



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# FOR SALE PRIME RETAIL SPACE IN MORGAN CITY LOUISIANA

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

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**CARMEN AUSTIN, MBA, CCIM, SIOR**  
Associate Broker & Retail Specialist  
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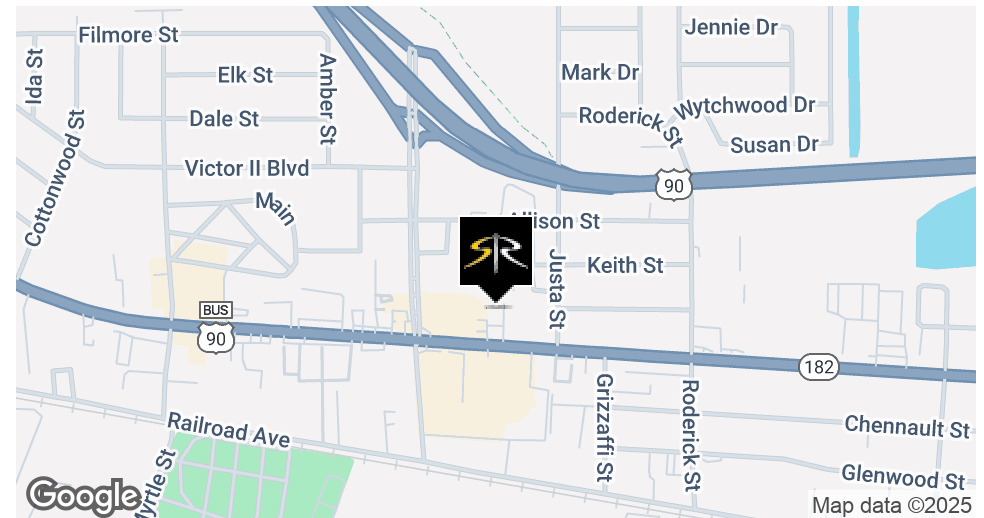


## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$540,000</b>
<b>Building Size:</b>	<b>8,320 SF</b>
<b>Lot Size:</b>	<b>1.06 Acres</b>
<b>Price / SF:</b>	<b>\$64.90</b>
<b>Year Built:</b>	<b>2014</b>

## PROPERTY HIGHLIGHTS

- 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. **\*Owner Financing Available.**



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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! **\*Owner Financing Available**

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AREA RETAILERS

7535 HIGHWAY 182 E, MORGAN CITY, LA 70380

8,320 SF



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7535 HIGHWAY 182 E, MORGAN CITY, LA 70380

FOR SALE

8,320 SF



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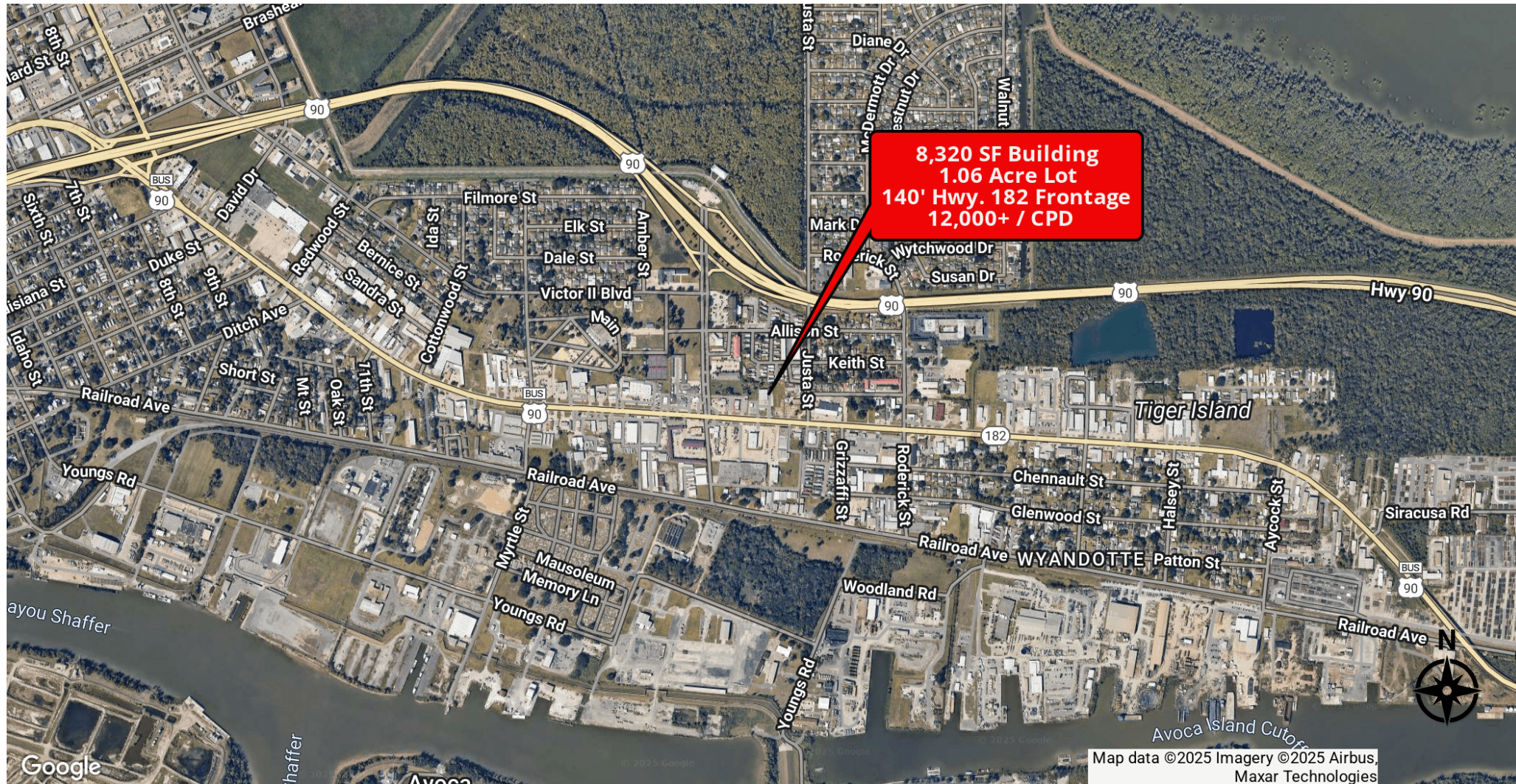
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# PRIME RETAIL SPACE AVAILABLE IN MORGAN CITY, LA

AERIAL OVERVIEW

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**8,320 SF**



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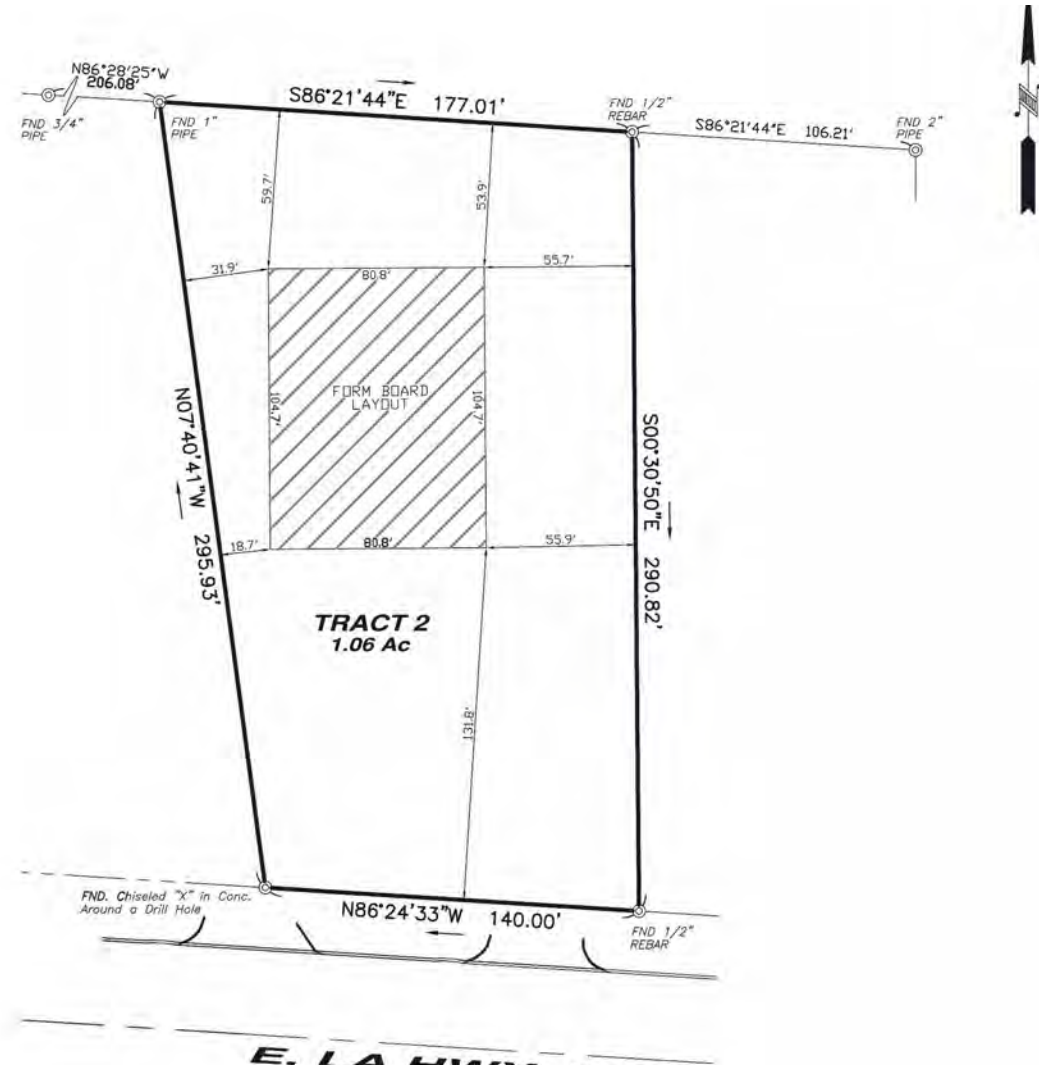
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SITE PLAN

8,320 SF



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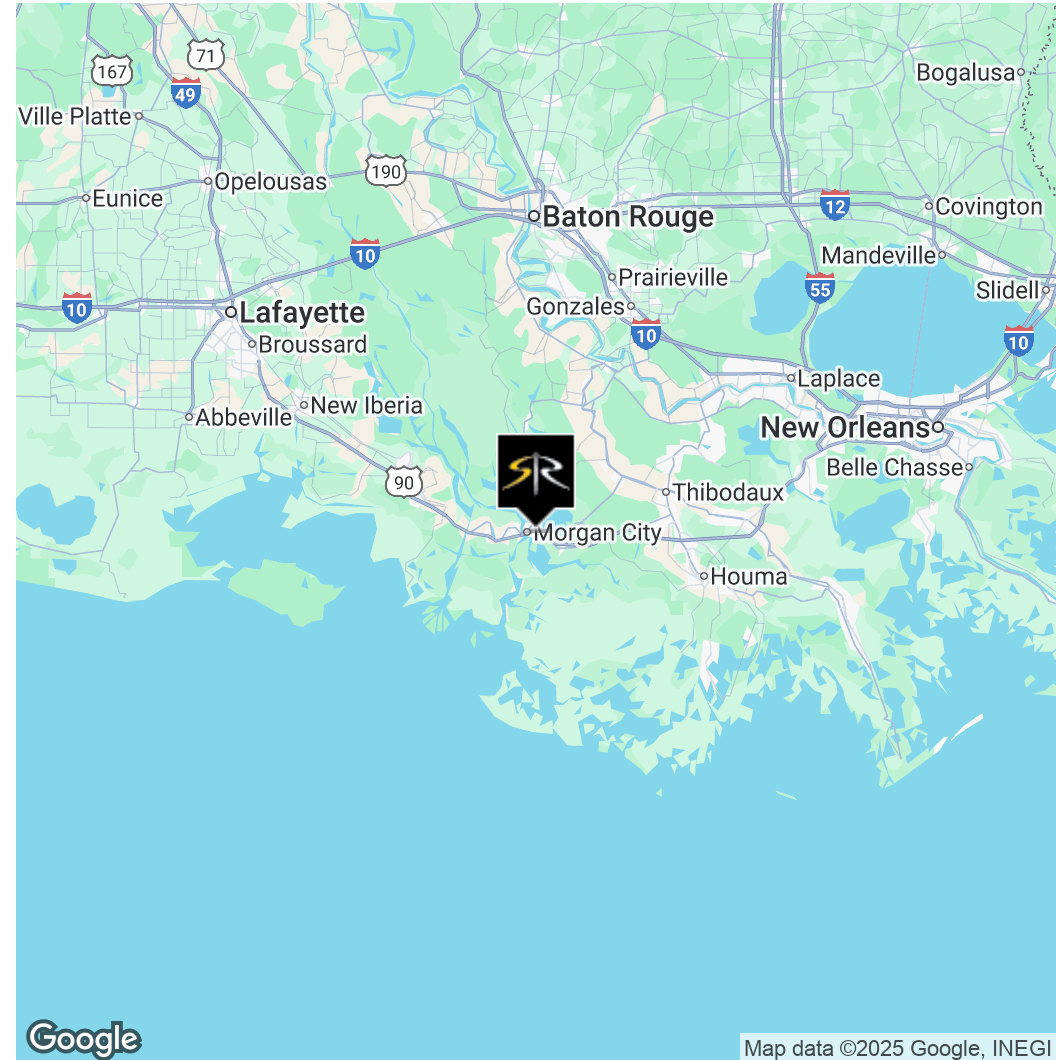
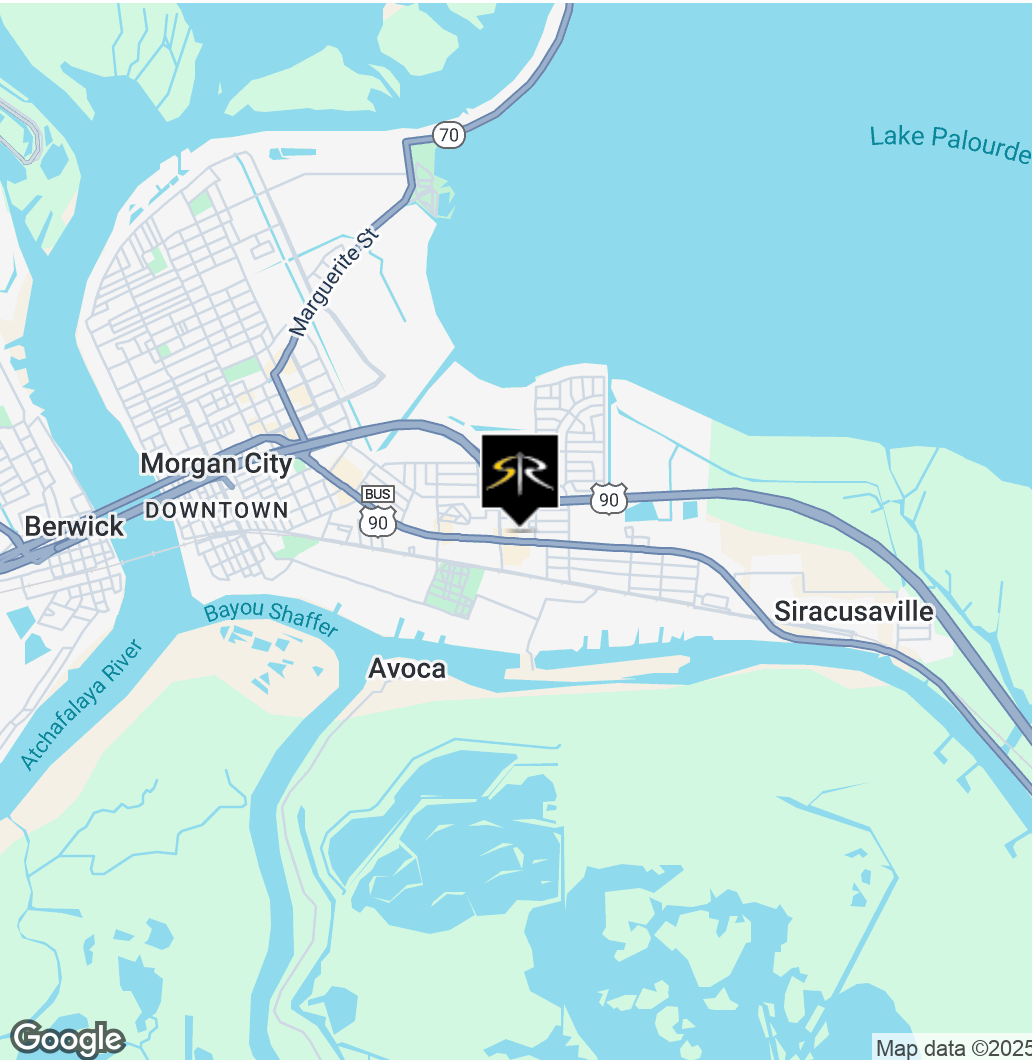
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LOCATION MAPS

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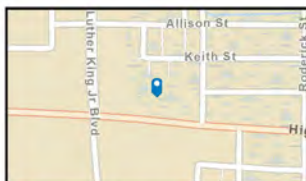
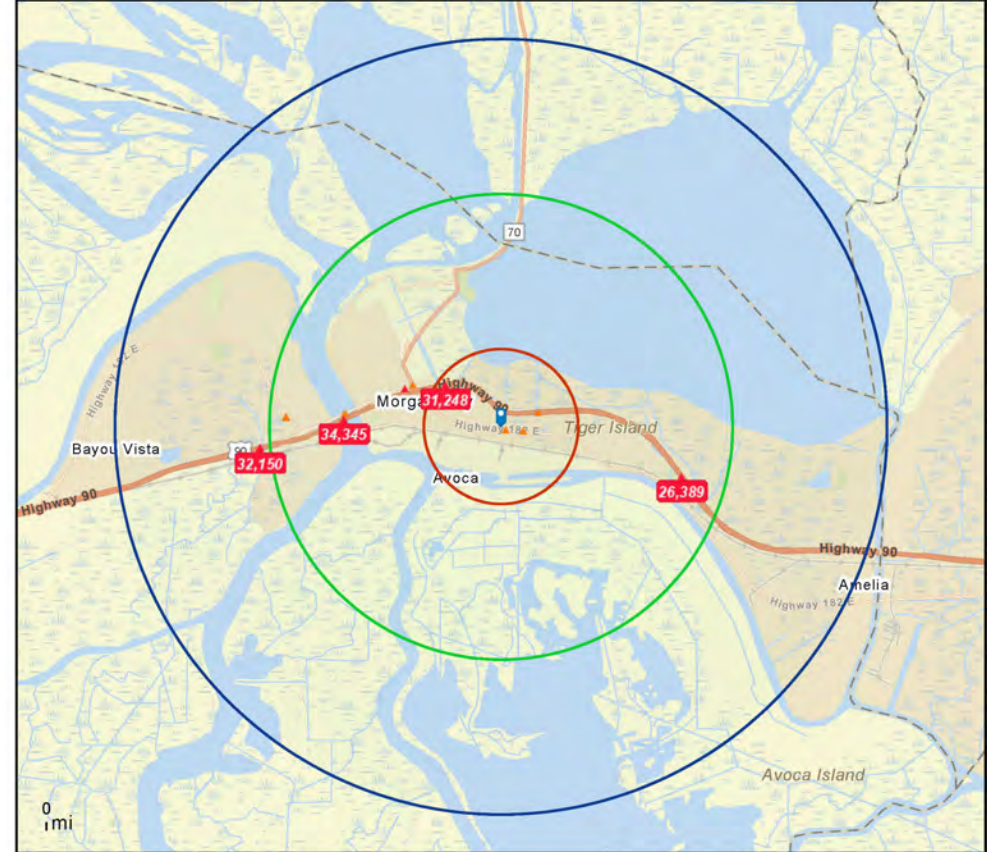
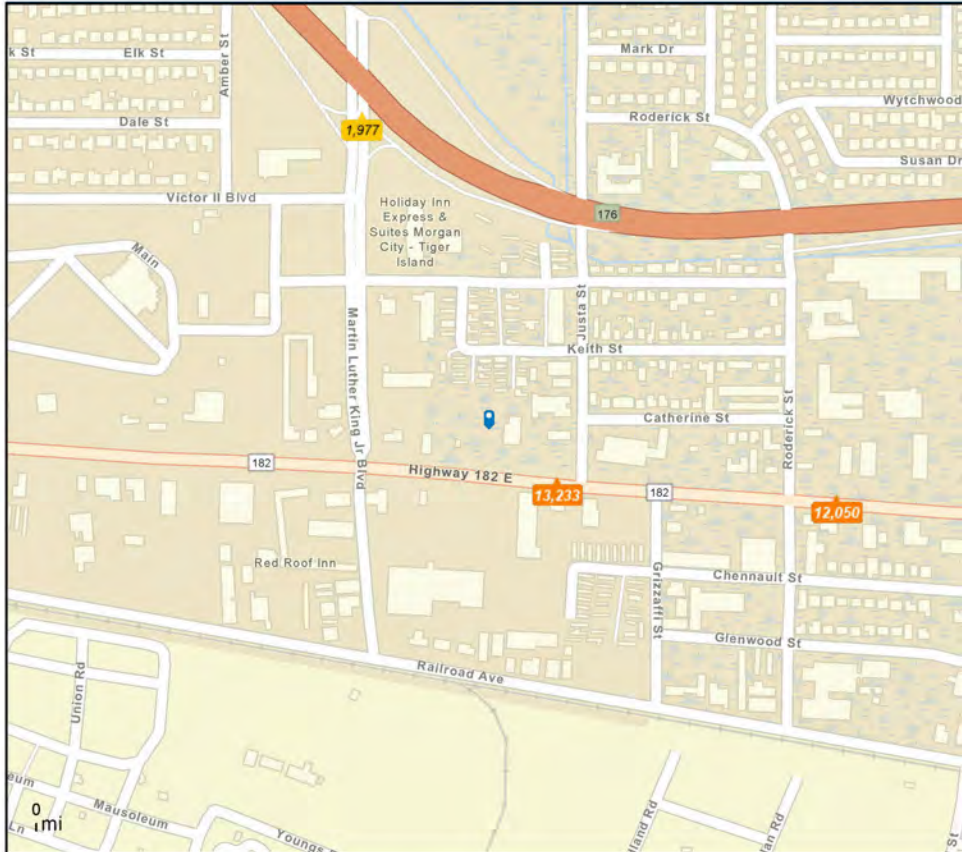
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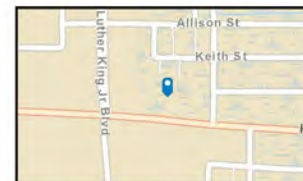
TRAFFIC COUNT MAPS

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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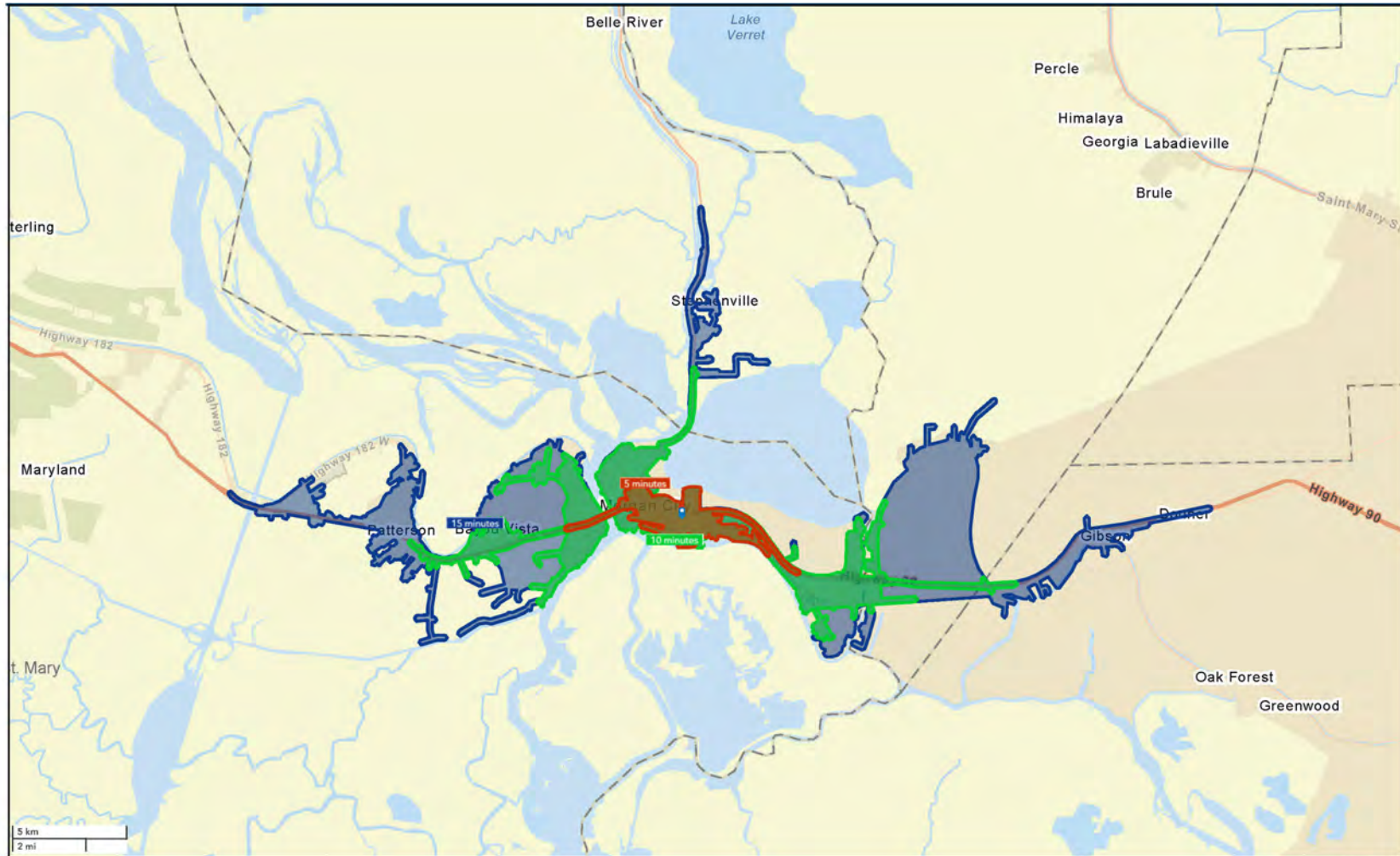
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# PRIME RETAIL SPACE AVAILABLE IN MORGAN CITY, LA

DRIVE TIME MAP: 5, 10, 15 MINUTES

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February 12, 2024

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DEMOGRAPHICS

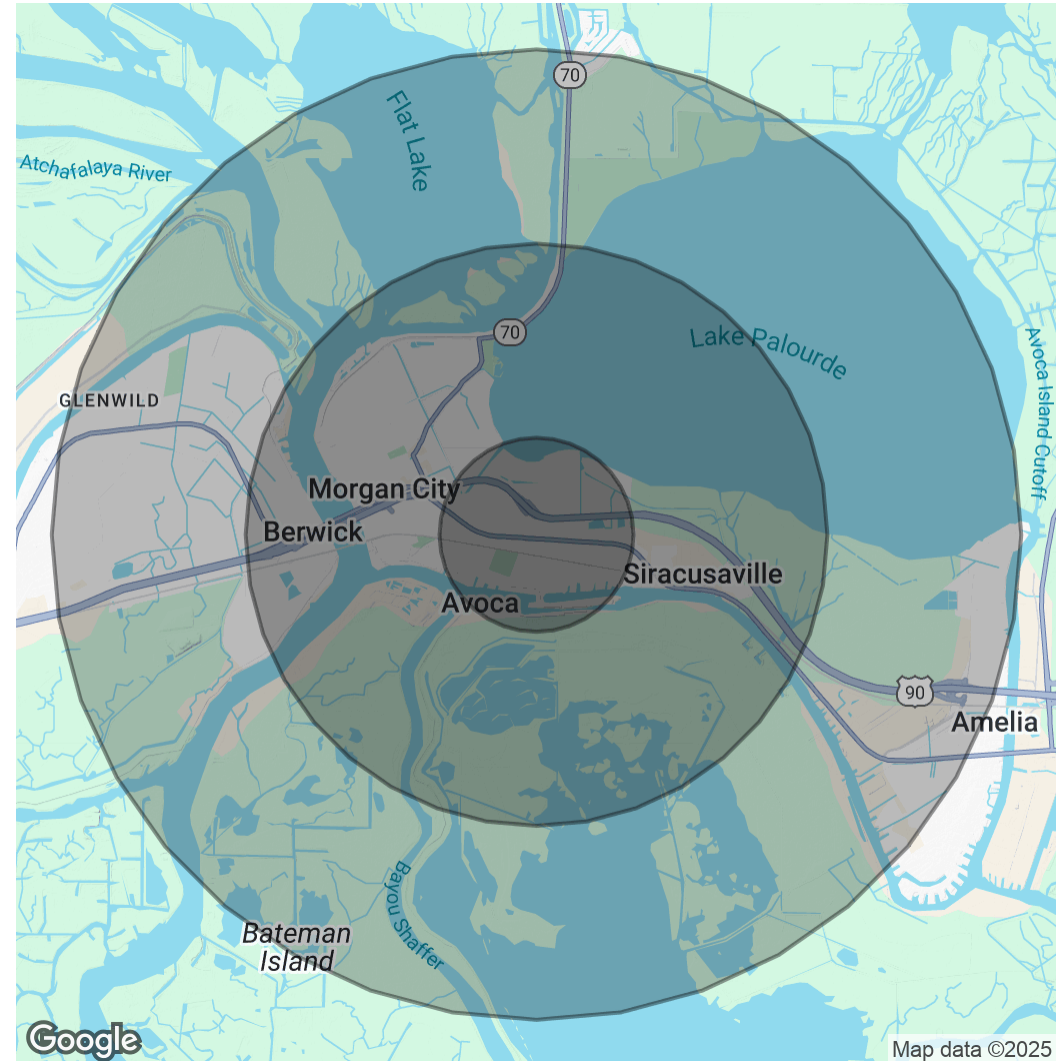
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**8,320 SF**

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,869	13,480	17,645
Average Age	41	41	40
Average Age (Male)	41	40	39
Average Age (Female)	42	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,510	5,513	7,076
# Of Persons Per HH	2.6	2.4	2.5
Average HH Income	\$64,034	\$64,013	\$70,568
Average House Value	\$176,880	\$186,695	\$204,172

Demographics data derived from AlphaMap



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