



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

GROCERY-ANCHORED SHOPPING CENTER

58412-58490 HWY. 75/BELLEVUE DR., PLAQUEMINE, LA 70764

1,200 - 4,400 SF

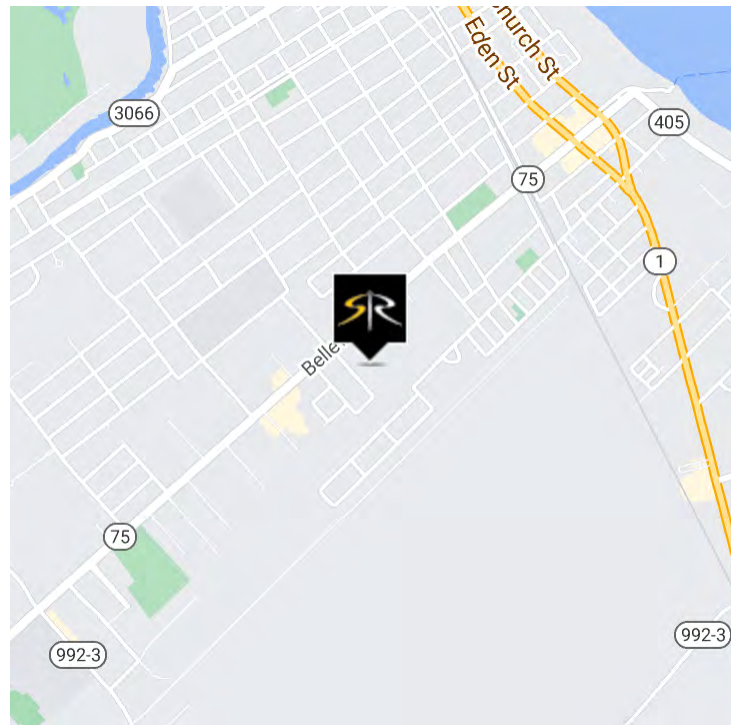


OFFERING SUMMARY

Lease Rate:	\$10.00 - 14.00 SF/yr (NNN)
Building Size:	84,146 SF
Available SF:	1,200 - 4,400 SF

PROPERTY HIGHLIGHTS

- Shopping Center Space Available for Lease
- Rouse's Grocery-Anchored
- **Unit 58414** - 1,200 SF \$14.00/PSF NNN (Former Check Into Cash)
- **Unit 58494** - 4,400 SF \$10.00/PSF NNN (Former Radio Shack)
- Well-Maintained Property
- Over 750 Ft. of Frontage on Highway 75
- High Traffic / High Visibility
- Easy "In and Out" Customer Access, Ample Parking
- Friendly, Competent Mgmt. & Maintenance Staff
- National and Regional Co-Tenants
- CAM Expenses: \$1.96 PSF Annual



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



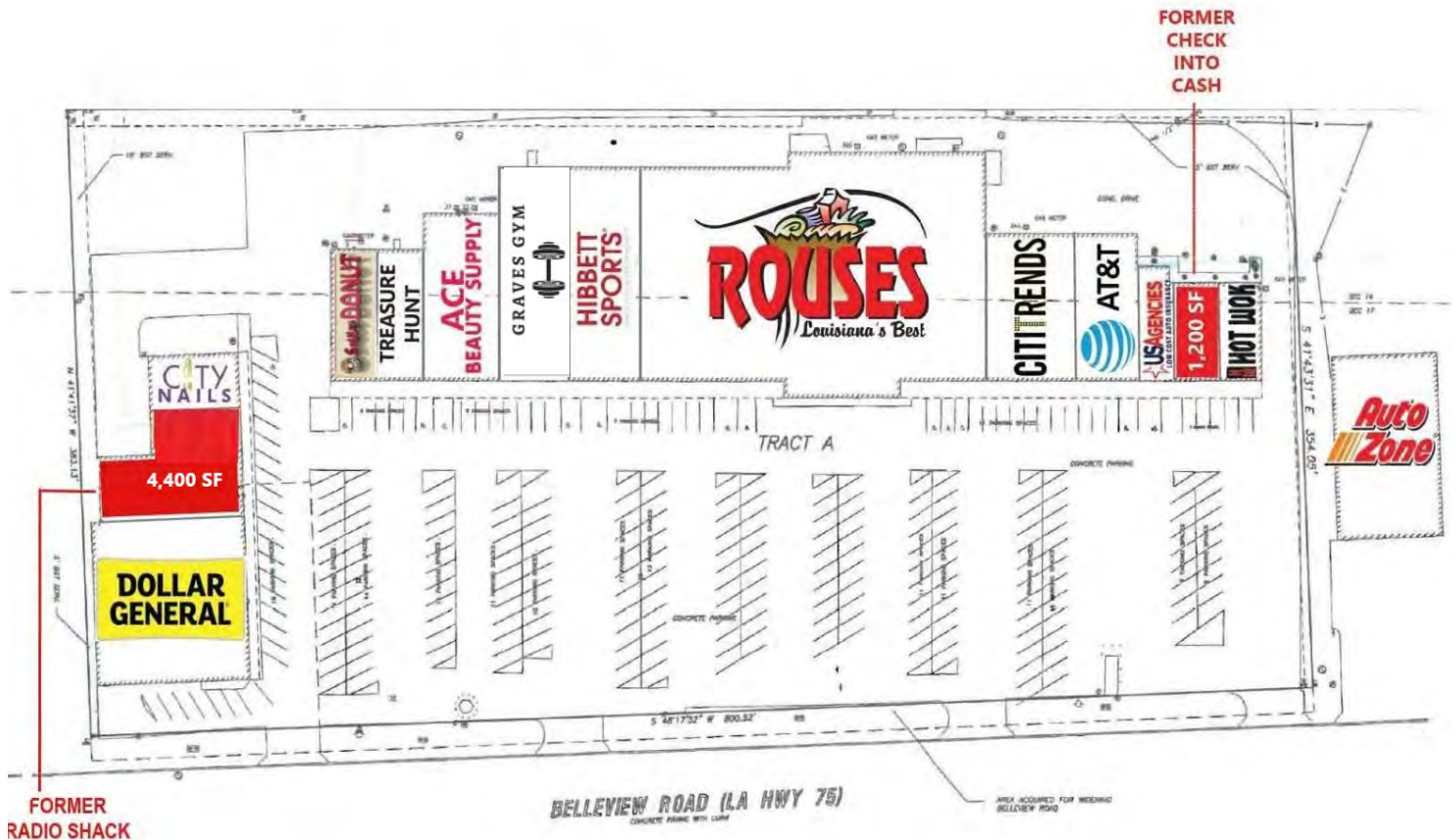
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

GROCERY-ANCHORED SHOPPING CENTER

58412-58490 HWY. 75/BELLEVUE DR., PLAQUEMINE, LA 70764

FOR LEASE

1,200 -4,400 SF



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
58414	Available	1,200 SF	NNN	\$14.00 SF/yr	Former Check Into Cash
58494	Available	4,400 SF	NNN	\$10.00 SF/yr	Former Radio Shack

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

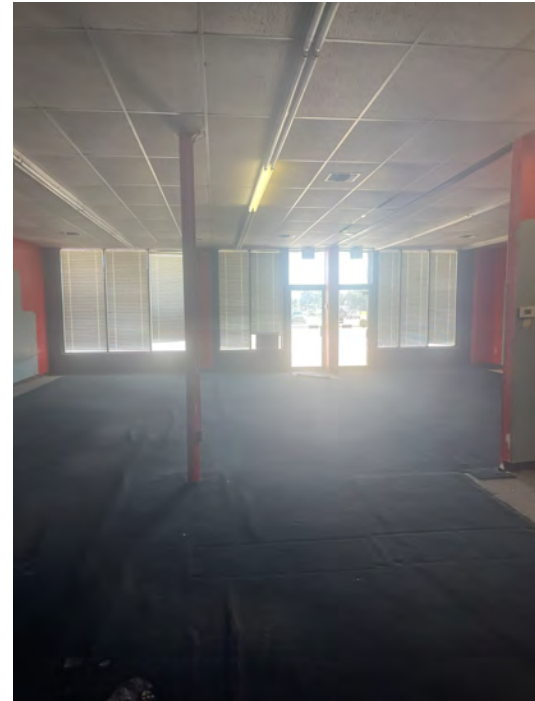
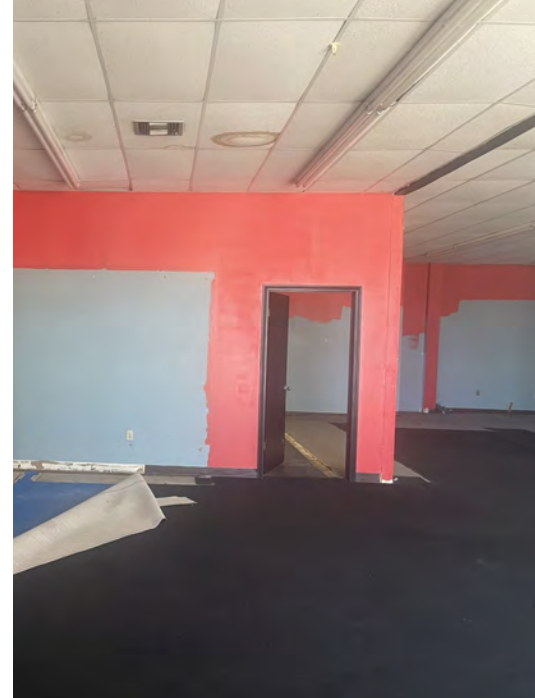


SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE: FORMER RADIO SHACK
GROCERY-ANCHORED SHOPPING CENTER

58412-58490 HWY. 75/BELLEVUE DR., PLAQUEMINE, LA 70764

1,200 -4,400 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE: COMBINED WITH RADIO SHACK
GROCERY-ANCHORED SHOPPING CENTER

58412-58490 HWY. 75/BELLEVUE DR., PLAQUEMINE, LA 70764

1,200 -4,400 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

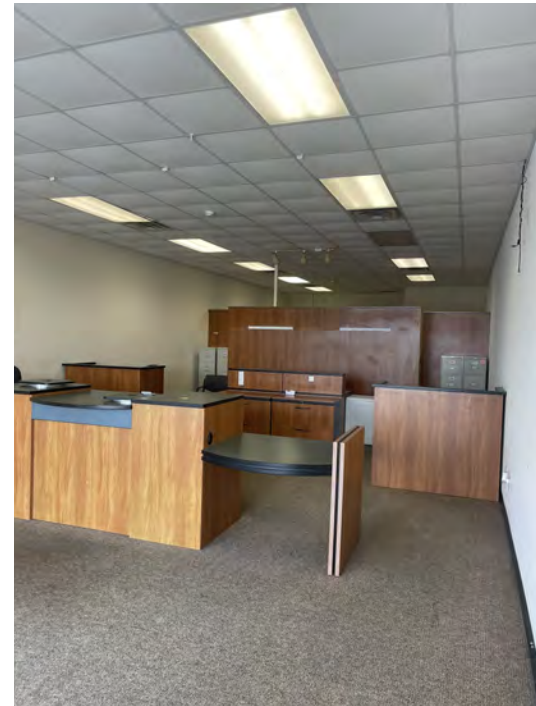


SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE: FORMER CHECK INTO CASH
GROCERY-ANCHORED SHOPPING CENTER

58412-58490 HWY. 75/BELLEVUE DR., PLAQUEMINE, LA 70764

1,200 - 4,400 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

GROCERY-ANCHORED SHOPPING CENTER

58412-58490 HWY. 75/BELLEVUE DR., PLAQUEMINE, LA 70764

FOR LEASE

1,200 -4,400 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

GROCERY-ANCHORED SHOPPING CENTER

58412-58490 HWY. 75/BELLEVUE DR., PLAQUEMINE, LA 70764

CO-TENANTS

1,200 -4,400 SF



Co-tenant: Rouses Market



Co-tenant: Hibbett Sports



Co-tenant: Dollar General



Available: Combined with Radio Shack



Available: Former Radio Shack



Co-tenant: City Nails

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate.
This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

GROCERY-ANCHORED SHOPPING CENTER

58412-58490 HWY. 75/BELLEVUE DR., PLAQUEMINE, LA 70764

CO-TENANTS

1,200 -4,400 SF



Co-tenant: Ace Beauty Supply



Co-tenant: CityTrends



Co-tenant: Graves Gym



Co-tenant: AT&T and USAgencies



Co-tenant: Hibbett Sports



Co-tenant: Hot Wok

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



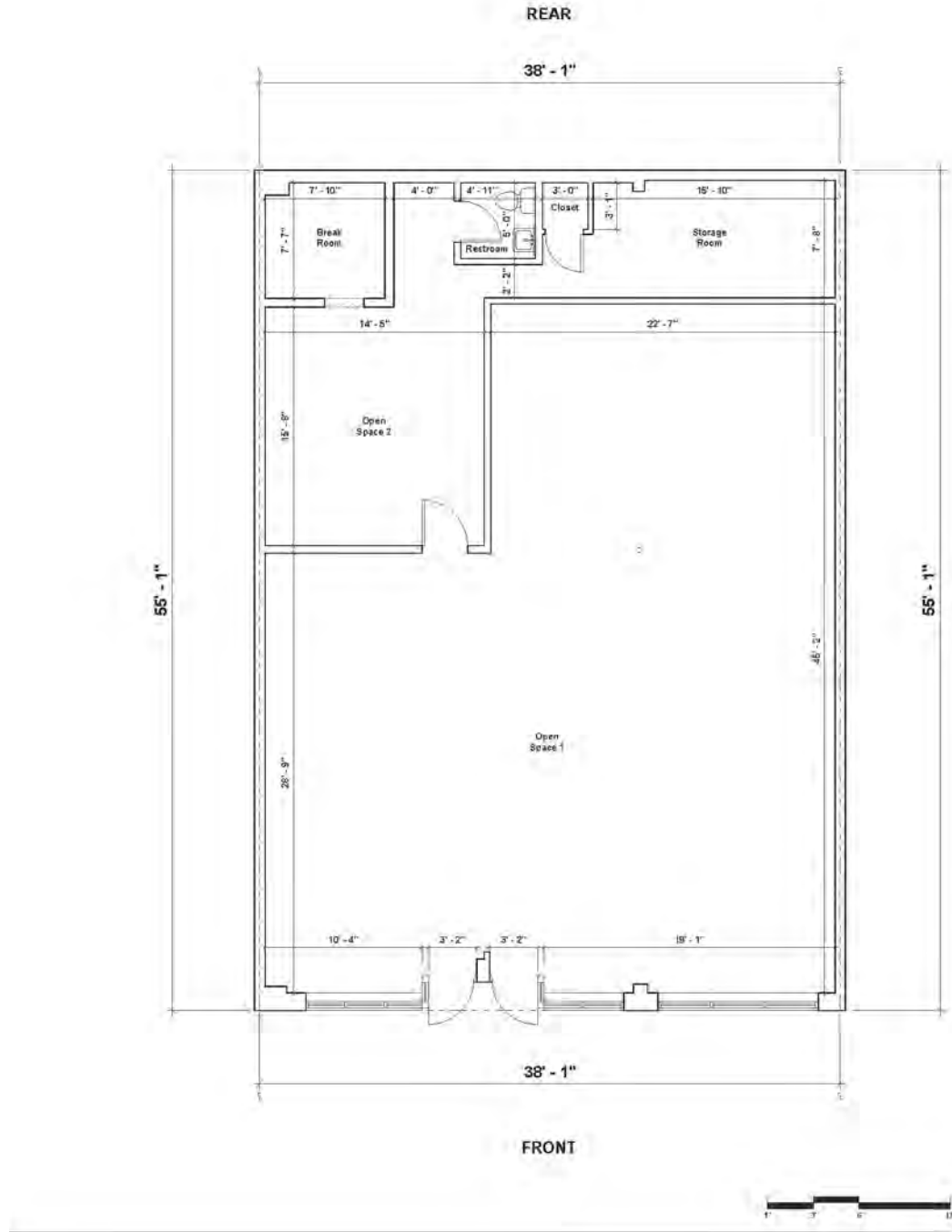
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

GROCERY-ANCHORED SHOPPING CENTER

58412-58490 HWY. 75/BELLEVUE DR., PLAQUEMINE, LA 70764

1,200 -4,400 SF



Unit 58494 - Floor Plan - Former Radio Shack

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



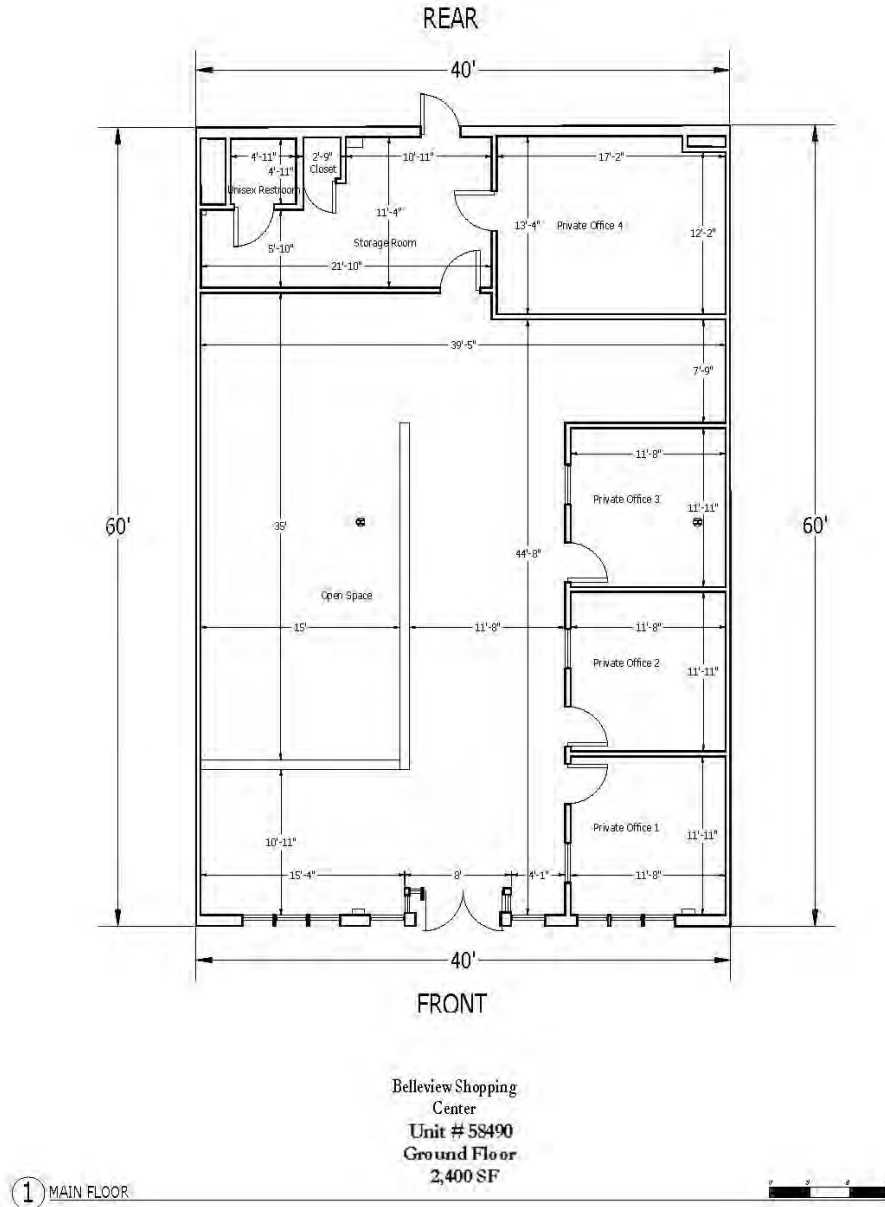
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FLOOR PLAN

GROCERY-ANCHORED SHOPPING CENTER

58412-58490 HWY. 75/BELLEVUE DR., PLAQUEMINE, LA 70764

1,200 -4,400 SF



Unit 58490 - Floor Plan: Combined with Radio Shack

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



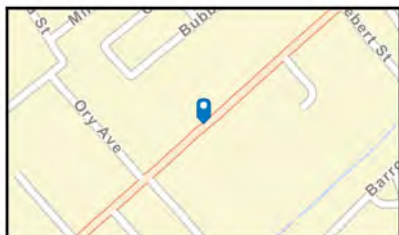
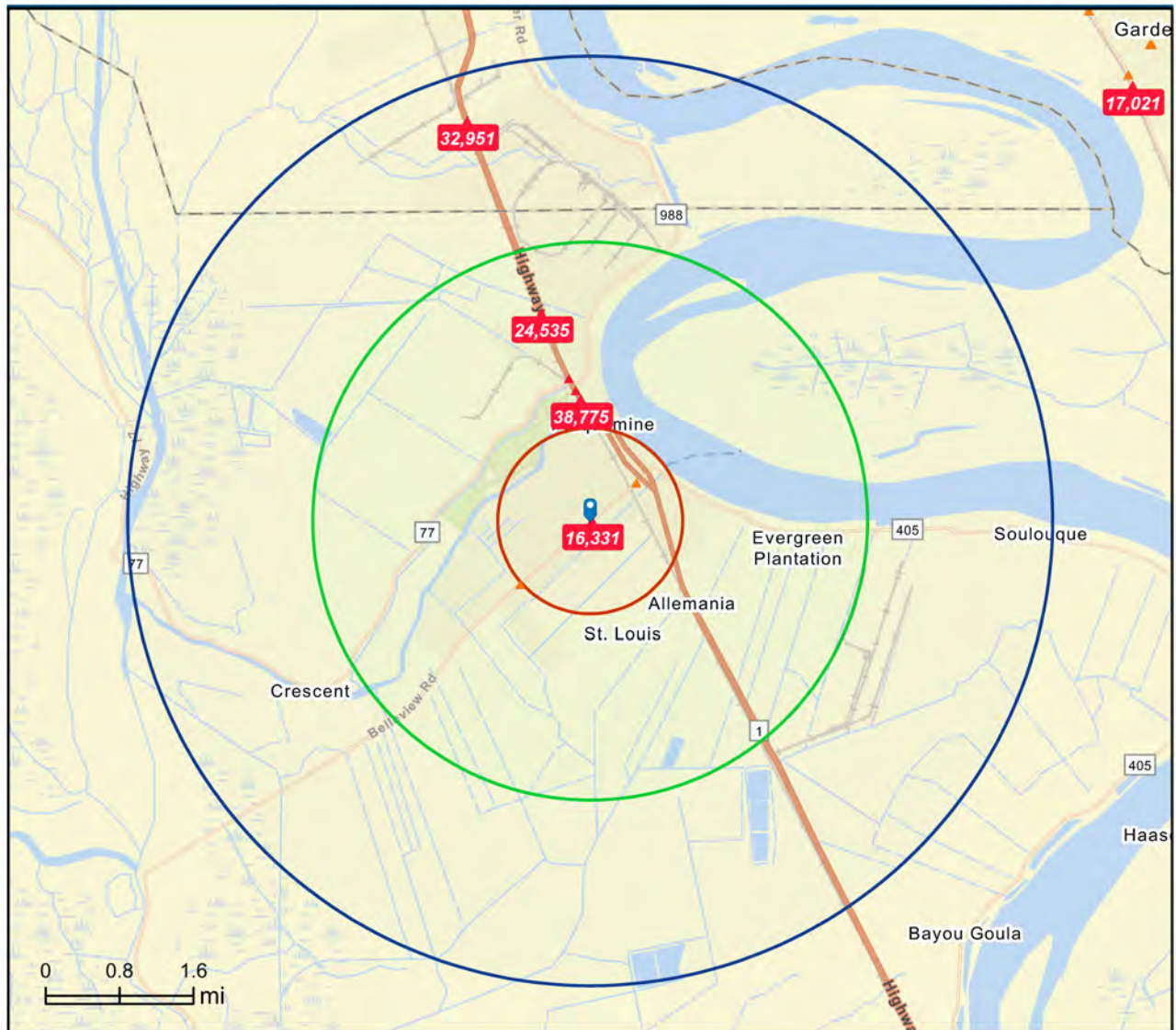
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

TRAFFIC COUNT MAP

GROCERY-ANCHORED SHOPPING CENTER

58412-58490 HWY. 75/BELLEVUE DR., PLAQUEMINE, LA 70764

1,200 -4,400 SF



Source: ©2024 Kalibrate Technologies (Q3 2024).

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



February 13, 2025

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



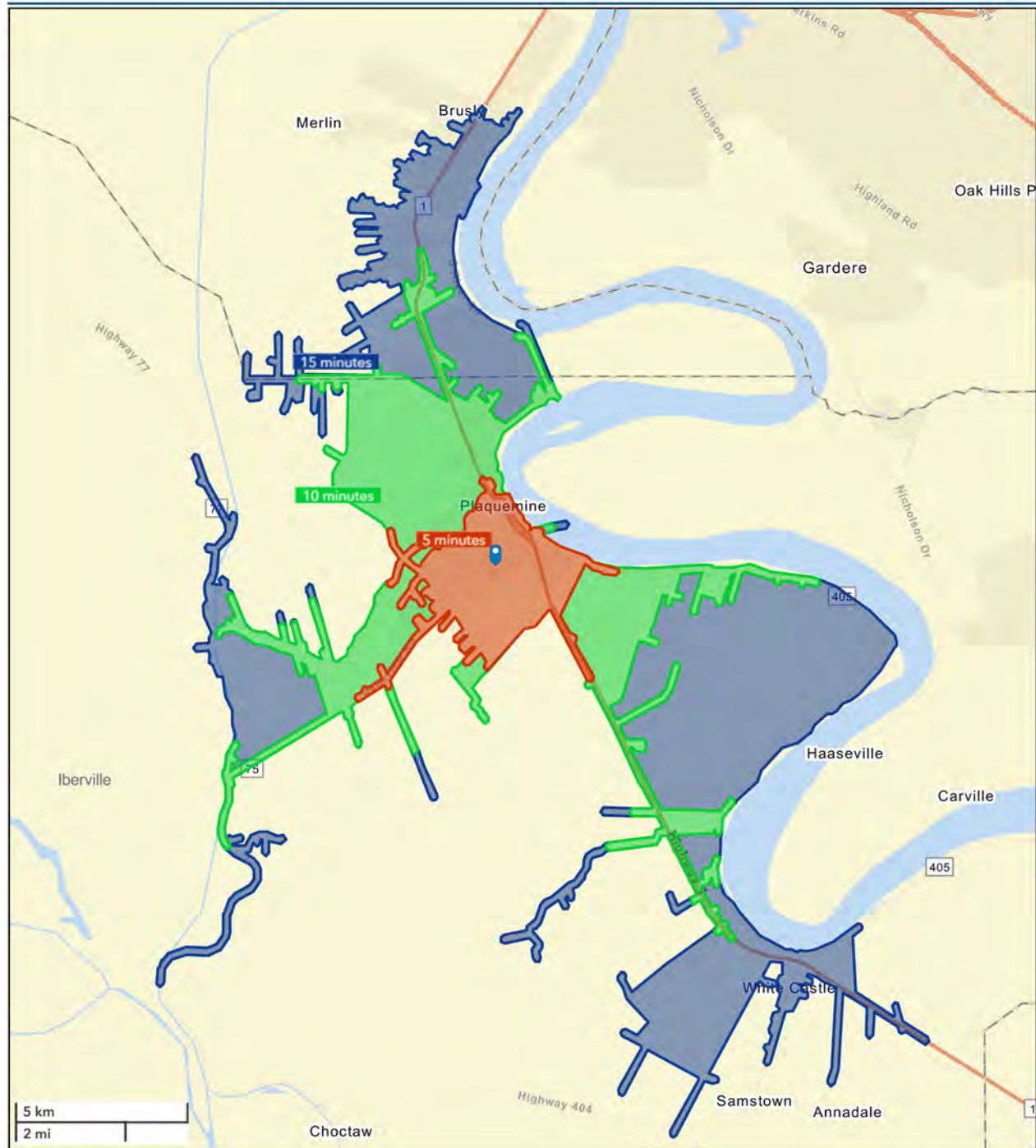
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DRIVE TIME MAP: 5, 10, 15 MINUTES

GROCERY-ANCHORED SHOPPING CENTER

58412-58490 HWY. 75/BELLEVIEW DR., PLAQUEMINE, LA 70764

1,200 -4,400 SF



February 13, 2025

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



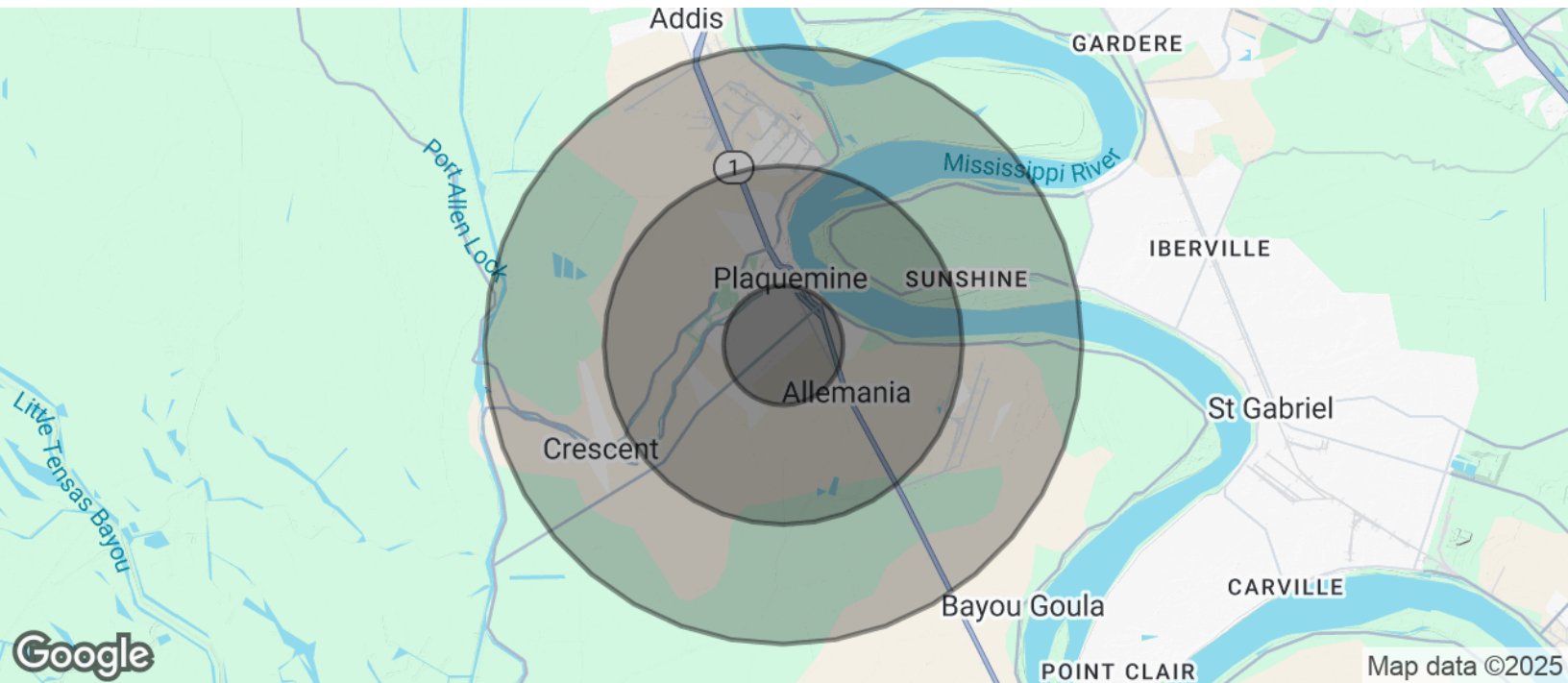
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

GROCERY-ANCHORED SHOPPING CENTER

58412-58490 HWY. 75/BELLEVIEW DR., PLAQUEMINE, LA 70764

1,200 -4,400 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,636	10,729	13,130
Average Age	42	42	42
Average Age (Male)	40	40	40
Average Age (Female)	44	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,248	4,308	5,245
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$79,380	\$83,545	\$83,782
Average House Value	\$204,277	\$226,080	\$232,755

Demographics data derived from AlphaMap

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

Demographic and Income Profile

58474 Belleview Rd, Plaquemine, Louisiana, 70764
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 30.27455
 Longitude: -91.23678

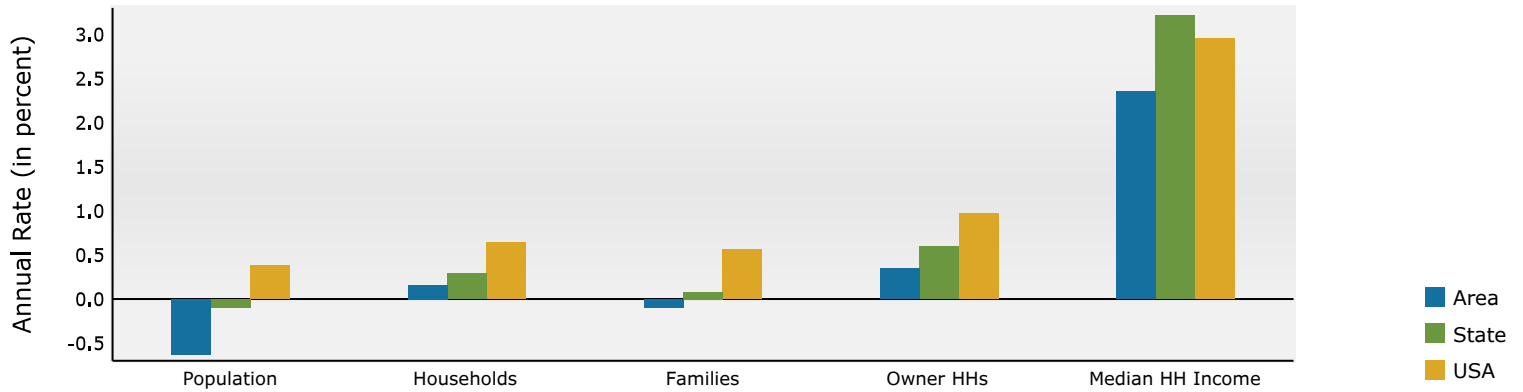
Summary	Census 2010		Census 2020		2024		2029	
Population	7,286		6,412		6,216		6,023	
Households	2,718		2,565		2,564		2,584	
Families	1,898		1,642		1,581		1,574	
Average Household Size	2.62		2.39		2.31		2.22	
Owner Occupied Housing Units	1,848		1,730		1,754		1,785	
Renter Occupied Housing Units	870		835		810		798	
Median Age	36.3		41.1		41.6		42.4	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	-0.63%		-0.10%		0.38%			
Households	0.16%		0.29%		0.64%			
Families	-0.09%		0.08%		0.56%			
Owner HHs	0.35%		0.59%		0.97%			
Median Household Income	2.35%		3.21%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			482	18.8%	409	15.8%		
\$15,000 - \$24,999			197	7.7%	164	6.3%		
\$25,000 - \$34,999			225	8.8%	195	7.5%		
\$35,000 - \$49,999			174	6.8%	167	6.5%		
\$50,000 - \$74,999			537	20.9%	540	20.9%		
\$75,000 - \$99,999			289	11.3%	310	12.0%		
\$100,000 - \$149,999			332	12.9%	386	14.9%		
\$150,000 - \$199,999			136	5.3%	183	7.1%		
\$200,000+			192	7.5%	231	8.9%		
Median Household Income			\$57,142		\$64,187			
Average Household Income			\$82,800		\$96,354			
Per Capita Income			\$33,715		\$40,769			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	569	7.8%	343	5.3%	334	5.4%	326	5.4%
5 - 9	577	7.9%	419	6.5%	366	5.9%	334	5.5%
10 - 14	466	6.4%	432	6.7%	416	6.7%	364	6.0%
15 - 19	519	7.1%	443	6.9%	403	6.5%	380	6.3%
20 - 24	495	6.8%	347	5.4%	394	6.3%	353	5.9%
25 - 34	922	12.7%	747	11.7%	716	11.5%	708	11.8%
35 - 44	777	10.7%	742	11.6%	756	12.2%	729	12.1%
45 - 54	1,008	13.8%	713	11.1%	663	10.7%	719	11.9%
55 - 64	903	12.4%	899	14.0%	838	13.5%	690	11.5%
65 - 74	551	7.6%	753	11.7%	728	11.7%	766	12.7%
75 - 84	341	4.7%	413	6.4%	423	6.8%	466	7.7%
85+	157	2.2%	160	2.5%	177	2.8%	188	3.1%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,692	36.9%	2,450	38.2%	2,511	40.4%	2,356	39.1%
Black Alone	4,432	60.8%	3,602	56.2%	3,299	53.1%	3,254	54.0%
American Indian Alone	11	0.2%	17	0.3%	24	0.4%	26	0.4%
Asian Alone	28	0.4%	26	0.4%	33	0.5%	35	0.6%
Pacific Islander Alone	1	0.0%	5	0.1%	3	0.0%	4	0.1%
Some Other Race Alone	59	0.8%	83	1.3%	110	1.8%	109	1.8%
Two or More Races	64	0.9%	230	3.6%	236	3.8%	239	4.0%
Hispanic Origin (Any Race)	154	2.1%	201	3.1%	239	3.8%	243	4.0%

Data Note: Income is expressed in current dollars.

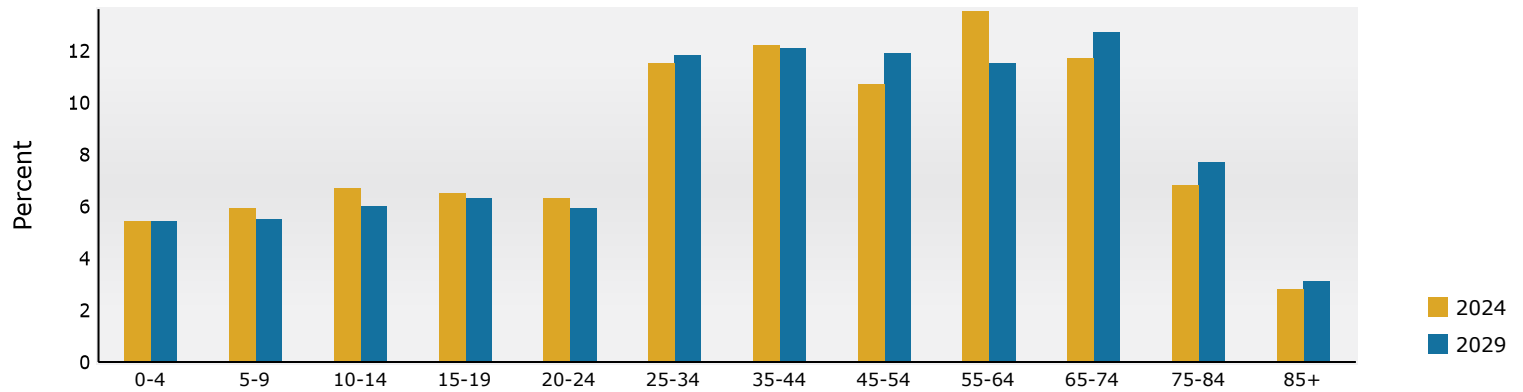
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 13, 2025

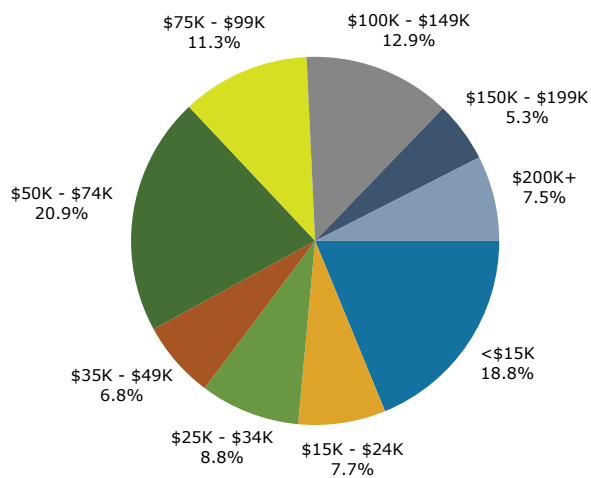
Trends 2024-2029



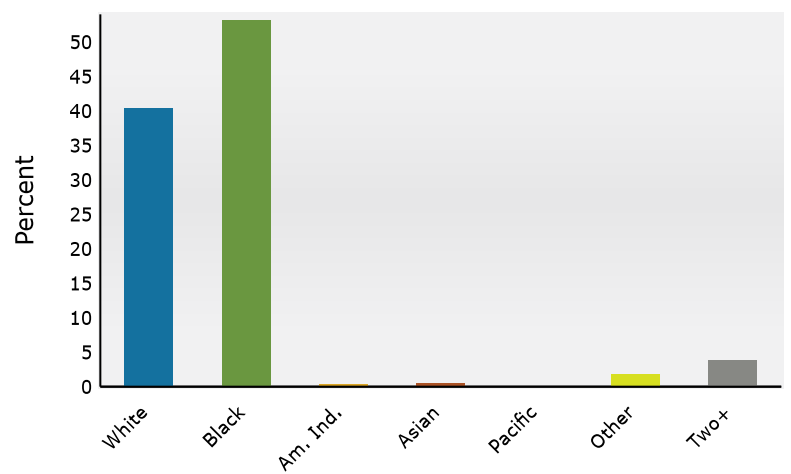
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 3.8%

Demographic and Income Profile

58474 Bellevue Rd, Plaquemine, Louisiana, 70764
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 30.27455
 Longitude: -91.23678

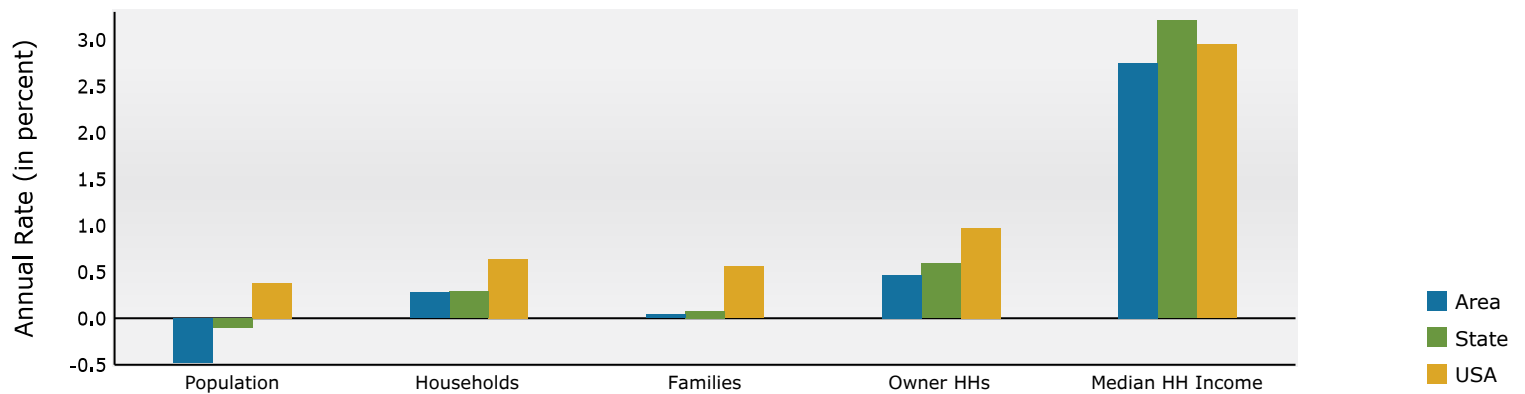
Summary	Census 2010		Census 2020		2024		2029	
Population	12,396		11,341		10,993		10,734	
Households	4,523		4,416		4,445		4,508	
Families	3,174		2,849		2,765		2,771	
Average Household Size	2.70		2.50		2.40		2.31	
Owner Occupied Housing Units	3,207		3,112		3,172		3,247	
Renter Occupied Housing Units	1,316		1,304		1,273		1,261	
Median Age	36.5		41.2		41.6		42.4	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	-0.48%		-0.10%		0.38%			
Households	0.28%		0.29%		0.64%			
Families	0.04%		0.08%		0.56%			
Owner HHs	0.47%		0.59%		0.97%			
Median Household Income	2.75%		3.21%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			630	14.2%	533	11.8%		
\$15,000 - \$24,999			312	7.0%	256	5.7%		
\$25,000 - \$34,999			427	9.6%	365	8.1%		
\$35,000 - \$49,999			441	9.9%	411	9.1%		
\$50,000 - \$74,999			867	19.5%	869	19.3%		
\$75,000 - \$99,999			444	10.0%	479	10.6%		
\$100,000 - \$149,999			653	14.7%	756	16.8%		
\$150,000 - \$199,999			355	8.0%	452	10.0%		
\$200,000+			318	7.2%	387	8.6%		
Median Household Income			\$59,471		\$68,105			
Average Household Income			\$87,261		\$101,159			
Per Capita Income			\$35,587		\$42,834			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	939	7.6%	611	5.4%	591	5.4%	574	5.3%
5 - 9	950	7.7%	717	6.3%	645	5.9%	589	5.5%
10 - 14	815	6.6%	751	6.6%	709	6.4%	637	5.9%
15 - 19	895	7.2%	794	7.0%	702	6.4%	647	6.0%
20 - 24	818	6.6%	636	5.6%	708	6.4%	621	5.8%
25 - 34	1,586	12.8%	1,328	11.7%	1,301	11.8%	1,329	12.4%
35 - 44	1,381	11.1%	1,302	11.5%	1,308	11.9%	1,286	12.0%
45 - 54	1,768	14.3%	1,315	11.6%	1,216	11.1%	1,271	11.8%
55 - 64	1,535	12.4%	1,620	14.3%	1,515	13.8%	1,263	11.8%
65 - 74	953	7.7%	1,306	11.5%	1,284	11.7%	1,382	12.9%
75 - 84	540	4.4%	714	6.3%	740	6.7%	831	7.7%
85+	215	1.7%	247	2.2%	276	2.5%	305	2.8%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	5,192	41.9%	4,737	41.8%	4,816	43.8%	4,551	42.4%
Black Alone	6,941	56.0%	5,943	52.4%	5,433	49.4%	5,419	50.5%
American Indian Alone	18	0.1%	28	0.2%	40	0.4%	44	0.4%
Asian Alone	48	0.4%	55	0.5%	73	0.7%	77	0.7%
Pacific Islander Alone	1	0.0%	8	0.1%	5	0.0%	7	0.1%
Some Other Race Alone	100	0.8%	155	1.4%	206	1.9%	206	1.9%
Two or More Races	95	0.8%	415	3.7%	420	3.8%	429	4.0%
Hispanic Origin (Any Race)	270	2.2%	393	3.5%	457	4.2%	467	4.4%

Data Note: Income is expressed in current dollars.

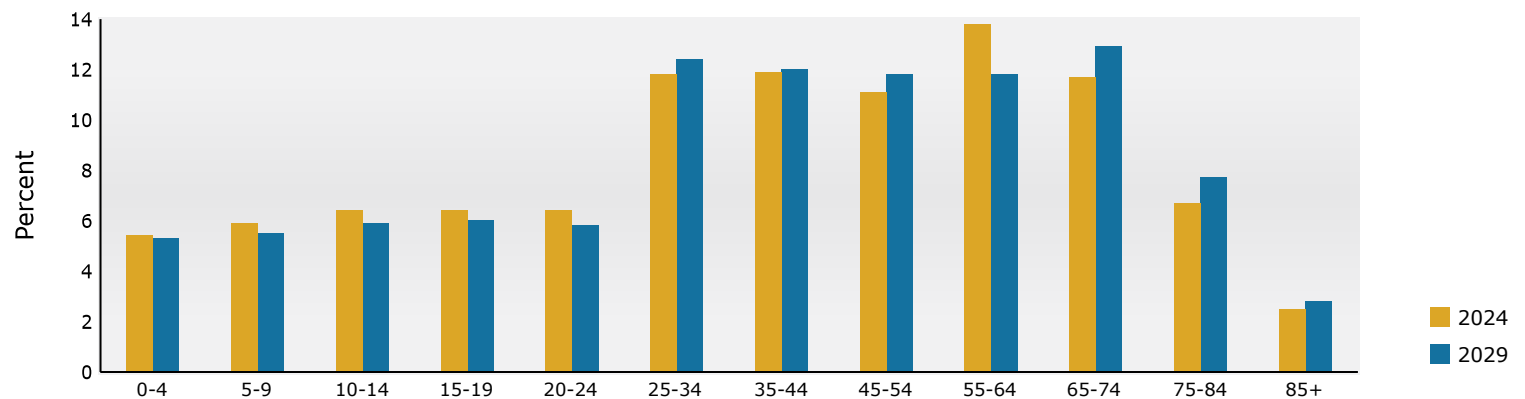
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 13, 2025

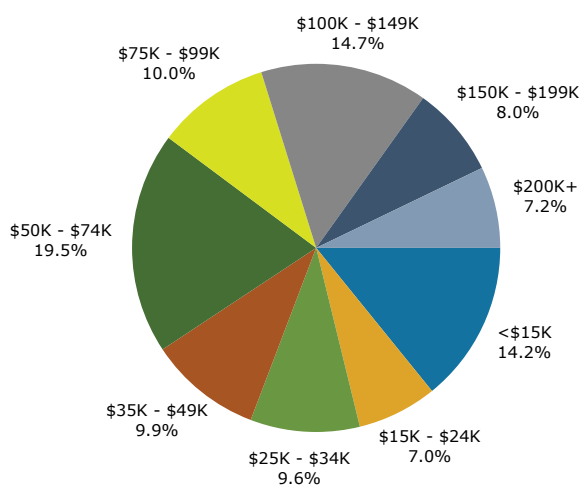
Trends 2024-2029



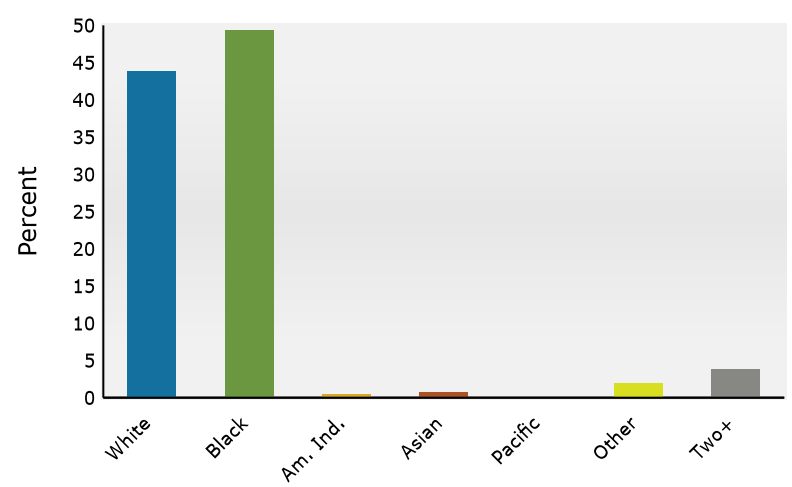
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 4.2%

Demographic and Income Profile

58474 Bellevue Rd, Plaquemine, Louisiana, 70764
Ring: 5 mile radius

Prepared by Esri
Latitude: 30.27455
Longitude: -91.23678

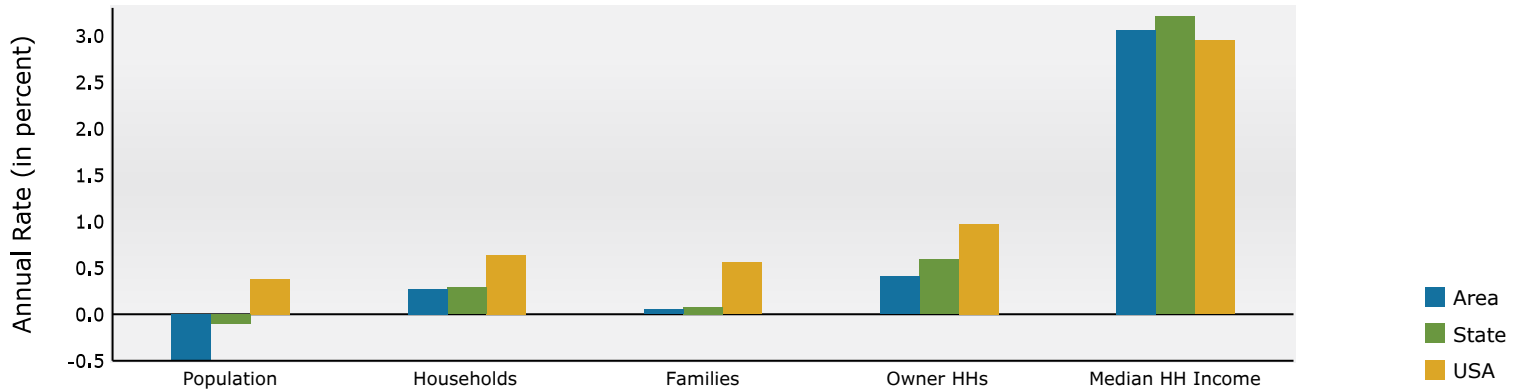
Summary	Census 2010		Census 2020		2024		2029	
Population	14,956		13,463		13,074		12,755	
Households	5,475		5,268		5,311		5,384	
Families	3,905		3,481		3,389		3,397	
Average Household Size	2.70		2.50		2.40		2.31	
Owner Occupied Housing Units	4,009		3,836		3,909		3,990	
Renter Occupied Housing Units	1,466		1,432		1,402		1,395	
Median Age	36.4		41.6		42.0		42.8	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	-0.49%		-0.10%		0.38%			
Households	0.27%		0.29%		0.64%			
Families	0.05%		0.08%		0.56%			
Owner HHs	0.41%		0.59%		0.97%			
Median Household Income	3.06%		3.21%		2.95%			
Households by Income			2024		2029			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<\$15,000	668	12.6%	565	10.5%				
\$15,000 - \$24,999	363	6.8%	296	5.5%				
\$25,000 - \$34,999	499	9.4%	423	7.9%				
\$35,000 - \$49,999	592	11.1%	546	10.1%				
\$50,000 - \$74,999	981	18.5%	972	18.1%				
\$75,000 - \$99,999	528	9.9%	564	10.5%				
\$100,000 - \$149,999	886	16.7%	1,015	18.9%				
\$150,000 - \$199,999	461	8.7%	597	11.1%				
\$200,000+	334	6.3%	407	7.6%				
Median Household Income	\$61,201		\$71,149					
Average Household Income	\$87,370		\$101,028					
Per Capita Income	\$35,520		\$42,666					
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,119	7.5%	729	5.4%	702	5.4%	678	5.3%
5 - 9	1,135	7.6%	818	6.1%	771	5.9%	701	5.5%
10 - 14	1,009	6.7%	894	6.6%	818	6.3%	759	6.0%
15 - 19	1,107	7.4%	936	7.0%	836	6.4%	740	5.8%
20 - 24	1,002	6.7%	757	5.6%	827	6.3%	731	5.7%
25 - 34	1,888	12.6%	1,530	11.4%	1,512	11.6%	1,580	12.4%
35 - 44	1,758	11.8%	1,573	11.7%	1,560	11.9%	1,504	11.8%
45 - 54	2,183	14.6%	1,633	12.1%	1,493	11.4%	1,532	12.0%
55 - 64	1,818	12.2%	1,982	14.7%	1,870	14.3%	1,559	12.2%
65 - 74	1,107	7.4%	1,547	11.5%	1,532	11.7%	1,670	13.1%
75 - 84	602	4.0%	799	5.9%	856	6.5%	969	7.6%
85+	230	1.5%	265	2.0%	298	2.3%	333	2.6%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,206	48.2%	6,296	46.8%	6,370	48.7%	6,034	47.3%
Black Alone	7,450	49.8%	6,352	47.2%	5,800	44.4%	5,789	45.4%
American Indian Alone	27	0.2%	35	0.3%	50	0.4%	54	0.4%
Asian Alone	49	0.3%	56	0.4%	74	0.6%	78	0.6%
Pacific Islander Alone	1	0.0%	9	0.1%	6	0.0%	8	0.1%
Some Other Race Alone	109	0.7%	175	1.3%	230	1.8%	230	1.8%
Two or More Races	115	0.8%	541	4.0%	545	4.2%	560	4.4%
Hispanic Origin (Any Race)	303	2.0%	477	3.5%	543	4.2%	557	4.4%

Data Note: Income is expressed in current dollars.

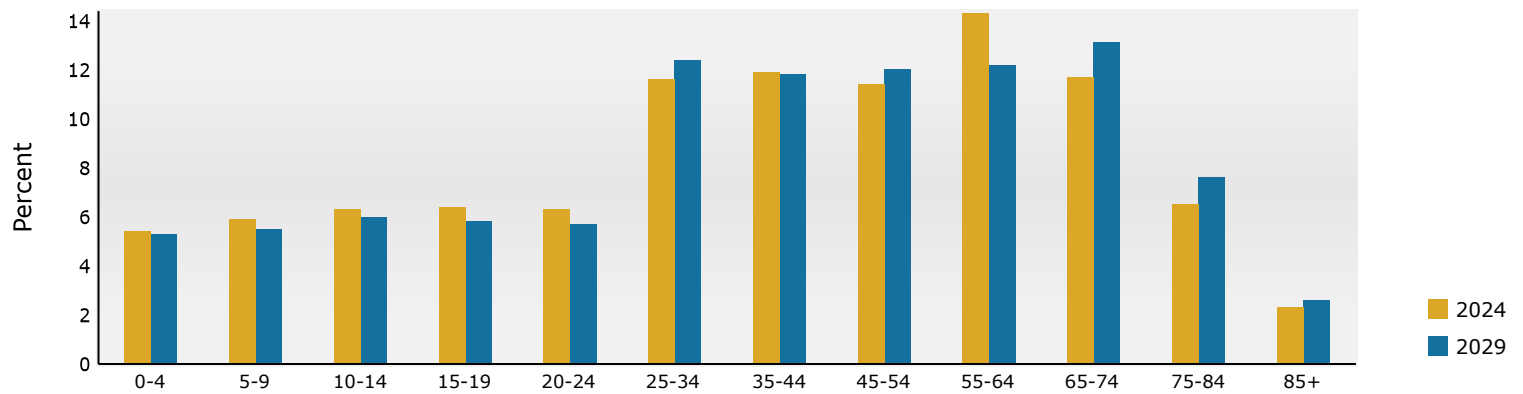
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 13, 2025

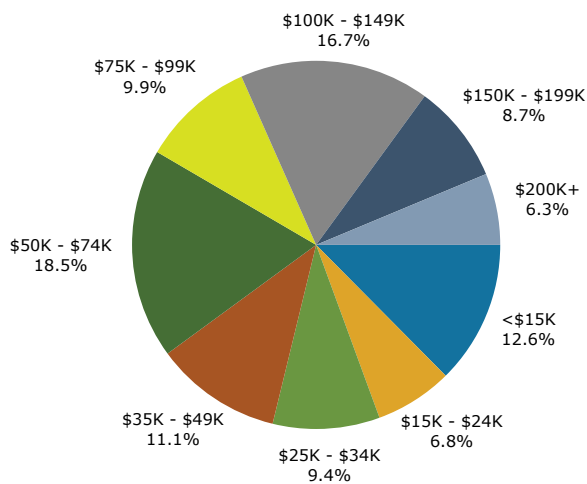
Trends 2024-2029



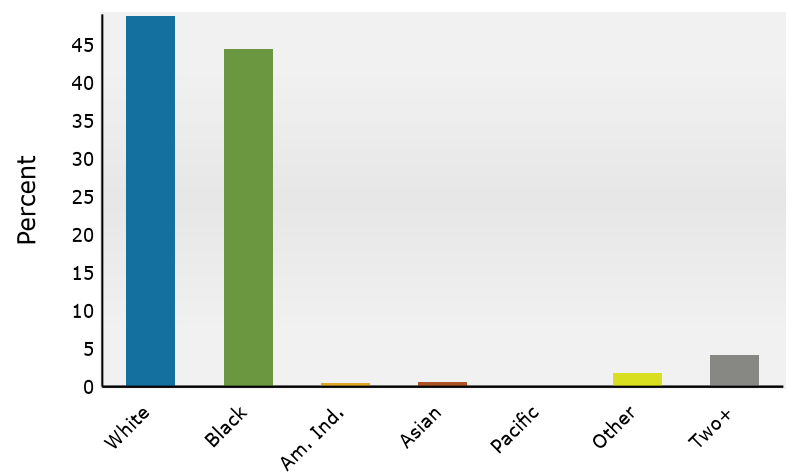
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 4.2%