

For Lease

SECOND GENERATION RESTAURANT **5900 MAIN ST, ZACHARY, LA 70791**

\$130,000
ABSOLUTE NET



PROPERTY INFO:

- Building Area: 3,487 SF
- Land Area: 2.27 Acres
- Parking: 51 Spaces
- Access via signalized intersection with adjacent shopping center plus direct access to Main Street
- Zoning: C-1 - Light Commercial
- Located directly across Main Street from Walmart Supercenter
- Main Street traffic count: 22,100 ADT
- Monument signage for strong visibility and branding

CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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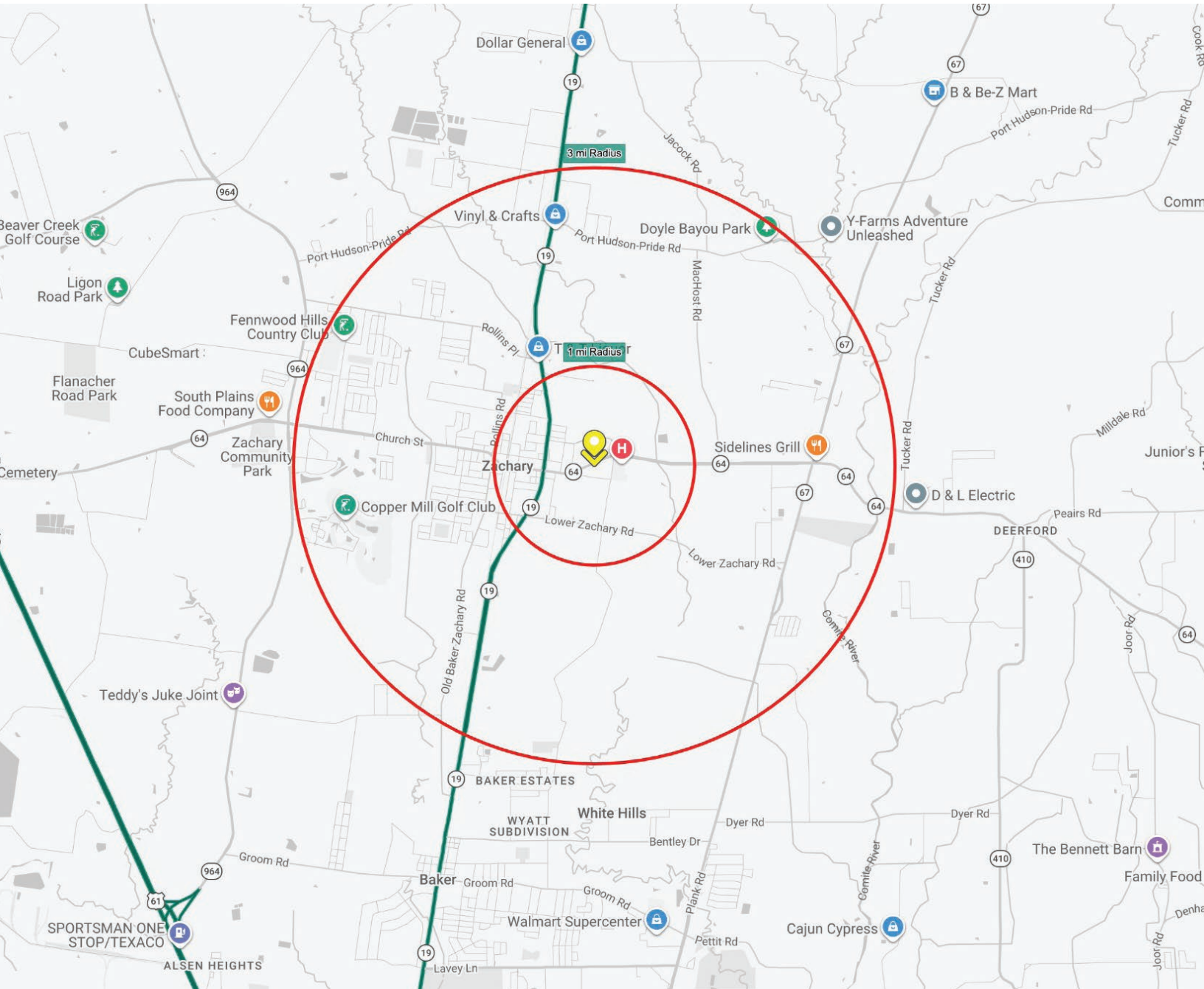
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1 mi **3 mi** **5 mi**
radius **radius** **radius**

Population

2025 Estimated Population	2,789	17,122	36,335
2030 Projected Population	2,783	16,720	35,622
2020 Census Population	2,651	17,020	36,989
2010 Census Population	2,941	14,835	33,271
Projected Annual Growth 2025 to 2030	-	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	-0.3%	1.0%	0.6%
2025 Median Age	38.5	35.8	35.9

Households

2025 Estimated Households	1,115	6,027	13,036
2030 Projected Households	1,144	6,068	13,140
2020 Census Households	1,034	6,112	13,431
2010 Census Households	1,082	5,179	11,675
Projected Annual Growth 2025 to 2030	0.5%	0.1%	0.2%
Historical Annual Growth 2010 to 2025	0.2%	1.1%	0.8%

Race and Ethnicity

2025 Estimated White	42.5%	48.8%	40.8%
2025 Estimated Black or African American	51.7%	45.2%	53.8%
2025 Estimated Asian or Pacific Islander	1.6%	1.8%	1.4%
2025 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%
2025 Estimated Other Races	4.0%	4.0%	3.9%
2025 Estimated Hispanic	3.4%	3.6%	3.5%

Income

2025 Estimated Average Household Income	\$87,826	\$122,024	\$102,885
2025 Estimated Median Household Income	\$71,794	\$97,214	\$79,266
2025 Estimated Per Capita Income	\$35,355	\$43,008	\$36,968

Education (Age 25+)

2025 Estimated Elementary (Grade Level 0 to 8)	0.9%	0.9%	1.8%
2025 Estimated Some High School (Grade Level 9 to 11)	7.6%	4.4%	4.7%
2025 Estimated High School Graduate	33.4%	28.1%	30.9%
2025 Estimated Some College	18.5%	18.8%	19.9%
2025 Estimated Associates Degree Only	4.6%	7.7%	6.6%
2025 Estimated Bachelors Degree Only	24.3%	25.3%	21.3%
2025 Estimated Graduate Degree	10.6%	14.7%	14.8%

Business

2025 Estimated Total Businesses	308	803	1,457
2025 Estimated Total Employees	3,114	6,897	10,873
2025 Estimated Employee Population per Business	10.1	8.6	7.5
2025 Estimated Residential Population per Business	9.1	21.3	24.9