



PROPERTY SUMMARY

Freestanding former Family Dollar located at 44034 Hwy 429 in Saint Amant, LA, near the intersection of Highway 431 and Highway 429. This property offers excellent access and visibility, making it an ideal location for retailers seeking a storefront to serve the local community. Positioned strategically, this site is well- suited for businesses looking to establish a strong presence in a growing area.

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (Gross)
Building Size:	8,372 SF

2024 DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Population	2,089	20,468	46,557
Add text here...	\$105,911.	\$106,252	\$98,994



JOHN DEARMOND

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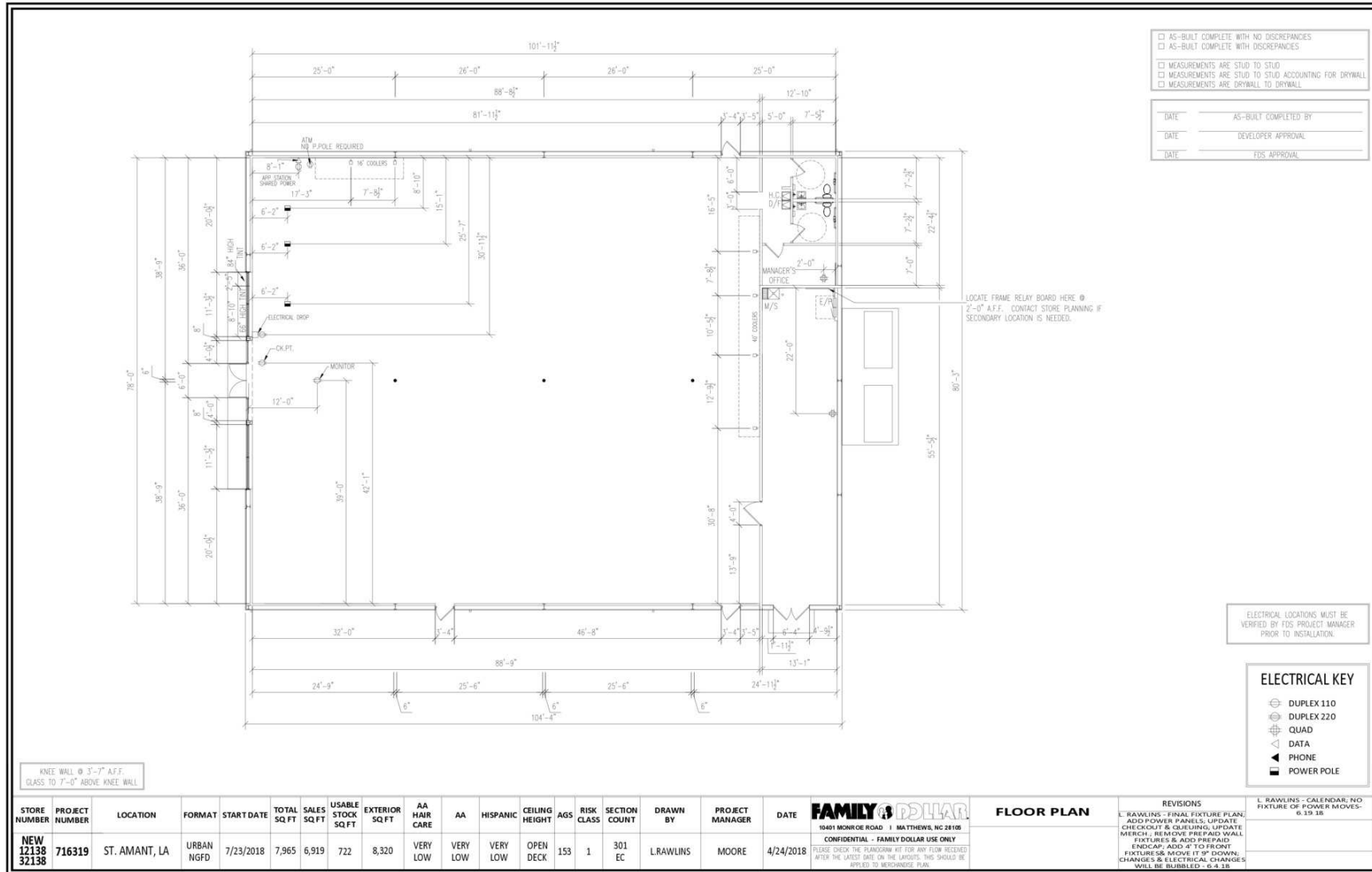
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