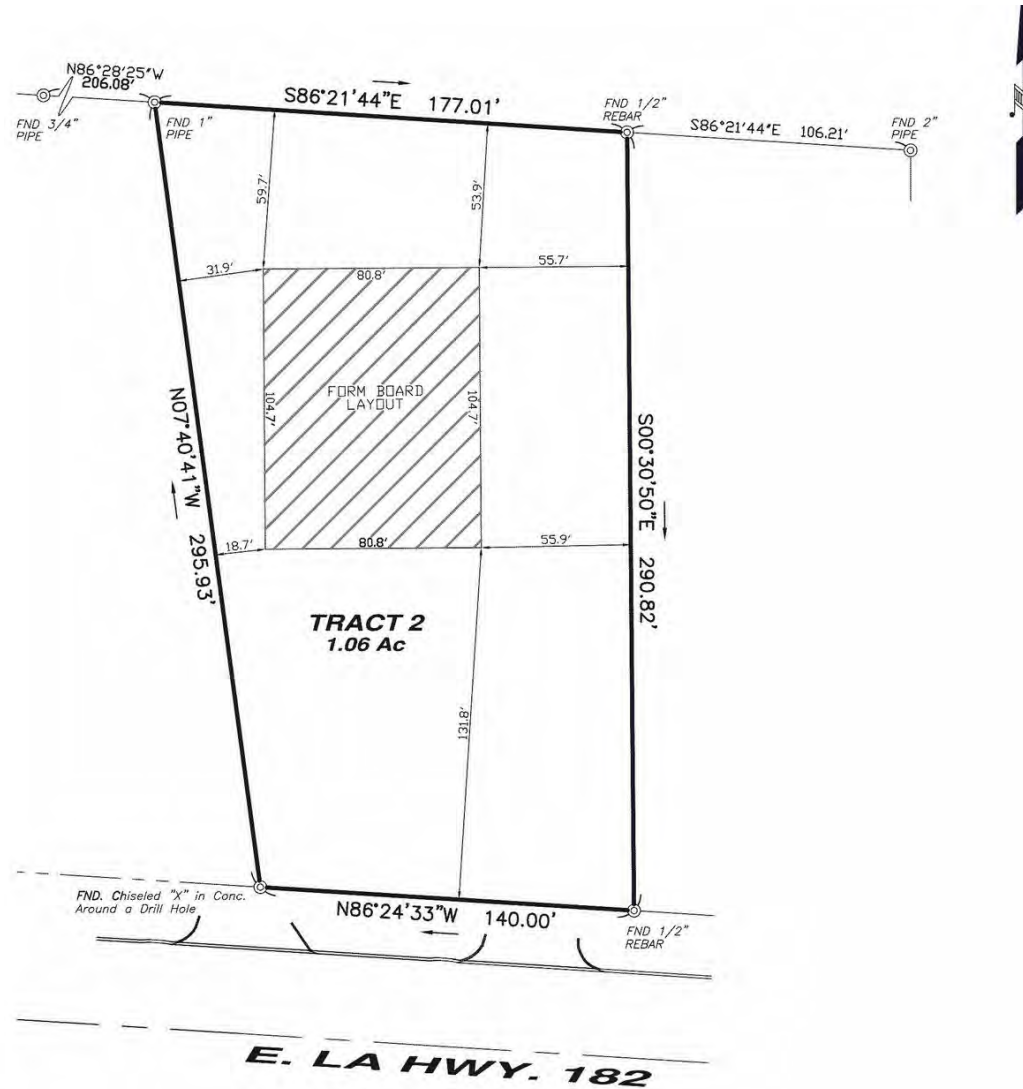
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SITE PLAN

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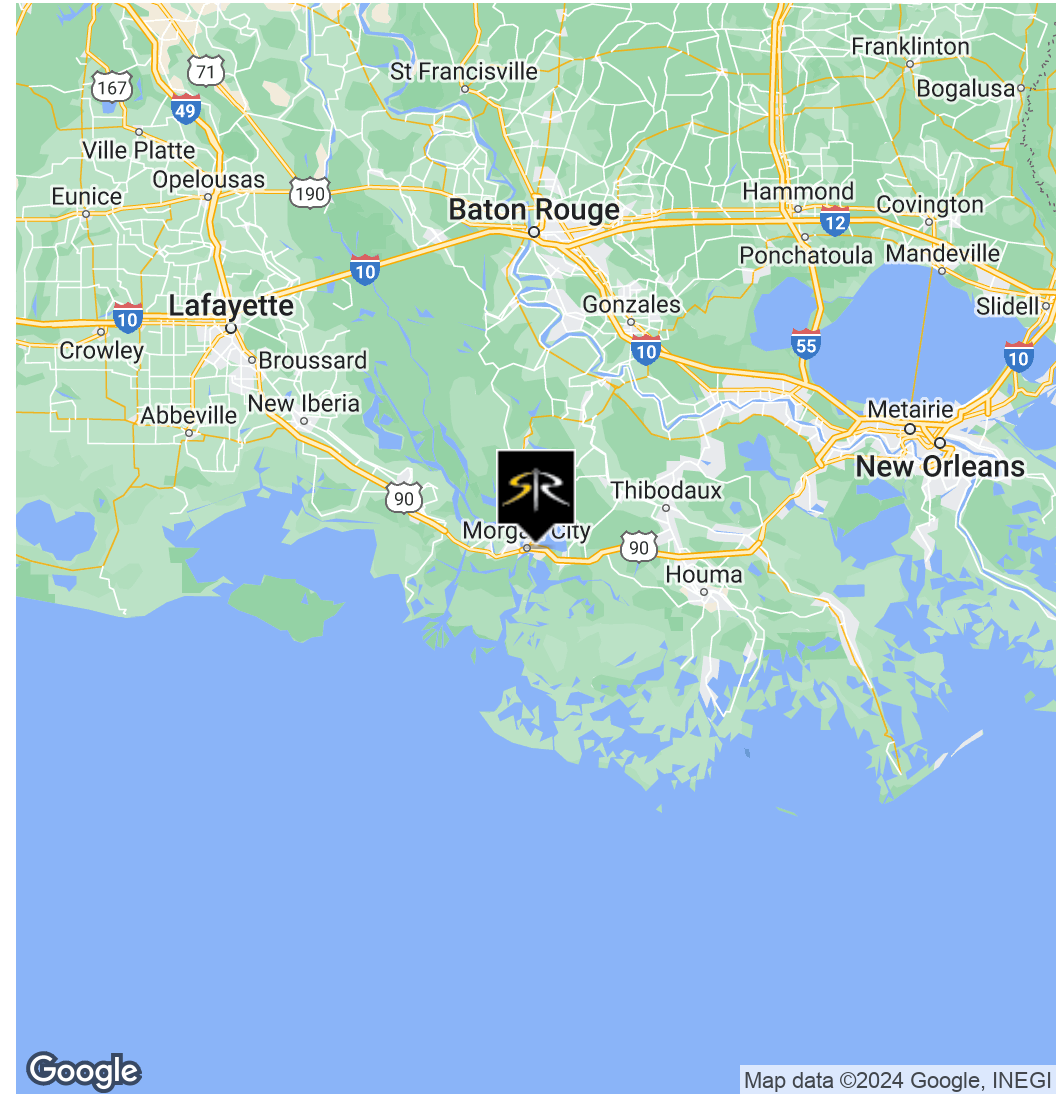
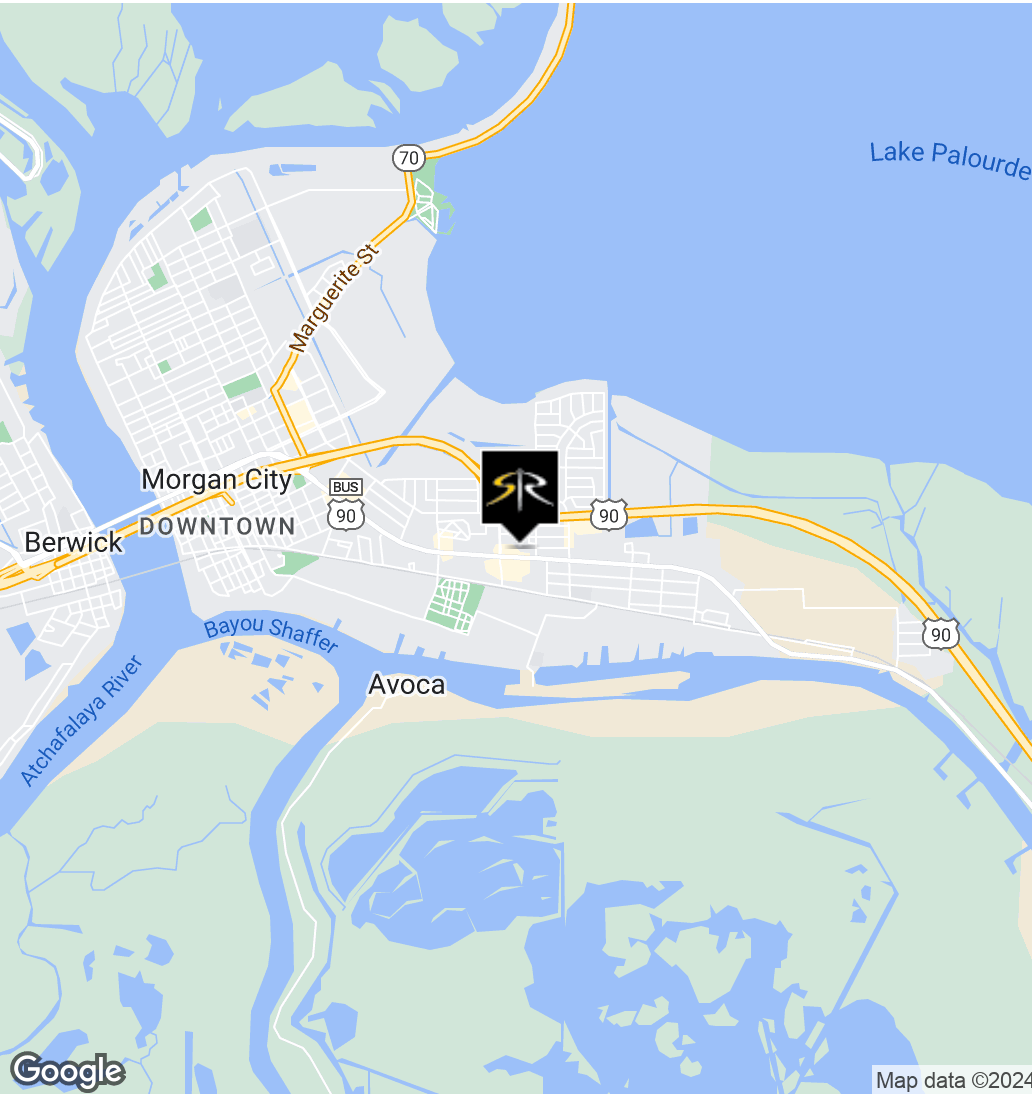
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PRIME RETAIL SPACE AVAILABLE IN MORGAN CITY, LA

LOCATION MAPS

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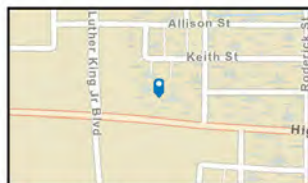
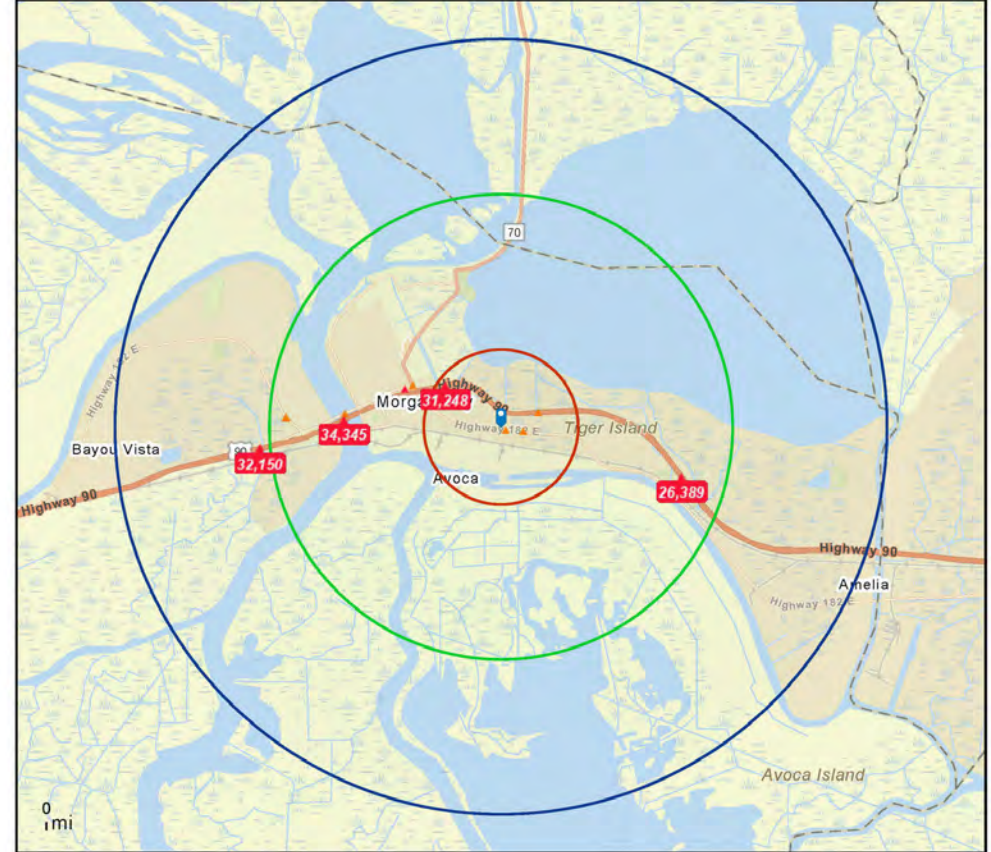
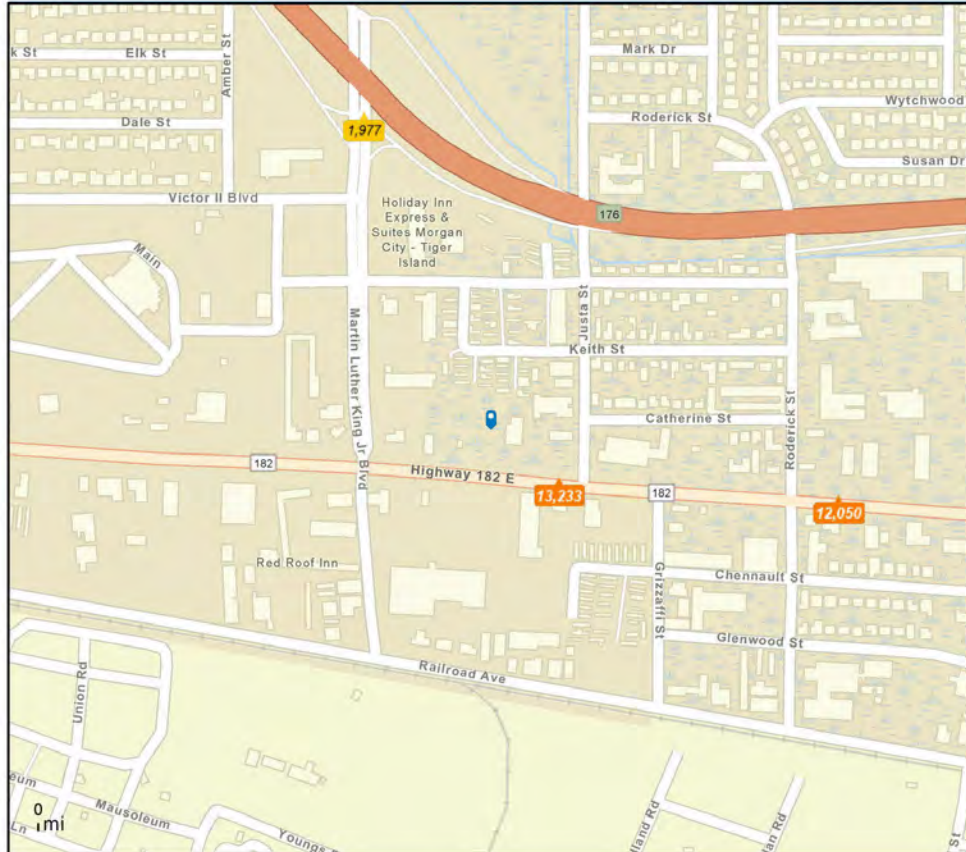
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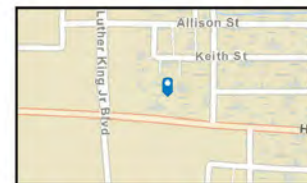
TRAFFIC COUNT MAPS

7535 HIGHWAY 182 E, MORGAN CITY, LA 70380

8,320 SF



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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Source: ©2023 Kalibrate Technologies (Q3 2023).

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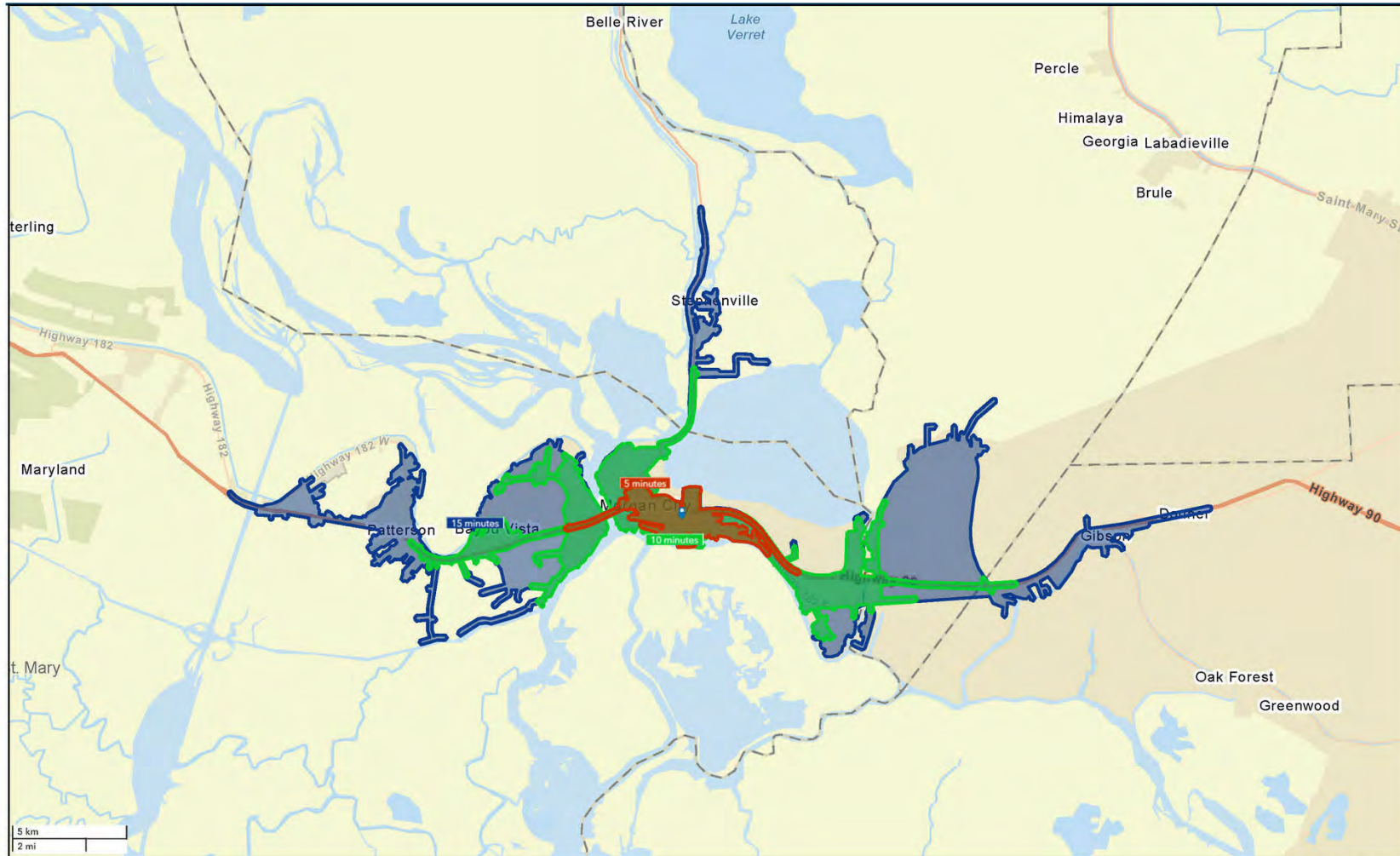
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PRIME RETAIL SPACE AVAILABLE IN MORGAN CITY, LA

DRIVE TIME MAP: 5, 10, 15 MINUTES

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February 12, 2024

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DEMOGRAPHICS

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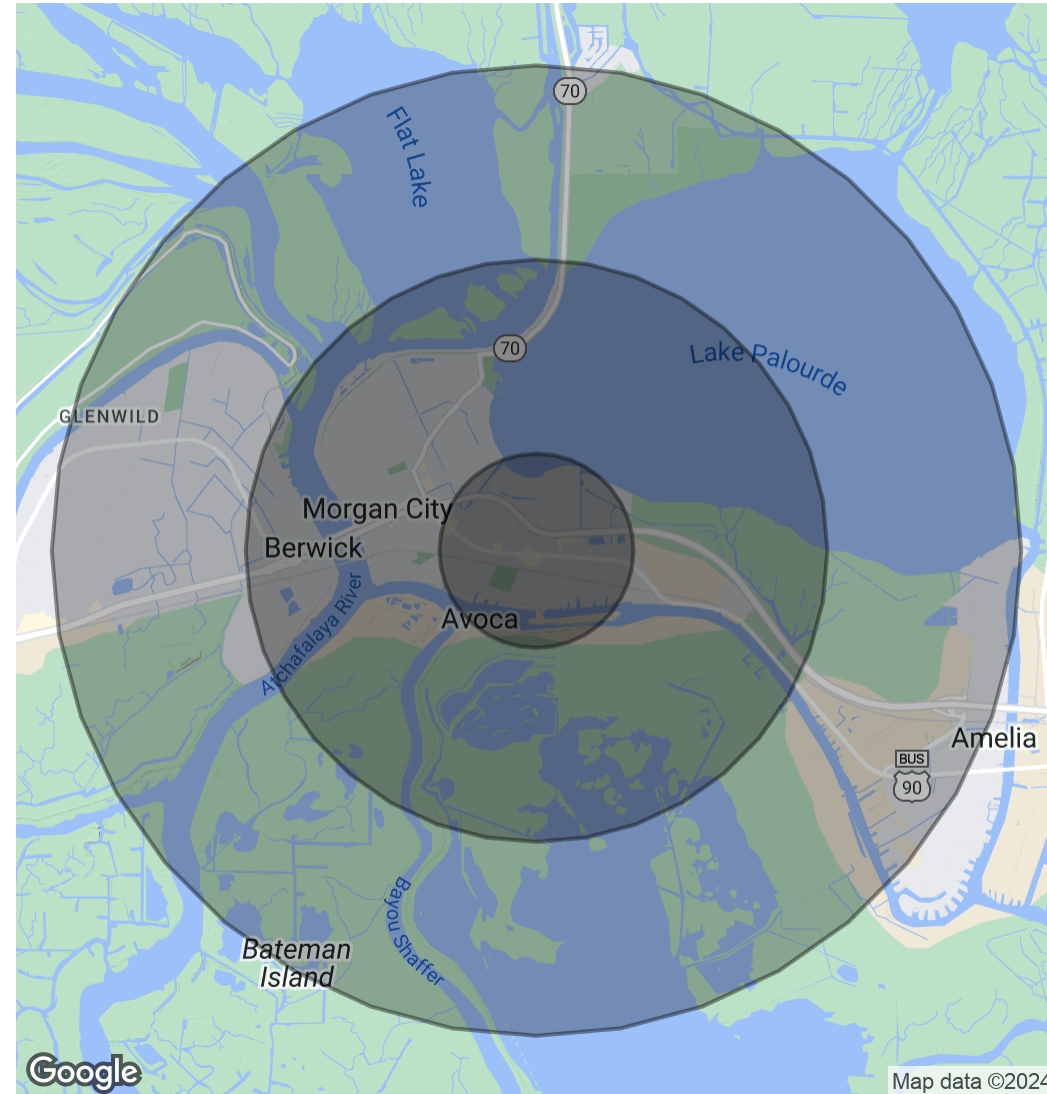
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,679	14,008	19,251
Average Age	51.2	43.1	40.3
Average Age (Male)	48.2	42.8	38.4
Average Age (Female)	52.3	43.4	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,502	7,235	9,479
# Of Persons Per HH	1.5	1.9	2.0
Average HH Income	\$39,812	\$39,861	\$43,359
Average House Value	\$118,038	\$110,252	\$129,436

* Demographic data derived from 2020 ACS - US Census



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DIRECT: 225.930.6256
MOBILE: 225.328.1778
OFFICE: 225.766.0000
EMAIL: carmen@sr-cre.com



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BATON ROUGE, LA 70809

TEL: 225.766.0000

WEB: SAURAGEROTENBERG.COM

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