

## FOR SALE & LEASE

### PROPERTY SUMMARY

QSR with drive thru is located on a grocery anchored outparcel. In close proximity to the entrance of Northwestern State University (11,000 students) and 120 unit multifamily complex, the site has great visibility and accessibility. The Center's retailers include Super 1 Foods grocery and fuel station, Walgreen's Pharmacy, First Federal Bank & Zippy B convenience store.

### SALES PRICE

- Asking Sales Price: \$687,000

### LEASE RATE

- Asking Lease Rate: \$20 psf NNN

### BUILDING SIZE

- 3,996 SF
- .695 Acres

### AREA RETAILERS/TRAFFIC GENERATORS

- Super 1 Foods grocery & fuel station
- Walgreen's Pharmacy
- First Federal Bank
- Zippy B convenience store
- Smoothie King
- Chick-fil-A
- Nicky's Mexican Restaurant
- Northwestern State University (approx. 11,000 students)
- Natchitoches Central High School (approx. 1,200 students)
- Quad multifamily complex (120 units)
- Sibley Lake: public marina and boat launch

### TRAFFIC COUNTS (ADT 2023)

- University Parkway: 18,026 AADT
- State Highway 1: 14,864 AADT

### 2024 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	4,057	19,268	22,153
Avg. HH Income	\$36,406	\$60,347	\$63,295
Median Age	25.1	32.0	32.3



