

For Sale



PROPERTY OVERVIEW

- 100% occupied exceptional two-tenant retail space in a bustling commercial district, close to residential neighborhoods and schools
- Long-term leases with Chick O' Fish and Pro Smoke & Vape backed by personal guarantees from successful multi-unit operators
- Dual drive-thru design catering to the modern quick-service landscape
- Proximity to prominent establishments, such as Willis-Knighton, Brookshire, Walmart, and Kroger

FOR SALE

\$954,000

LEASED SPACES

Suite 1	1,650 SF (Chick O' Fish)
Suite 2	1,000 SF (Pro Smoke)

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
Total Population	9294	34,380	81,485
Average HH Income	\$55,587	\$95,345	\$50,397
Daytime Population	8,037	13,481	62,753



SCAN ME

The information contained herein has either been given to us by property owners or is from professional sources that are believed to be reliable; however, D'Argent Companies, LLC gives no warranty or guarantee that this information is correct, nor to the presence or absence of contaminating substances, PCB's or asbestos, nor to compliance with State and Federal regulations. This information is submitted subject to errors, omissions, changes in price, lease rate, or other conditions and may be withdrawn without notice. D'Argent Companies, LLC is a licensed Louisiana Real Estate Broker #0995701135. #002

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Aerial Overview



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