



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

1 ACRE CORNER LOT - GROCERY ANCHORED

6681 HWY 1 S, ADDIS, LA 70710

43,560 SF

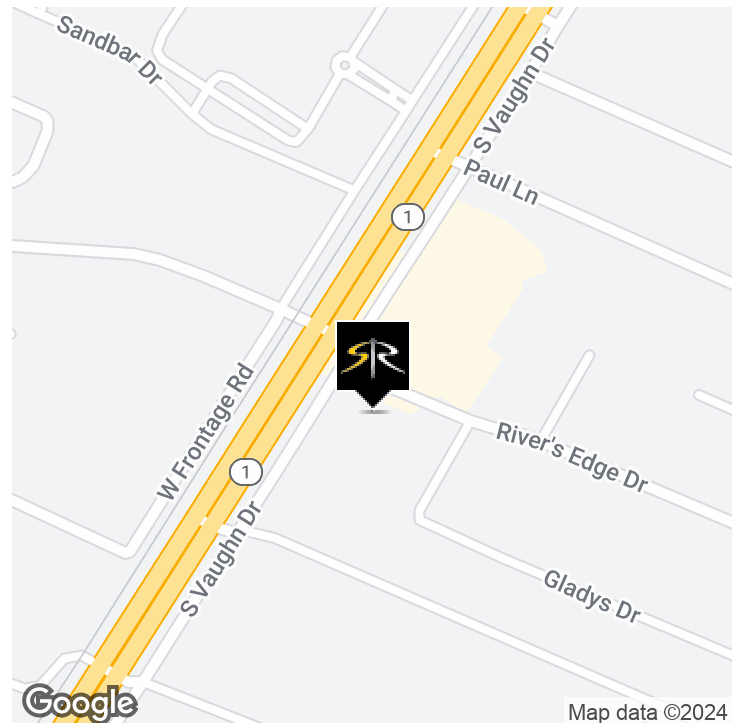


OFFERING SUMMARY

Sale Price:	\$679,000
Lot Size:	43,560 SF
Zoning:	Commercial
Traffic Count:	37,422/CPD

PROPERTY HIGHLIGHTS

- 1 Acre tract of Land Available measuring 143' x 307'
- Corner Lot adjacent to Benedetto's Market and across from the YMCA
- Commercially Zoned
- Cleared, All Utilities to Site
- Excellent Visibility from Hwy. 1
- High Traffic Counts: 37,422/Cars per Day
- 143' Frontage on Hwy. 1
- Flood Zone "X"
- Ideal for a Variety of Uses; Retail, Office, Fast Food, Bank, Medical Office



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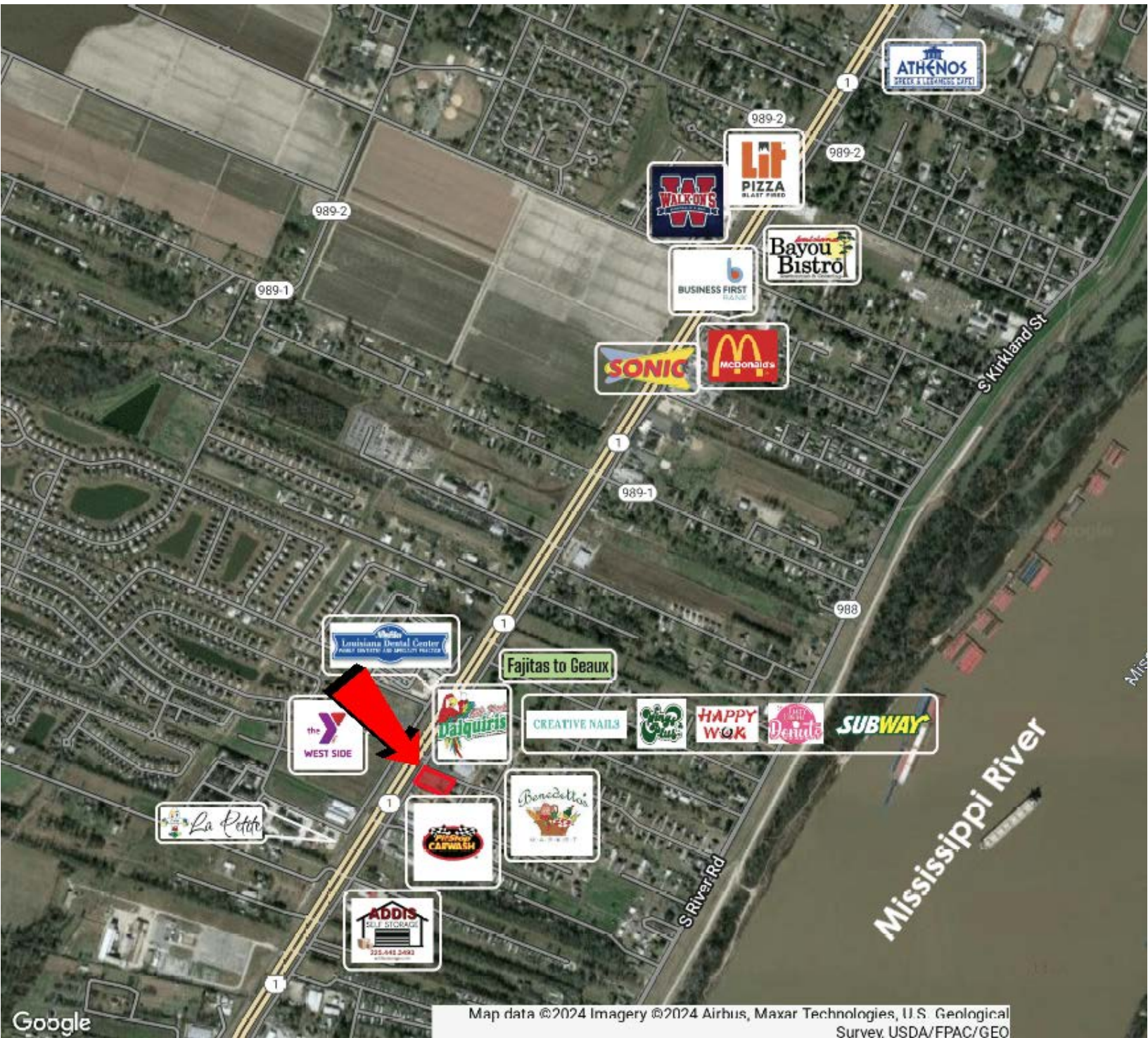


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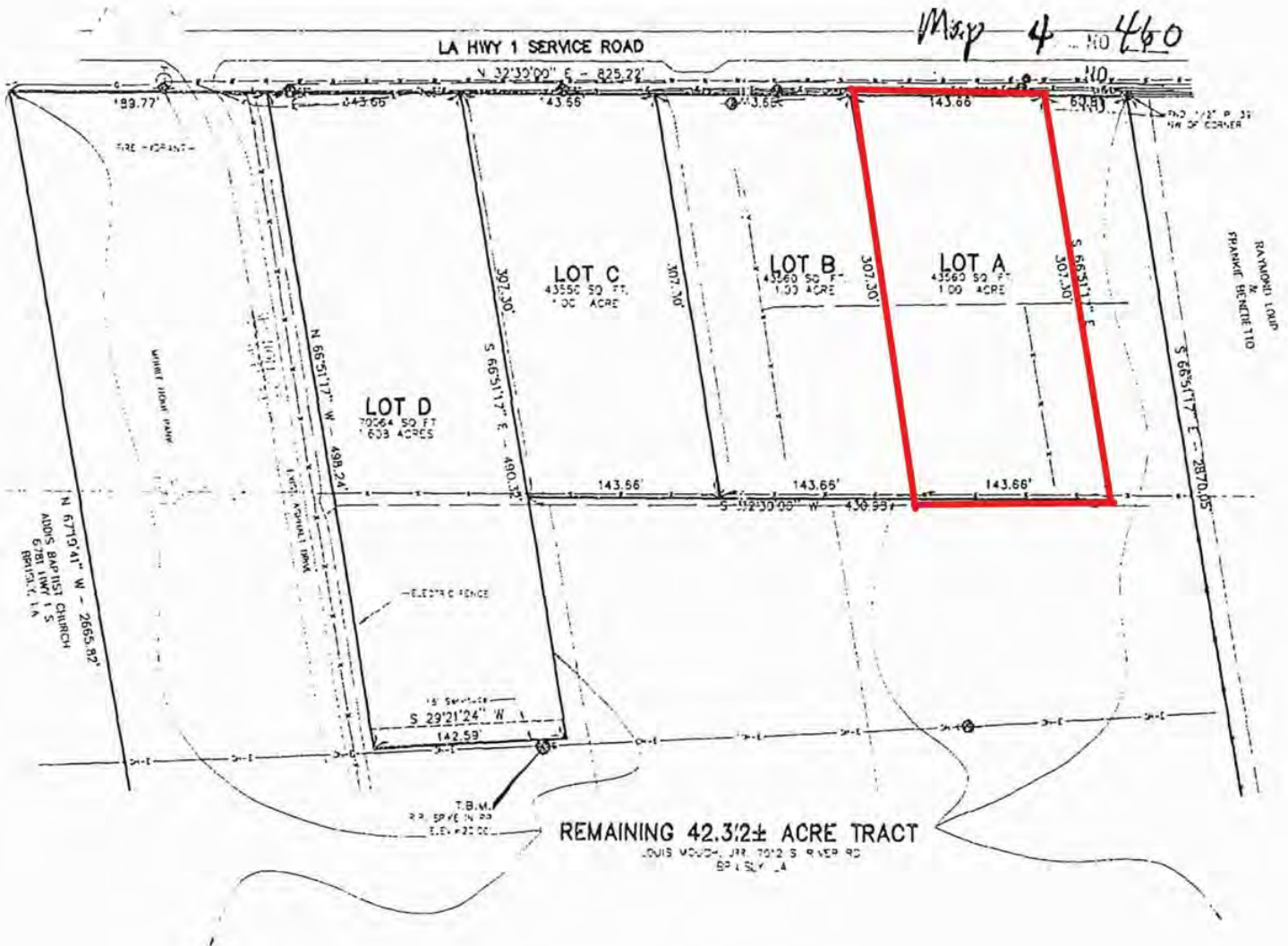
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SURVEY

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TRAFFIC COUNT MAP

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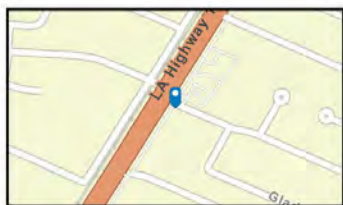
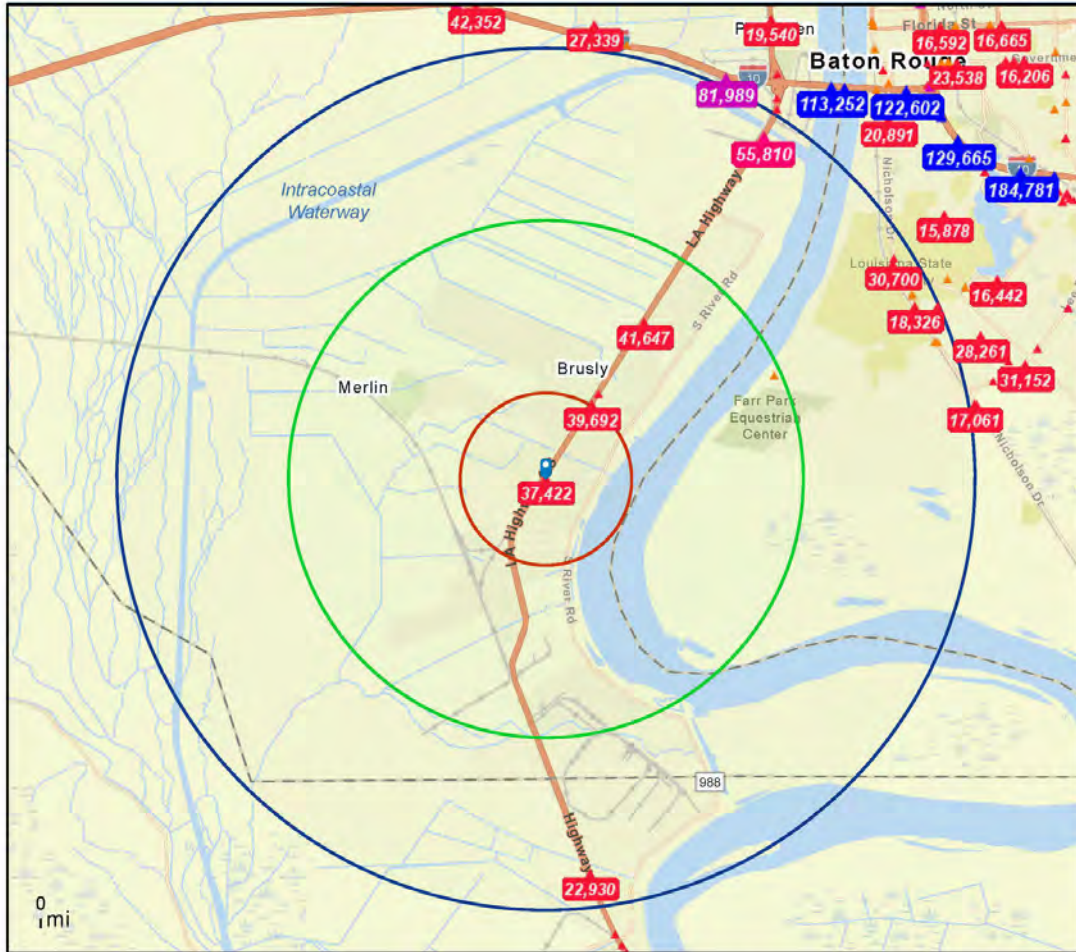
43,560 SF



Traffic Count Map

6681 La Highway 1 S, Addis, Louisiana, 70710
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.37342
Longitude: -91.25415



Source: ©2023 Kalibrate Technologies (Q3 2023).

- 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



January 25, 2024

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DRIVE TIME MAP: 5, 10, 15 MINUTES

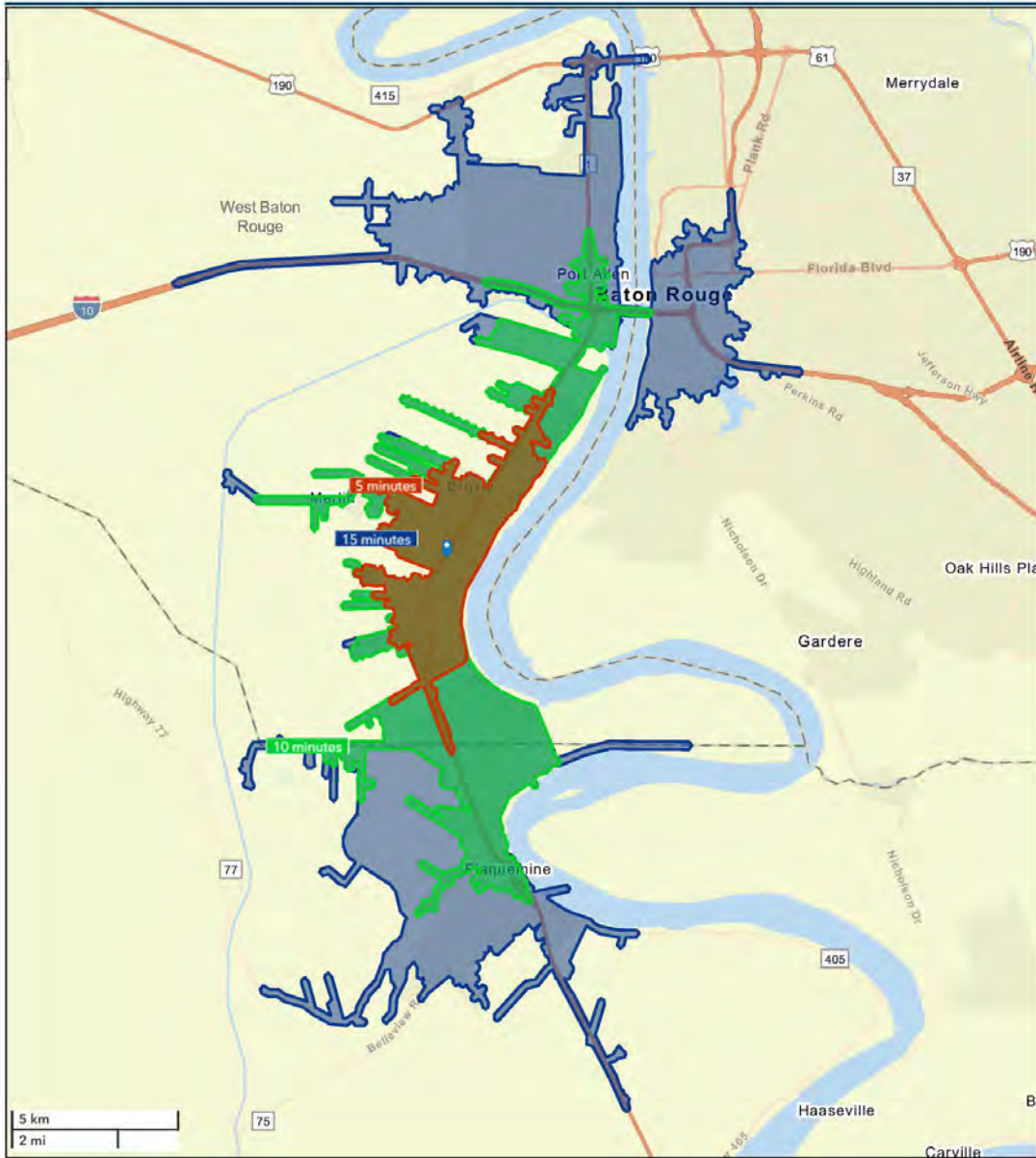
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Drive Time Map: 5, 10, 15 Minutes

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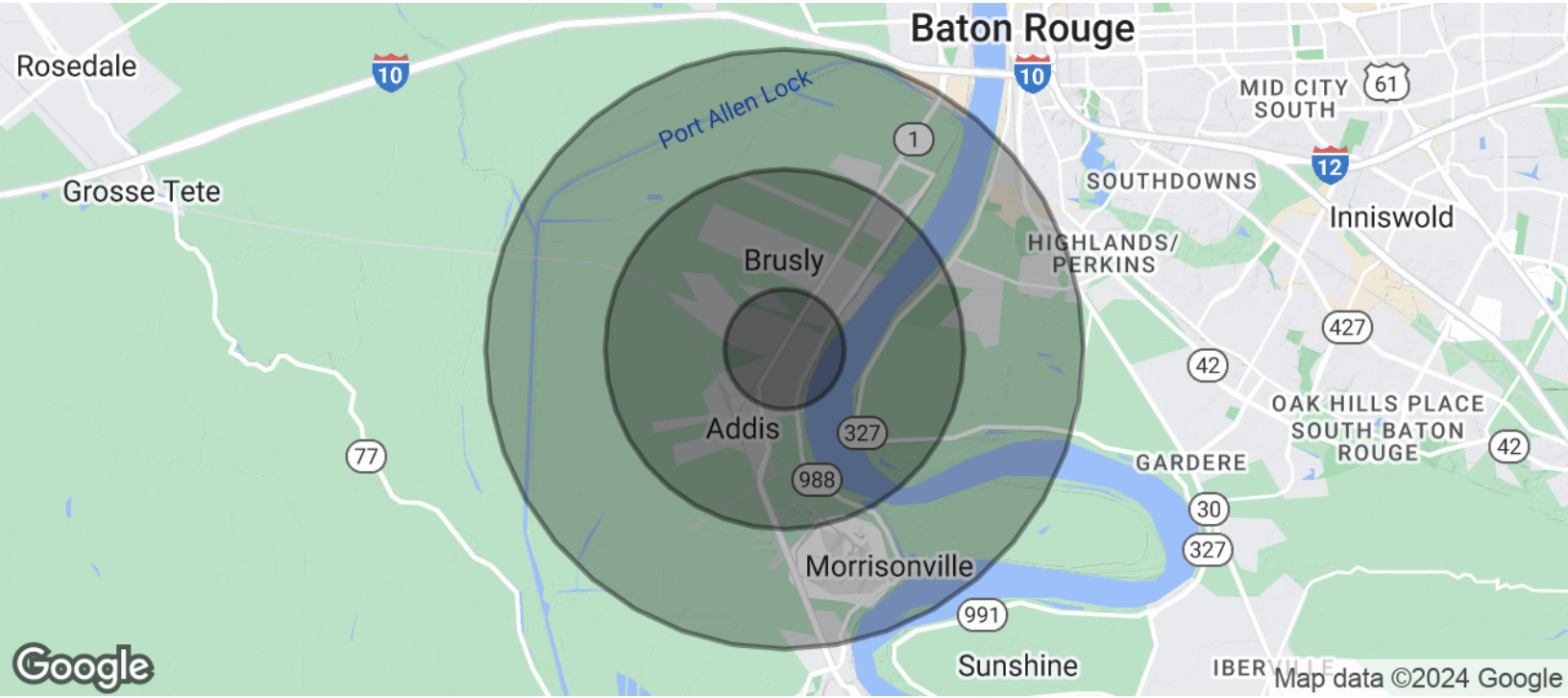
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,501	7,645	26,358
Average Age	29.5	34.1	30.3
Average Age (Male)	32.2	32.1	28.6
Average Age (Female)	25.1	34.3	30.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	557	3,092	12,047
# Of Persons Per HH	2.7	2.5	2.2
Average HH Income	\$87,560	\$86,560	\$63,981
Average House Value	\$210,988	\$231,671	\$165,836

* Demographic data derived from 2020 ACS - US Census

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