

Price  
Reduced!



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

LAND FOR SALE

# READY TO BUILD COMMERCIAL SITE

LOTS 10 & 11, PLAZA DR., PLAQUEMINE, LA 70764

**30,091 SF**

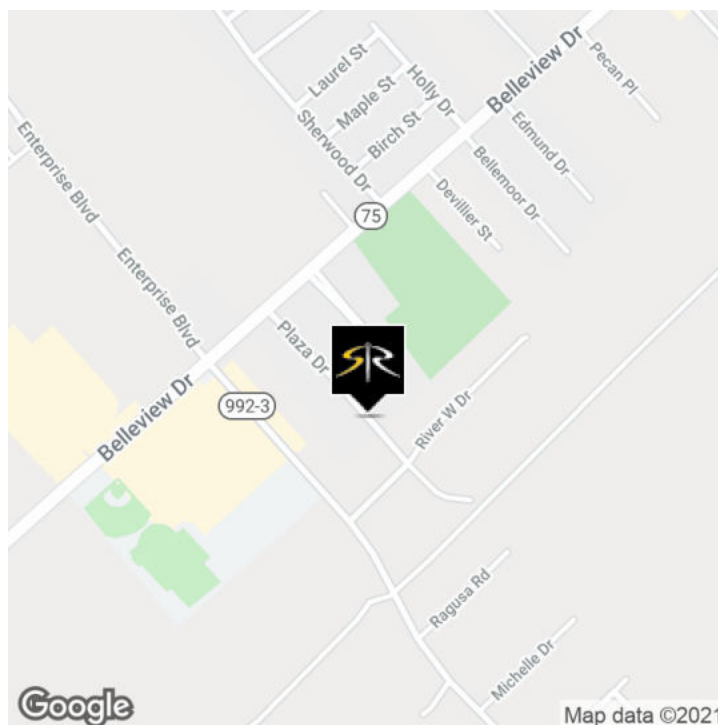


## OFFERING SUMMARY

Sale Price:	<del>\$275,000</del>	<b>\$80,000</b>
Lot Size:	30,091 SF	

## PROPERTY HIGHLIGHTS

- Ready to Build Commercial Site located just off of Belleview Hwy. on Plaza Dr. Near Medical and Office Buildings and Nursing Homes, including Pediatric Associates, Legacy Nursing and Rehabilitation, and Landmark Nursing Home
- Located across from Walmart and near Plaquemine High School and the Civic Center
- Owner will also consider a Built-to-Suit
- Perfect for Medical, Urgent Care, Garden-style Offices
- Great Office or Retail Location
- Located near Industry/Medical/Schools/Neighborhoods/Retail
- Flood Zone X
- Access to Utilities



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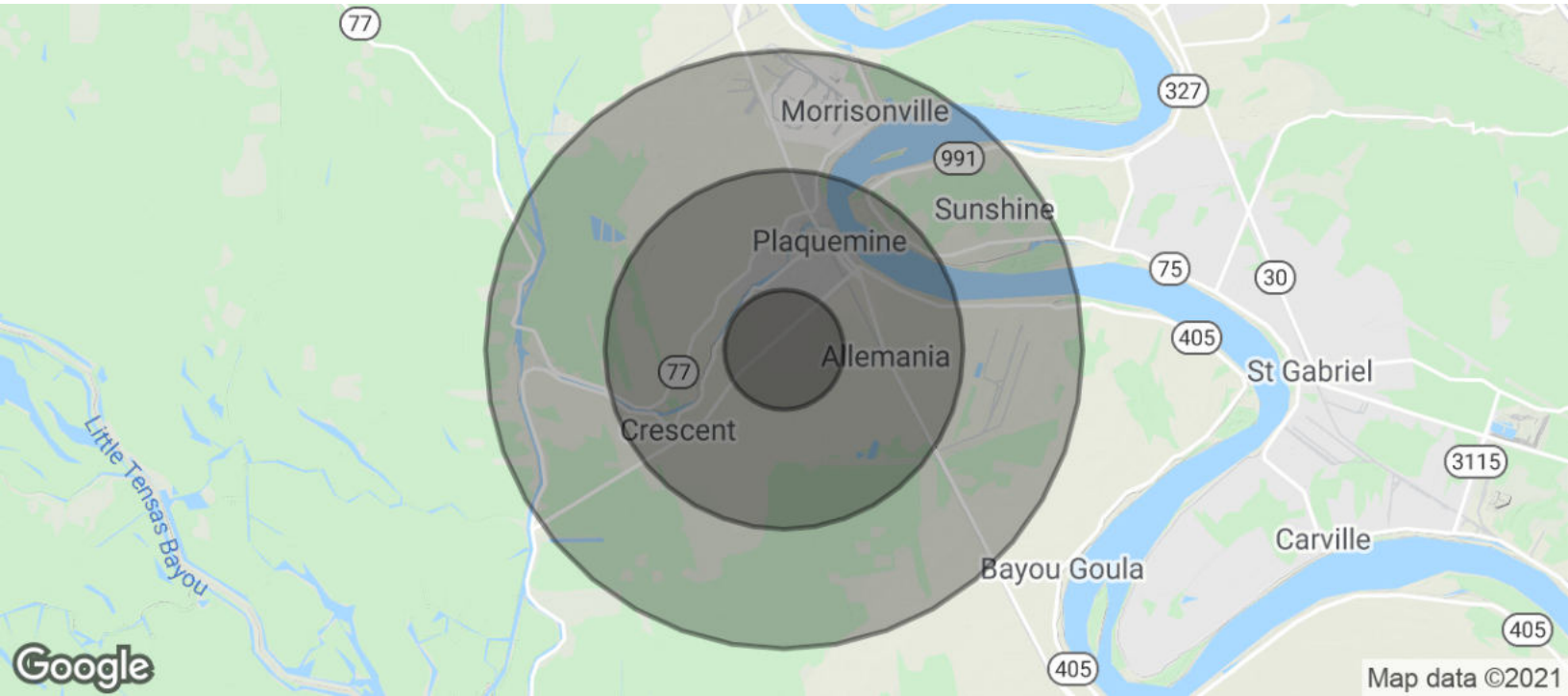
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,723	8,637	12,163
Average Age	36.8	37.1	37.3
Average Age (Male)	36.4	35.8	35.1
Average Age (Female)	40.2	40.6	40.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,498	3,411	4,557
# Of Persons Per HH	2.5	2.5	2.7
Average HH Income	\$48,154	\$49,421	\$52,029
Average House Value	\$102,686	\$102,988	\$108,918

\* Demographic data derived from 2010 US Census

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