



8,324 SF FREESTANDING BUILDING

37202 D. Thibaut Drive,
Donaldsonville, LA 70346

FORD FITTS

205.532.2878

fordf@acrerep.com

WALTER KELLEY

205.235.0440

walterk@acrerep.com

GRIFFIN CARROLL

205.235.0440

griffinc@acrerep.com

ACRE REAL ESTATE PARTNERS, LLC

1607 Richard Arrington Jr Blvd S, Birmingham, AL 35205

205.235.0440 | acrerep.com

Property Summary



OFFERING SUMMARY

Sale Price: \$900,000

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.

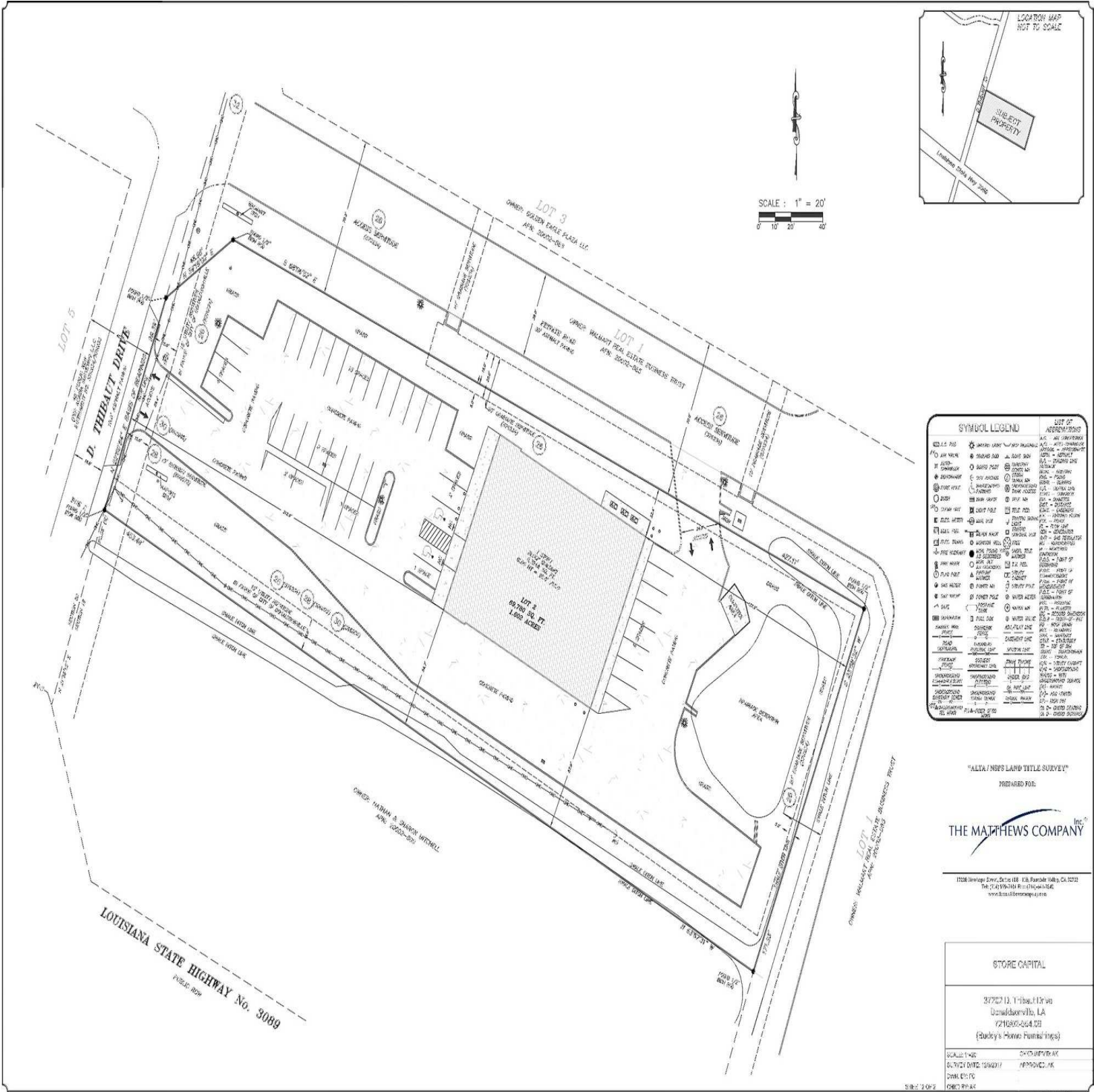
PROPERTY HIGHLIGHTS

- 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.

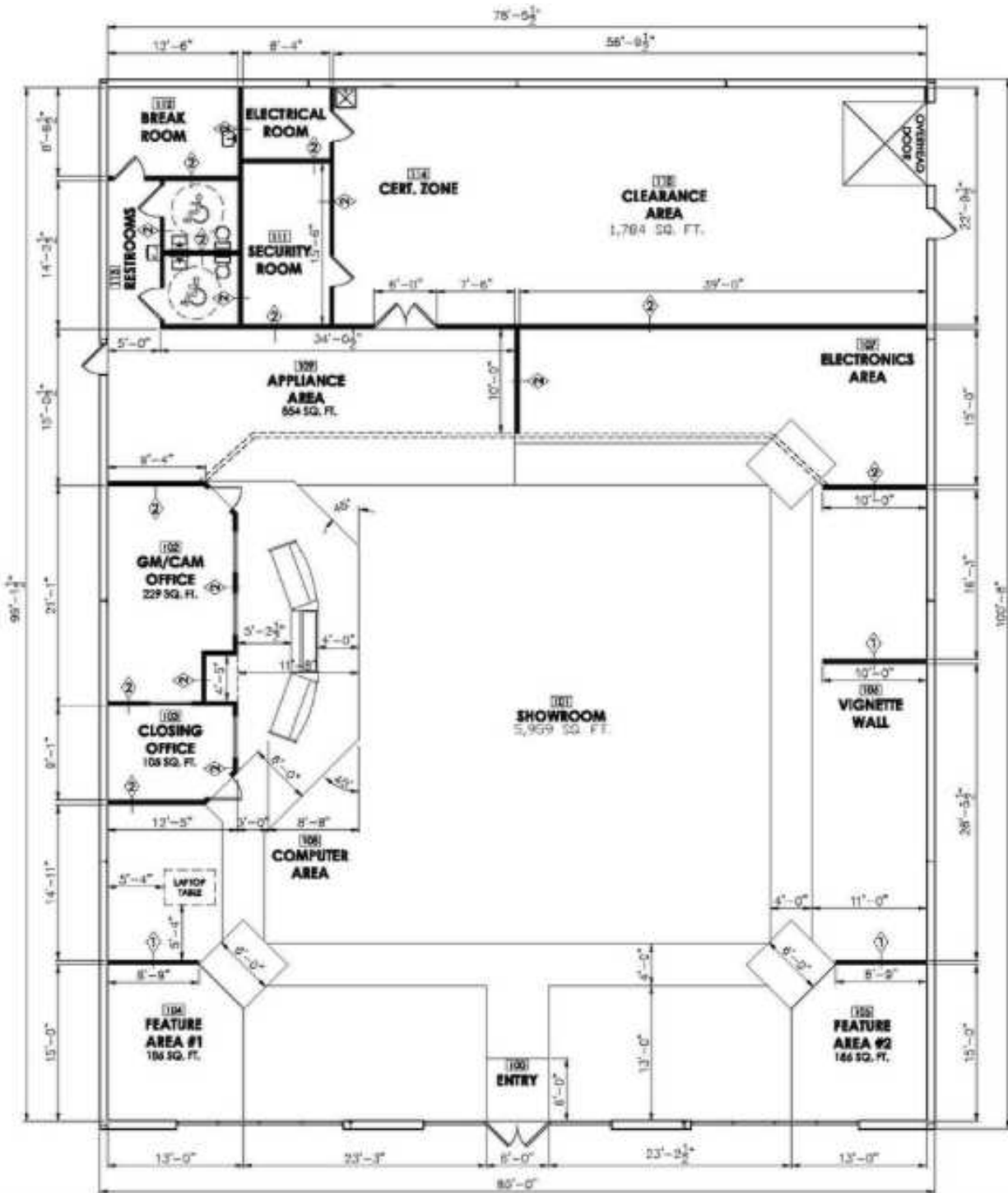
Property Photos



Survey



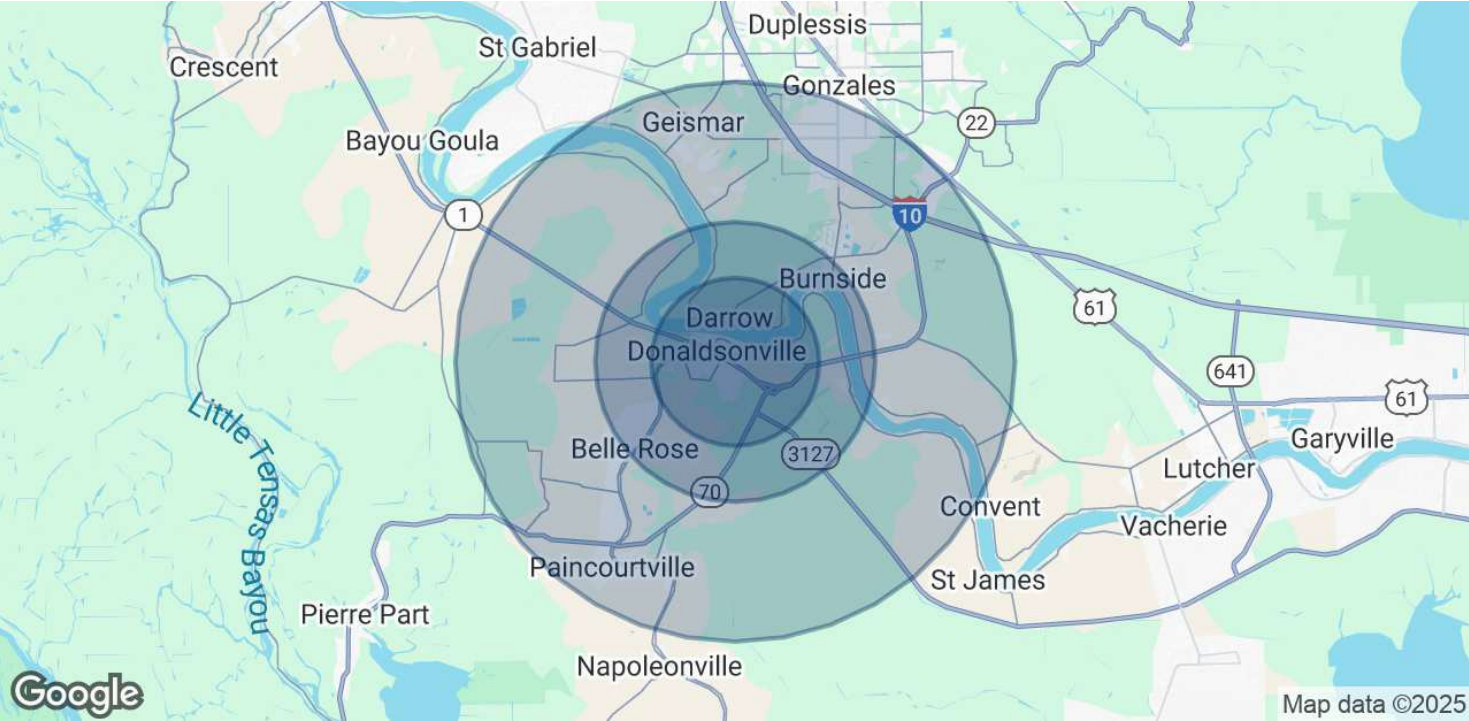
Floor Plan



Aerial



Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
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

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
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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