



8,324 SF  
FREESTANDING  
BUILDING

37202 D. Thibaut Drive,  
Donaldsonville, LA 70346

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# Property Summary



## OFFERING SUMMARY

Sale Price: \$1,000,000

Total SF: 8,324 SF

Lease Rate: \$12/SF (NNN)

## PROPERTY OVERVIEW

An outstanding investment opportunity in Donaldsonville, LA, with this 8,324 SF freestanding building perfectly situated next to the Walmart Supercenter. Boasting great visibility along the high-trafficked commercial Marchand Drive corridor and seamless access to major highways connecting Baton Rouge and New Orleans, this property combines accessibility with strategic positioning. Located in Ascension Parish, the area features a robust and growing local economy, supported by its proximity to prominent attractions and strong community engagement. Offering flexibility for retail, service, or mixed-use development, this property is an ideal choice for investors or businesses seeking to establish or expand in the market. Don't miss the chance to acquire this versatile asset in this prime location.

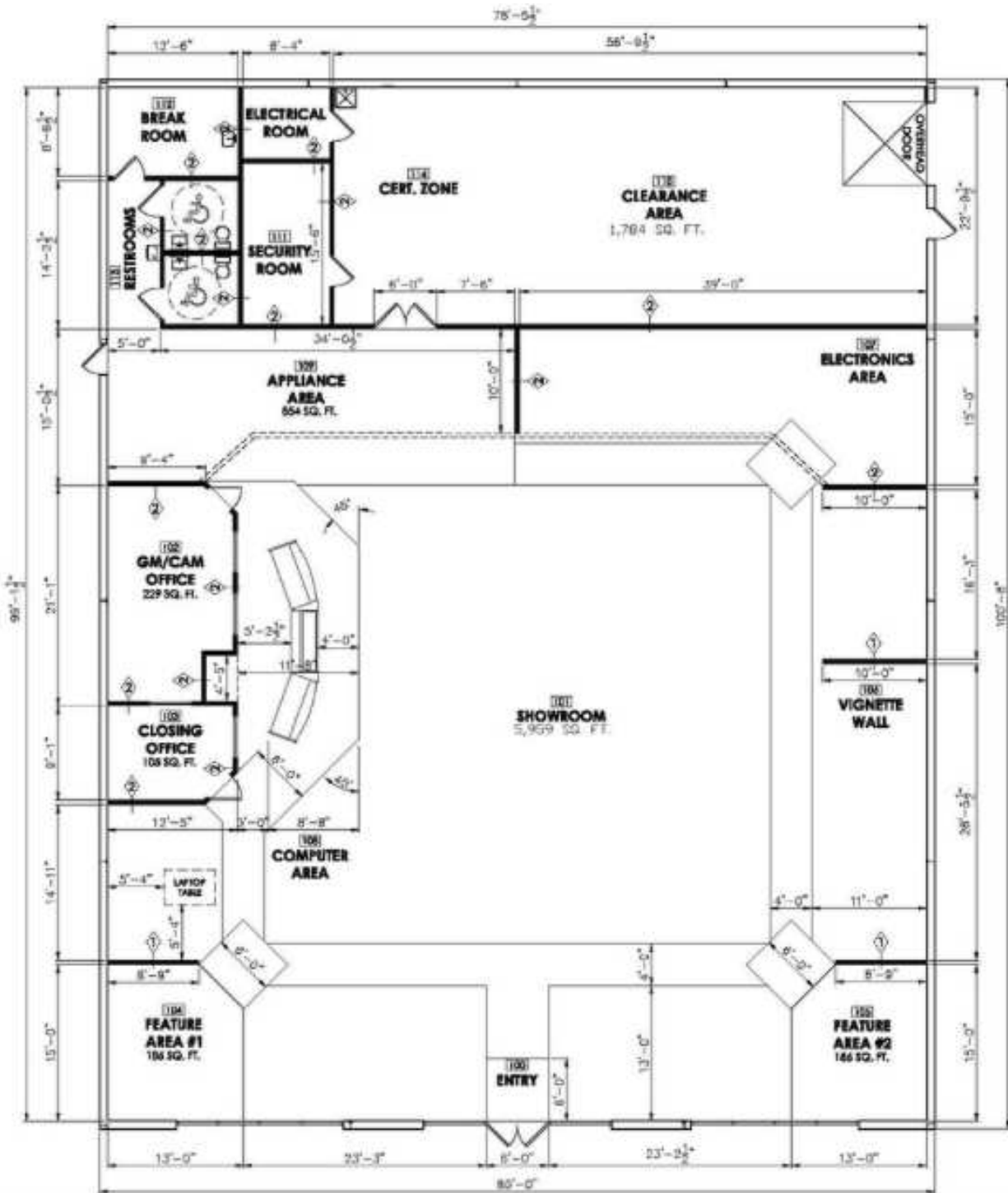
## PROPERTY HIGHLIGHTS

- Strategically positioned in a high-traffic commercial corridor with excellent visibility and accessibility.
- Situated in a thriving area with a robust local economy and growing population.
- Ideal for retail, service, or mixed-use development in a vibrant, high-demand area.
- Easy access to major highways linking Baton Rouge, New Orleans, and surrounding regional markets.





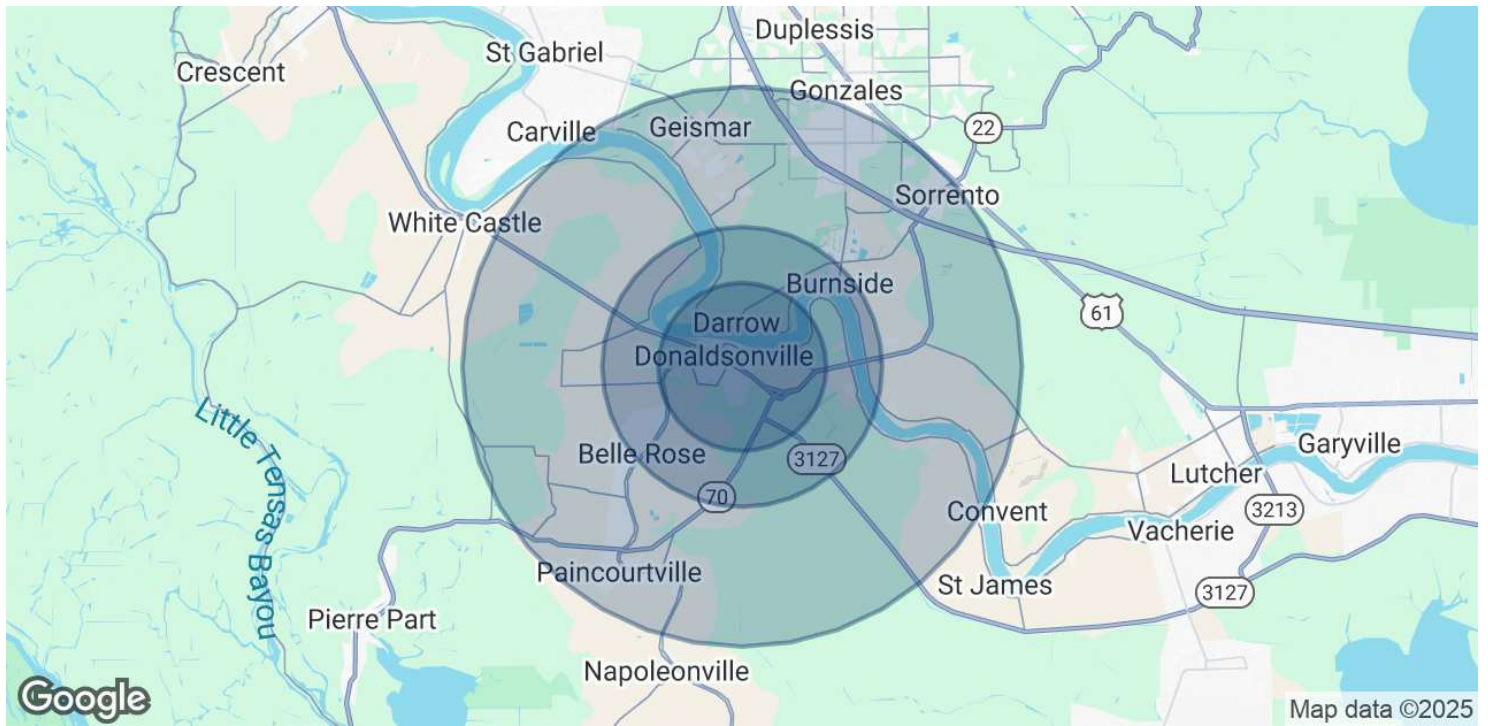
# Floor Plan



# Aerial



# Demographics Map & Report



| <b>POPULATION</b>              | <b>3 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|----------------|----------------|-----------------|
| Total Population               | 8,721          | 13,550         | 41,952          |
| Average Age                    | 40             | 40             | 39              |
| Average Age (Male)             | 38             | 38             | 38              |
| Average Age (Female)           | 42             | 42             | 40              |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>3 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
| Total Households               | 3,433          | 5,244          | 15,884          |
| # of Persons per HH            | 2.5            | 2.6            | 2.6             |
| Average HH Income              | \$57,030       | \$69,219       | \$92,945        |
| Average House Value            | \$196,345      | \$217,311      | \$247,544       |

Demographics data derived from AlphaMap



# Disclaimer

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