



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

FOR LEASE

# FORMER FAMILY DOLLAR

12902 HWY 190, PORT ALLEN, LA 70729

**8,500 SF**

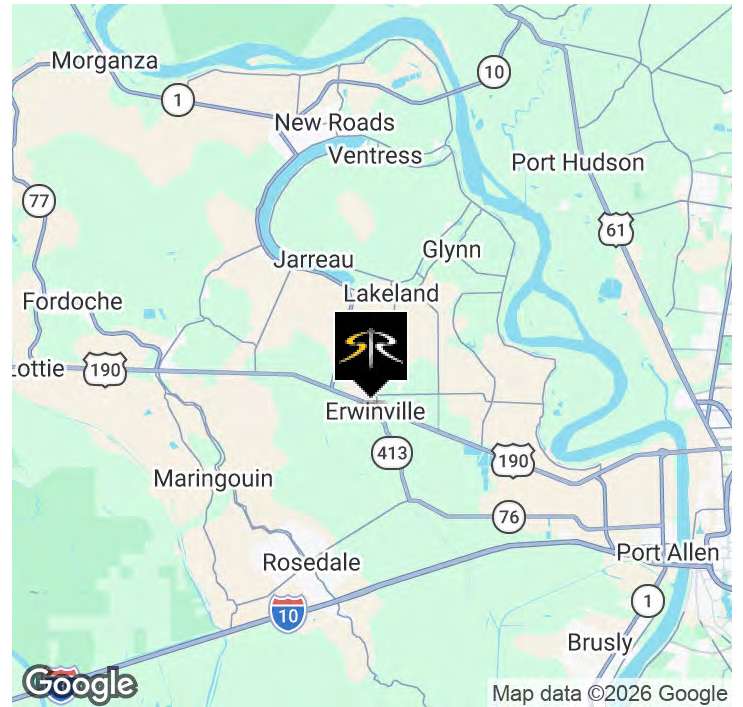


## OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	8,500 SF
Lot Size:	1 Acre
Traffic Count:	20,412+ ADT

## PROPERTY HIGHLIGHTS

- Former Family Dollar For Lease
- 8,500 SF Free-Standing Building
- Located in Erwinville, Louisiana near the Poydras Bayou Rd. intersection
- 180' Hwy. 190 Frontage
- \$8.00 SF/yr (NNN)



**MIKE STINSON, CCIM**  
Commercial Sales & Leasing  
225.907.7793  
mike@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com



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RETAIL MAP

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Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

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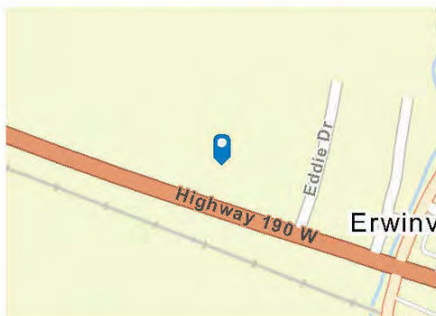
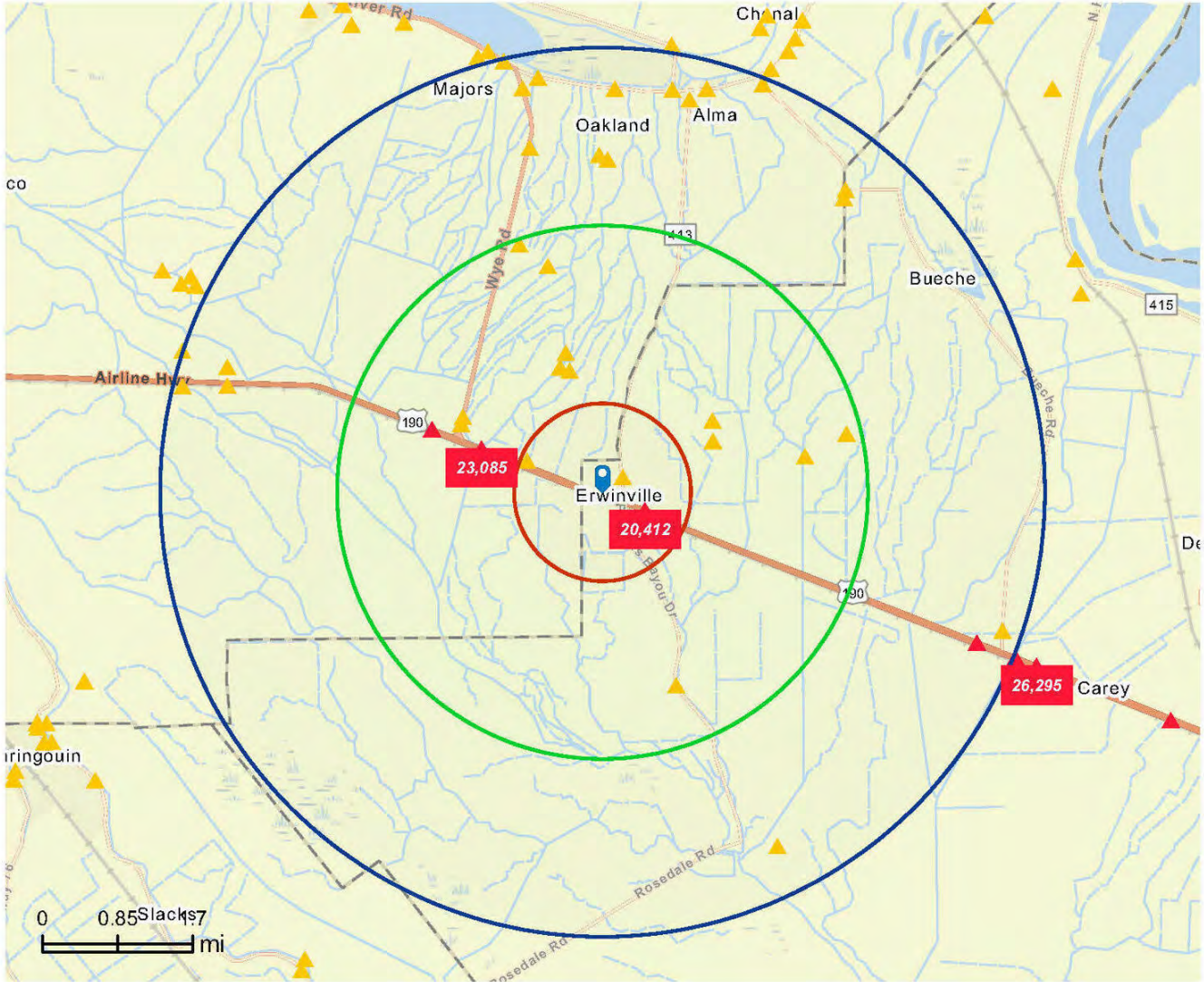
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TRAFFIC COUNT MAP

# FORMER FAMILY DOLLAR

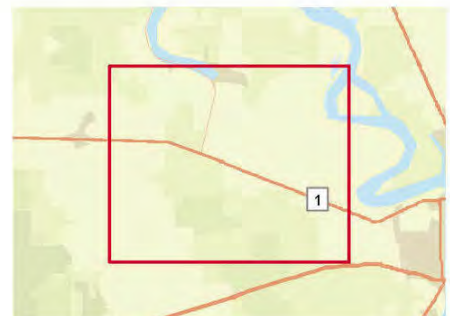
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### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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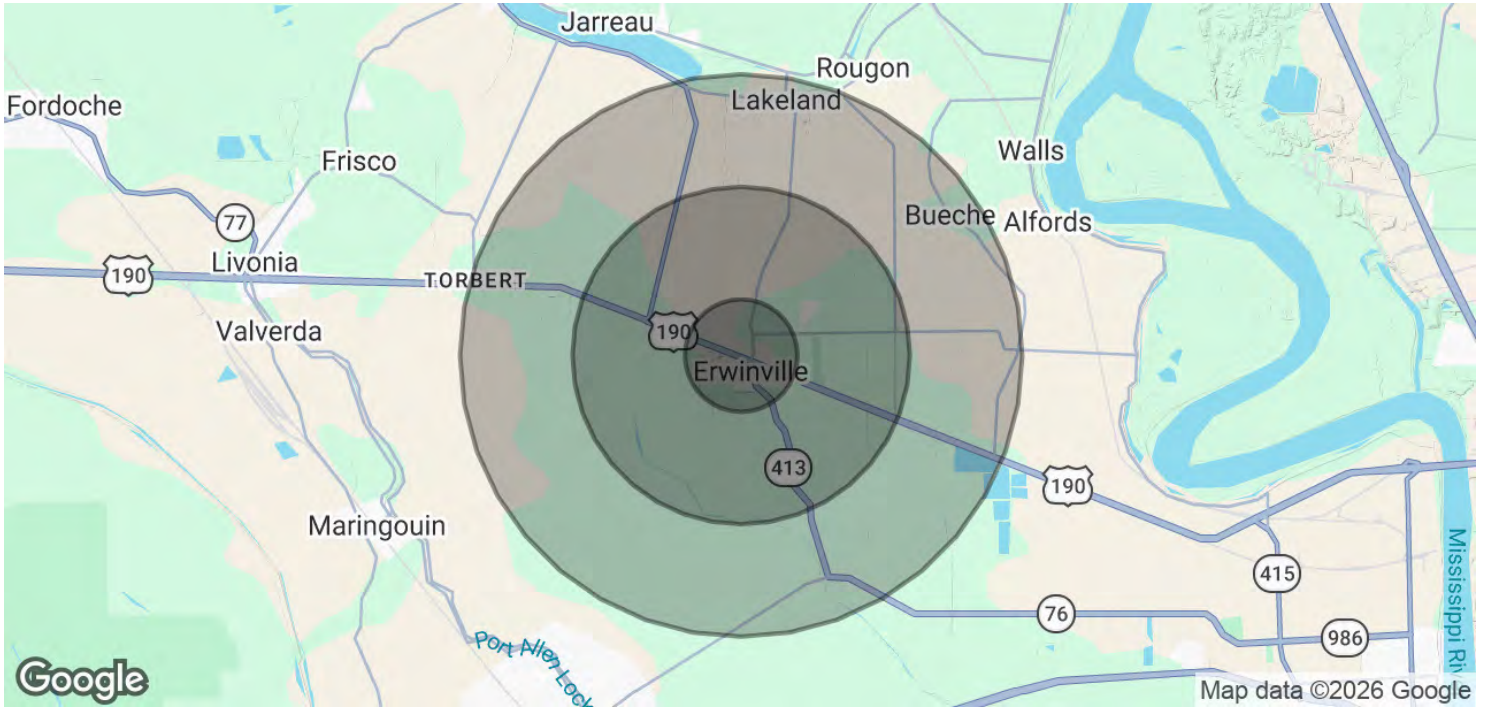


# DEMOGRAPHICS: 1, 3, 5 MILE RADII FORMER FAMILY DOLLAR

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**8,500 SF**



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	731	2,741	4,978
Average Age	42	43	42
Average Age (Male)	41	42	41
Average Age (Female)	43	44	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	289	1,120	2,007
# Of Persons Per HH	2.5	2.4	2.5
Average HH Income	\$96,774	\$93,169	\$93,747
Average House Value	\$270,396	\$250,188	\$245,174

Demographics data derived from AlphaMap

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