1991 W Main St, Lutcher, LA 70071

Family Dollar

Absolute Net Lease | Signalized Hard Corner | Low Rent ($9.14/SF)

Marcus & Millichap

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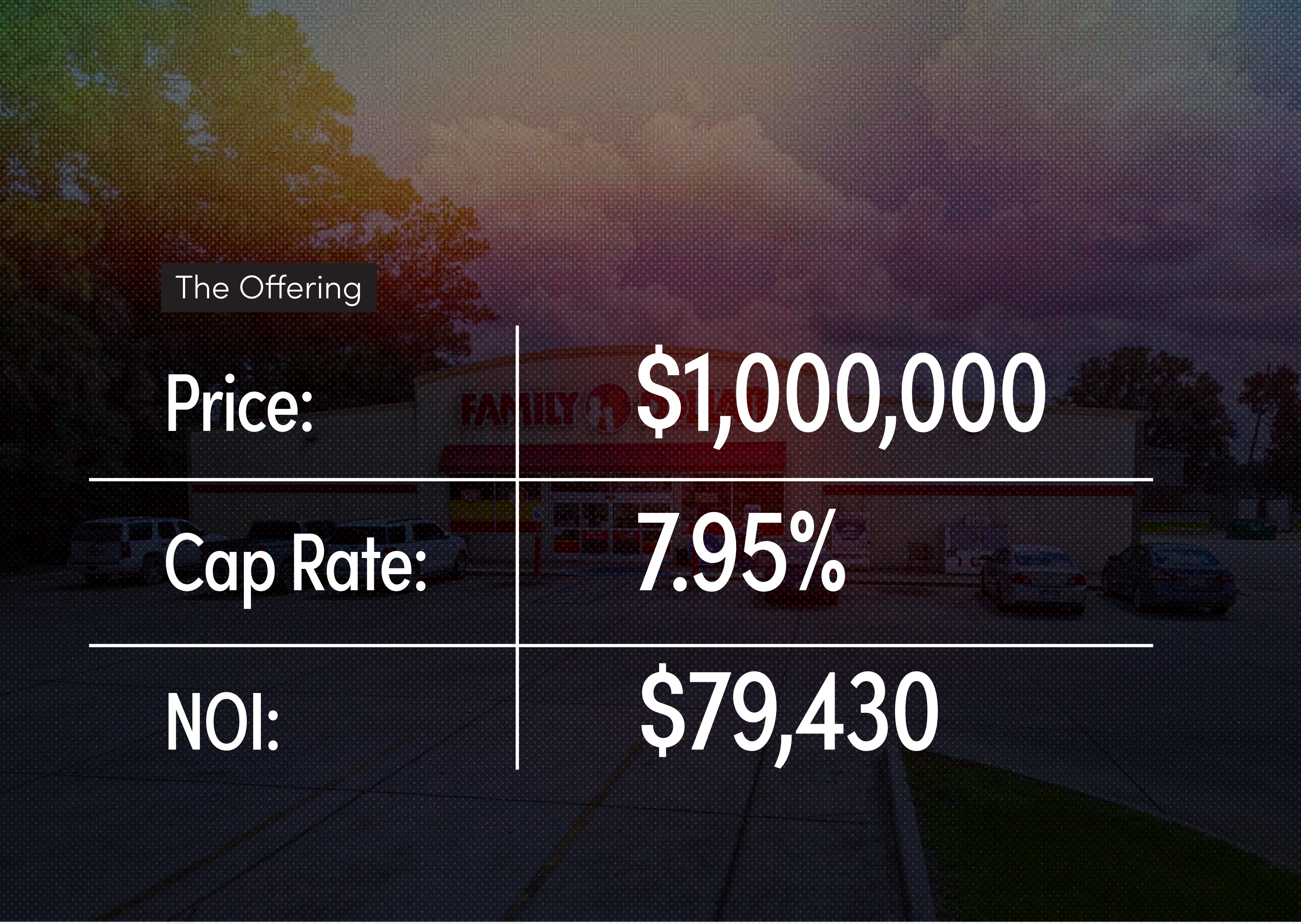
SUBWAY
Winn Dixie
SONIC America's Drive-In
McDonald's
POPEYES
ANYTIME FITNESS
OnPath CREDIT UNION
AutoZone
O'Reilly AUTO PARTS
St. James Parish School
UNITED STATES POSTAL SERVICE
boost mobile
H&R BLOCK
Roses
Roussel's
Louisiana Sugar Refining
DOLLAR GENERAL
HOME HARDWARE CENTER
Chevron
St. James Parish Career & College Center
Lutcher High School
St. James Parish Library
NOLA DRIVING INSTITUTE
The Ferry Landing Two Vintage and Makers' Market
Furniture & Mattress Depot
REGIONS
Veron's Supermarket
Subject Property
FAMILY DOLLAR
W Main St
4,381 VPD
Lutcher Ave
5,114 VPD



The Offering

Price:	$1,000,000
Cap Rate:	7.95%
NOI:	$79,430

Investment Highlights

Absolute Net Lease With Five Years Remaining

The offering includes a freestanding 8,692-SF building situated on 1.21 acres. Family Dollar operates under an absolute net lease, with the tenant responsible for all expenses, including taxes, insurance, and maintenance. The lease features 10 percent rental increases every five years during the option periods.

Signalized Hard Corner Location on West Main Street

The property is positioned at the signalized intersection of West Main Street (4,381 VPD) and Lutcher Avenue (5,114 VPD), providing excellent visibility and convenient access for both local residents and regional traffic. The site also features 205 feet of frontage along West Main Street, further enhancing visibility and ease of ingress and egress.

Top 20% Nationwide in Foot Traffic (Placer.ai)

In 2024, the store recorded 142,800 customer visits, ranking in the 80th percentile nationwide and 82nd percentile in Louisiana among Family Dollar locations, according to Placer.ai.

Low Rent ($9.14/SF) | Low Price-Point ($115.05/SF)

Current base rent of $9.14/SF is below market averages for comparable Family Dollar leases, while the overall price point of $115.05/SF provides an attractive entry-level investment.

Investment Highlights

Near Lutcher High School (481 Students) & St. James Parish Hospital

The property is surrounded by key community drivers, including Lutcher High School (481 students) and St. James Parish Hospital. Additional nearby traffic generators include St. James Parish Library, Veron's Supermarket, Miko's Seafood, and Nobile's Restaurant & Bar, providing consistent daily activity in the immediate trade area.

Strategic Location Between Baton Rouge (40 Miles) and New Orleans (50 Miles)

The property is positioned along the Mississippi River corridor, approximately 40 miles from Baton Rouge and 50 miles from New Orleans. These two metropolitan areas have a combined population of over 1.6 million residents and serve as major economic and employment hubs, allowing the store to capture both local shoppers and regional commuter traffic while serving as a retail hub for surrounding river parishes.

Leading Discount Retailer With Nationwide Presence (8,000+ Stores)

Family Dollar operates more than 8,000 stores across 48 states, serving communities nationwide with affordable everyday essentials and household goods.

Lease Abstract

$1,000,000
Listing Price

7.95%
Cap Rate

- Address: **1991 W Main St, Lutcher, LA 70071**
- Rentable Square Feet: **8,692**
- Price/SF: **$115.05**
- Year Built: **2015**
- Lot Size: **1.21 Acres**
- Type of Ownership: **Fee Simple**
- Ownership: **Public**
- Tenant: **Corporate Store**
- Lease Guarantor: **Corporate**
- Lease Type: **Absolute Net**
- Roof and Structure: **Tenant Responsible**
- Initial Lease Term: **15 Years**
- Lease Commencement Date: **8/5/2014**
- Rent Commencement Date: **9/4/2015**
- Lease Expiration Date: **9/30/2030**
- Term Remaining: **5.0 Years**
- Increases: **10% at Each Option**
- Options: **Six, 5-Year**

Lease Term	Monthly Rent	Annual Rent	Cap Rate
Years 1-10	$6,017.42	$72,209.04	7.22%
Years 11-15	$6,619.16	$79,429.92	7.95%
Years 16-20 (Option 1)	$7,281.09	$87,373.08	8.74%
Years 21-25 (Option 2)	$8,009.17	$96,110.04	9.61%
Years 26-30 (Option 3)	$8,810.09	$105,721.08	10.57%
Years 31-35 (Option 4)	$9,691.09	$116,293.08	11.63%
Years 36-40 (Option 5)	$10,660.25	$127,923.00	12.79%
Years 41-45 (Option 6)	$11,726.25	$140,715.00	14.07%

Summary	
Base Rent ($9.14/SF)	$79,430
Net Operating Income	$79,430
Total Return (7.95%)	$79,430


Mississippi River
HOME HARDWARE CENTER
Subject Property
FAMILY DOLLAR
Nord-Sud Shipping, Inc.
Serving the U.S. Gulf... and Beyond
CHATEAU ST. JAMES
REHAB & RETIREMENT
The Ferry Landing Two
Vintage and Makers' Market
Veron's Supermarket
BEAD BLOOM
Miko's Seafood
R&D Collision Center
Furniture & Mattress Depot
REGIONS
W Main St
4,381 VPD
Lutcher Ave
5,114 VPD

Tenant Overview

The Stats

- » Tenant Name: **Family Dollar**
- » Options to Terminate: **No**
- » Options to Purchase: **No**
- » First Right of Refusal: **LOI, 10-Day**
- » No. of Locations: **8,000+**
- » Headquartered: **Chesapeake, VA**
- » Web Site: **www.familydollar.com**
- » Years in the Business: **65**

National Discount Retailer With More Than 8,000 Locations

Family Dollar is one of the nation's largest discount variety chains, operating over 8,000 stores across the United States. Founded in 1959, the company has built its reputation on providing affordable essentials in convenient neighborhood formats. Stores are strategically located in dense residential trade areas, serving cost-conscious households with household goods, groceries, and consumables at competitive price points.

Now operating as a standalone brand, Family Dollar has been refocusing its business model toward operational efficiency, merchandising consistency, and expansion in underserved markets. Its scale, name recognition, and resilience in economic cycles make Family Dollar a core destination for value-driven shopping and a stable retail tenant across diverse U.S. markets.

Market Overview

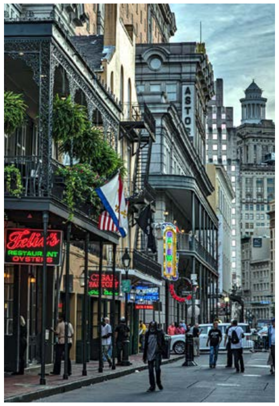
The New Orleans metro anchors Southeast Louisiana with a diverse, resilient economy

The New Orleans–Metairie MSA is home to more than 1.3 million residents across eight parishes, making it Louisiana's largest metro area. The region stretches from Lake Pontchartrain to the Mississippi River industrial corridor and has grown steadily in recent years, adding nearly 30,000 residents since 2020. The area's economy is supported by energy, petrochemical, port logistics, health care, and tourism, ensuring stability across multiple sectors.

Global Trade Hub

The Port of South Louisiana is one of the busiest in the world, moving more than 250 million tons of cargo annually and driving regional economic growth.

Market Overview



Population

1.3 Million

(Proj. Growth 2023–2028: +2.4%)

Households

519K

(Proj. Growth 2023–2028: +2.9%)

Median Age

39.4

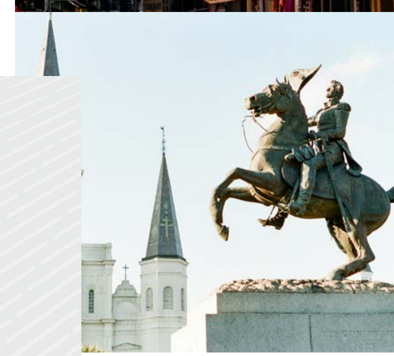
(U.S. Median: 38.7)

Lutcher, LA (New Orleans–Metairie MSA)

Lutcher is a small riverfront community in St. James Parish, strategically located along the Mississippi River between New Orleans and Baton Rouge. While the town itself is modest in size, it benefits from its inclusion in the New Orleans–Metairie MSA, which is home to more than 1.3 million residents. Lutcher lies in the center of Louisiana's industrial corridor, home to petrochemical plants, refining facilities, and port operations that provide long-term employment stability.

The broader New Orleans economy is anchored by port activity, health care, higher education, and tourism, making it one of the most diverse in the Gulf South. The Port of South Louisiana, minutes from Lutcher, is among the busiest in the world by tonnage, driving trade and industrial demand across the region. Infrastructure investments, including expansions to Interstate 10 and U.S. Highway 61, provide connectivity to Baton Rouge and New Orleans, ensuring regional access for workers and businesses.

As industrial development expands along the Mississippi River corridor, Lutcher stands to benefit from spillover housing, retail, and service demand. Its strategic position between two of Louisiana's largest metros reinforces its stability as a submarket within the New Orleans region.



Highlight

The New Orleans MSA is anchored by global shipping and petrochemical activity, which continue to fuel steady population growth and long-term employment gains.


FAMILY DOLLAR
FAMILY DOLLAR
ICE
REGIONS

Aerial Map


St. James Parish Career & College Center
Lutcher Police Dept & Town Hall
Lutcher Fire Dept
boost mobile
H&R BLOCK
DOLLAR GENERAL
Chevron
Roses
Roussel's
St. James Parish School
Lutcher High School
HOME HARDWARE CENTER
St. James Parish Library
W Main St 4,381 VPD
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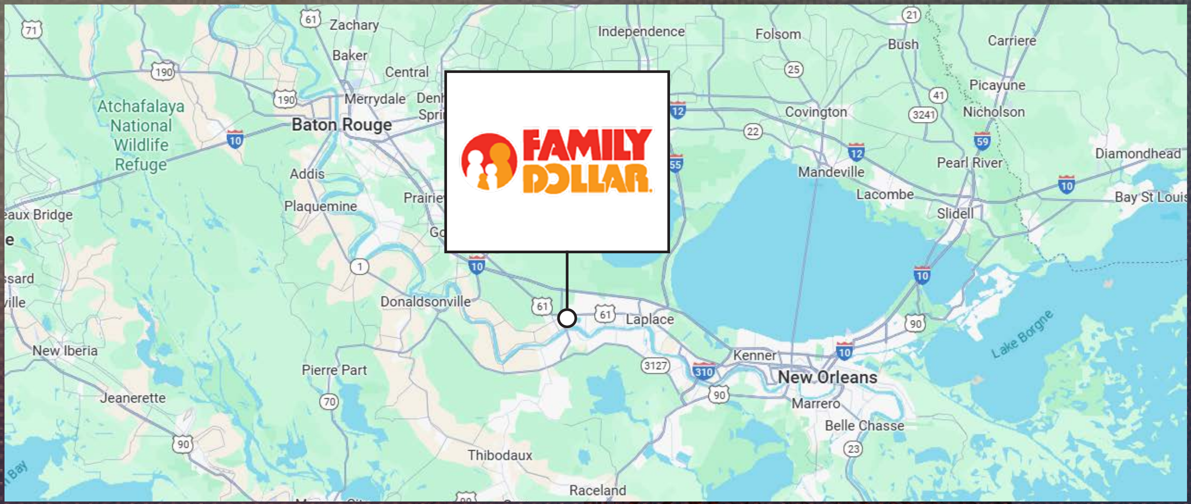
NOLA
Starc Inc. OIL & FUEL
Veron's Supermarket
REGIONS
Subject Property
FAMILY DOLLAR
Tompkins Pharmacy
Nobile's Restaurant & Bar
Miko's Seafood

Demographic Overview

The 15-mile trade area surrounding Lutcher supports a population of approximately 44,600 residents, a figure that has remained steady over the past decade and is projected to show modest gains through 2029. Located along the Mississippi River between Baton Rouge and New Orleans, Lutcher benefits from its position within Louisiana's industrial corridor. The daytime population exceeds 43,500, underscoring the presence of regional employment tied to petrochemical facilities, river trade, and service industries.

Household formation has remained relatively stable, with nearly 16,900 households in 2024 projected to grow modestly to more than 17,100 by 2029. Average household sizes measure 2.62 persons, consistent with the regional norm, while the median age of 38.3 years suggests a balanced demographic mix of working-age adults and families. Income levels are gradually improving, with the median household income expected to rise from $64,173 in 2024 to over $72,000 by 2029. This reflects growing stability and spending power within the trade area.

Employment in the region is anchored by manufacturing, energy, and transportation, supported by retail trade, health care, and education. More than a quarter of the workforce is engaged in industrial or logistics-related fields, reflecting the corridor's importance to state and national supply chains. With stable population levels, rising household incomes, and proximity to major metro centers, Lutcher offers investors a resilient demographic profile tied closely to Louisiana's industrial economy.



Population	5 Mile	10 Mile	15 Mile
2029 Population Projection	15,510	28,569	76,630
2024 Population	15,423	28,535	76,135
2010 Census Population	17,293	33,320	83,060
2020 Census Population	15,711	29,292	77,784
2024 Daytime Population	14,685	29,548	63,455
2024 Households	6,034	11,495	29,702
2010 Census Households	6,070	11,791	28,880
2020 Census Households	5,901	11,276	28,955
2029 Est. Average Household Income	$93,402	$84,627	$91,070
2024 Average Household Income	$91,452	$81,957	$85,426
2029 Est. Median Household Income	$76,502	$68,863	$74,037
2024 Est. Median Household Income	$74,987	$66,887	$68,277

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Reach out to the MMCC Team for Financing Options

Duke Dennis
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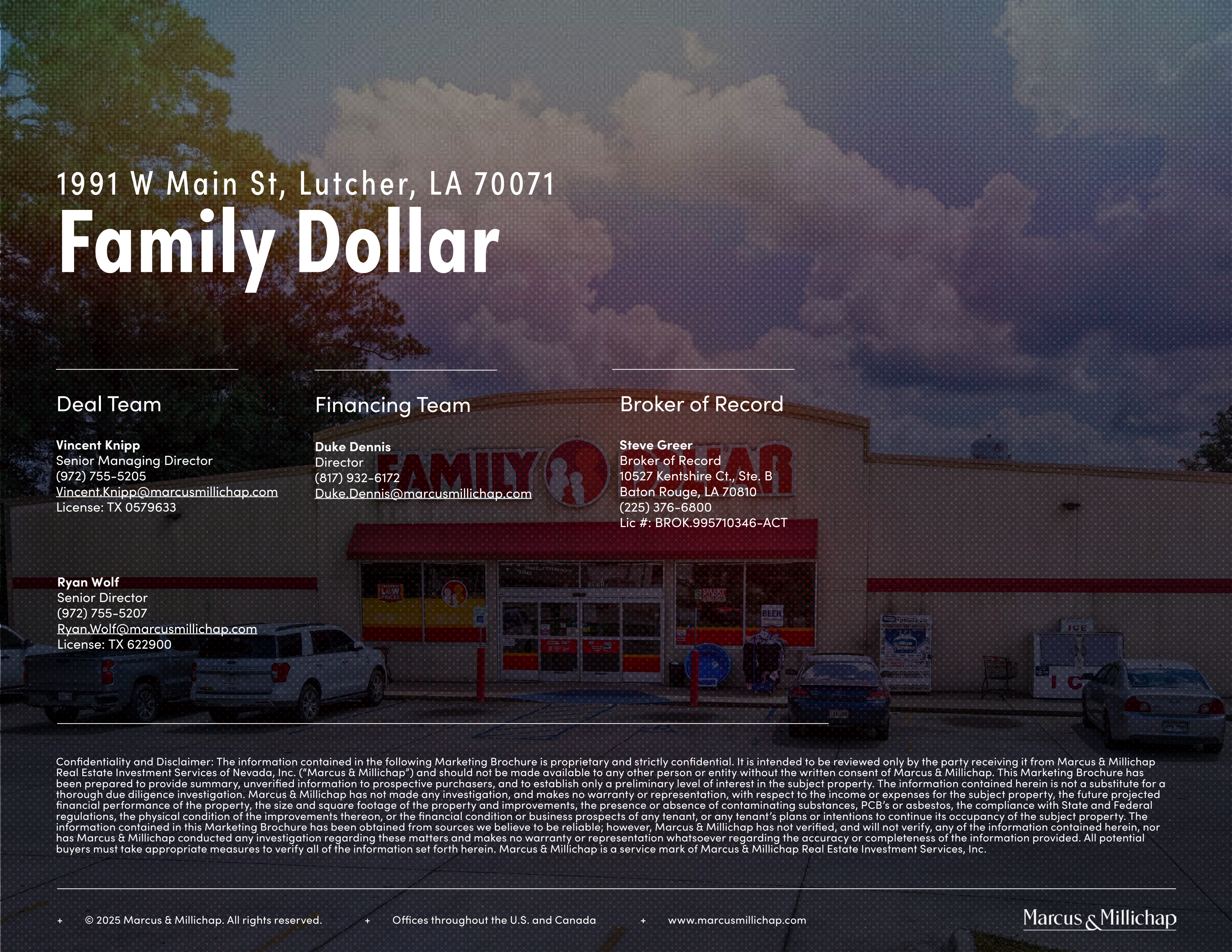

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Family Dollar

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