860 West Main Street
New Roads, LA 70760

PROPERTY SUMMARY





Property Description

Investment opportunity in the New Roads area featuring an approximately 2,860 SF residential home with an additional 852 SF office building on-site, totaling 3,712 SF. Ideal for office, medical, residential, or live/work use, the property offers flexible functionality with a strategic location and ample space for a variety of uses.

Property Highlights

- 3,712 SF building
- Prime location in New Roads area
- Residential property with connecting office building offering live/work potential

Offering Summary

Sale Price:	$535,000
Lot Size:	0.26 Acres
Building Size:	3,712 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	651	3,583	7,486
Total Population	1,814	9,157	19,202
Average HH Income	$69,113	$79,864	$84,753

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REGIONAL MAP



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ADDITIONAL PHOTOS














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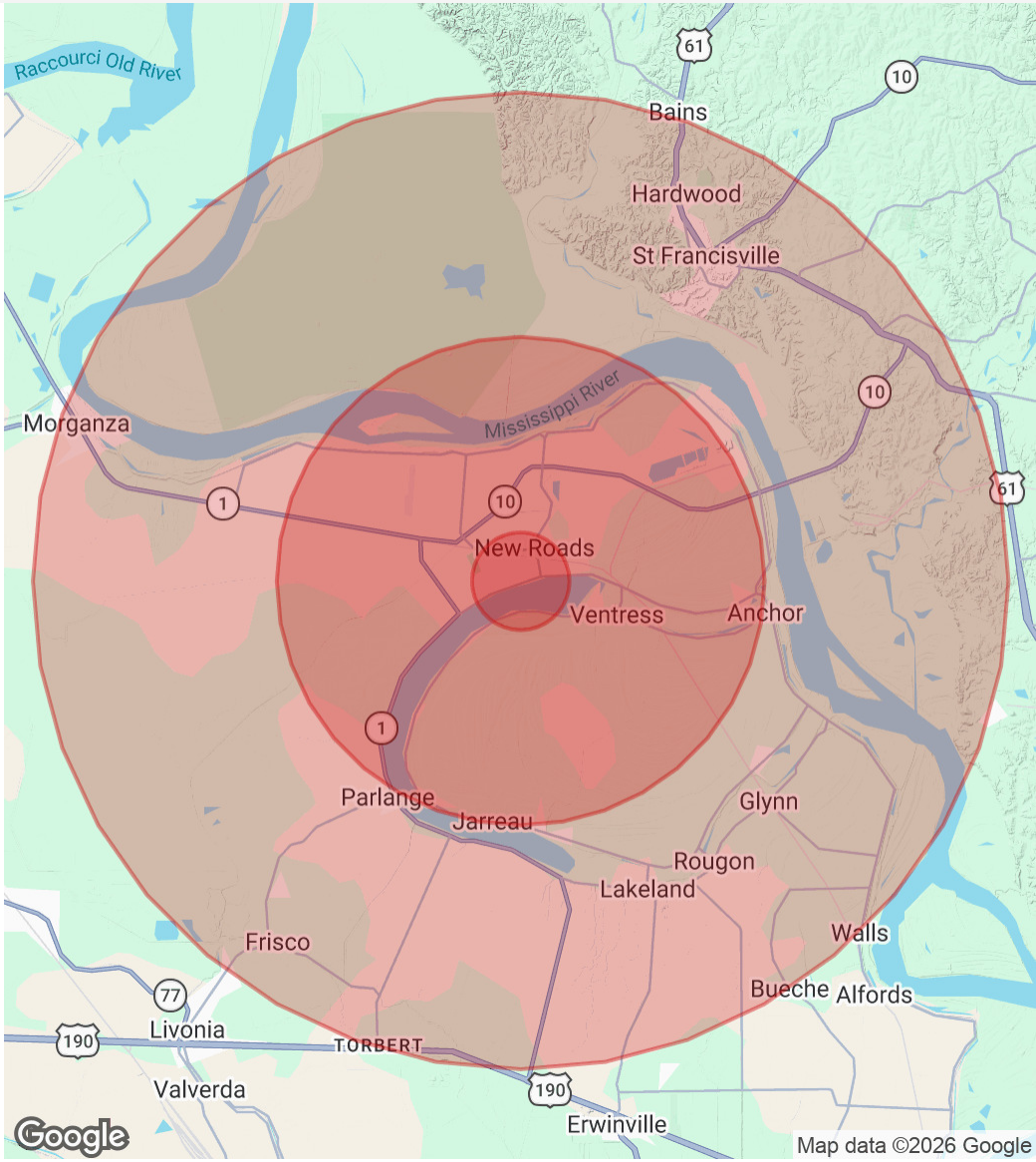
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	1,814	9,157	19,202
Average Age	40.4	42.8	42.0
Average Age (Male)	35.8	38.0	37.9
Average Age (Female)	46.4	47.7	46.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	651	3,583	7,486
# Of Persons Per HH	2.8	2.6	2.6
Average HH Income	$69,113	$79,864	$84,753
Average House Value	$166,926	$212,256	$239,898

2023 American Community Survey (ACS)



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