

FOR SALE

**900 AVENUE G (STORE #2723467)
KENTWOOD, LA 70444**



PROPERTY HIGHLIGHTS

The subject property is located on the southwest corner of the Avenue G and Interstate 55 intersection with 233.92' of frontage on Interstate 55 and 338.67' of frontage on Avenue G in Kentwood, LA.

BUILDING SF	2,626	SIGNAGE TYPE	Pylon
LAND SF	96,294	1-MILE (POP.)	1,702
YEAR BUILT	TBD	3-MILE (POP.)	2,898
PARKING	15 spaces	MED. INCOME	\$20,222
TRAFFIC COUNTS	23,212 VPD	SPACE USE	QSR / Retail



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LOCATION

- 30 miles north of Hammond, LA
- 45 miles northwest of Mandeville/Covington, LA
- 50 miles northeast of Baton Rouge, LA
- 75 miles west of Hattiesburg, MS
- 95 miles south of Jackson, MS



LEGAL INFORMATION

TAX PARCEL ID(s)	3156400 & 3538702
2020 RE TAXES	\$7,129.05
ZONING	NONE



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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