



RETAIL PROPERTY FOR SALE & LEASE

Delcambre Retail/ Industrial

1518 Veterans Memorial Drive, Erath, LA 70533

Presented By:

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Veterans Memorial Dr. — 12,292 VPD



OFFERING SUMMARY

Sale Price:	\$895,000
Sales Price Per SF:	\$96.96
Lease Rate:	\$9.50 SF/YR
Lot Size:	0.888 Acres
Building Size:	9,230 SF
Lease Type:	NNN
Parking:	±26 Spaces
Traffic Count:	12,292 ADT
Road Frontage:	±145 FT
Flood Zone:	AE - 1% Annual Chance of Flooding
Property Taxes:	\$10,591 (2025)
Occupancy:	Family Dollar to Vacate Summer of 2026

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PROPERTY DESCRIPTION

Located at 1518 Veterans Memorial Drive (LA Hwy 14) with an Erath mailing address, this 9,230 SF retail building is actually situated within the city limits of the Town of Delcambre. The property sits on 0.888 acres and offers approximately 145 feet of frontage on LA Hwy 14, with average daily traffic counts of 12,292 vehicles. The site is currently occupied by Family Dollar, which is expected to vacate in June 2026, creating an opportunity for an owner-user, investor, or tenant seeking a well-positioned retail location. The property is available for sale or lease.

Positioned along a primary commercial corridor serving Delcambre, Erath, and the broader Acadiana region, the site benefits from demand drivers tied to the area's seafood and commercial fishing industries, agriculture, oil and gas services, and healthcare. Vermilion Parish is known for its seafood and agricultural base, coastal access, and business activity connected to the Gulf energy economy, while the surrounding Acadiana market continues to draw investment from manufacturing, technology, and industrial users.

The location also stands to benefit from major regional job growth. In nearby Iberia Parish, First Solar's \$1+ billion manufacturing facility at Acadiana Regional Airport recently began production and is expected to create more than 800 direct jobs when fully ramped up. Also in New Iberia, Global Vessel & Tank announced an expansion expected to create 50 direct jobs and retain 106 existing positions. In the broader Acadiana region, Lafayette has recently added several significant growth projects, including MMR Group's expansion projected to create 196 direct jobs and Drone Institute's headquarters expansion projected to create 610 direct jobs over time. Together, these projects reinforce the economic momentum of the regional trade area and support future retail and service demand.

With strong highway visibility and upcoming vacancy in June 2026, 1518 Veterans Memorial Drive offers a great opportunity to secure a flexible retail asset in a corridor supported by both established local industry and expanding regional employment centers.

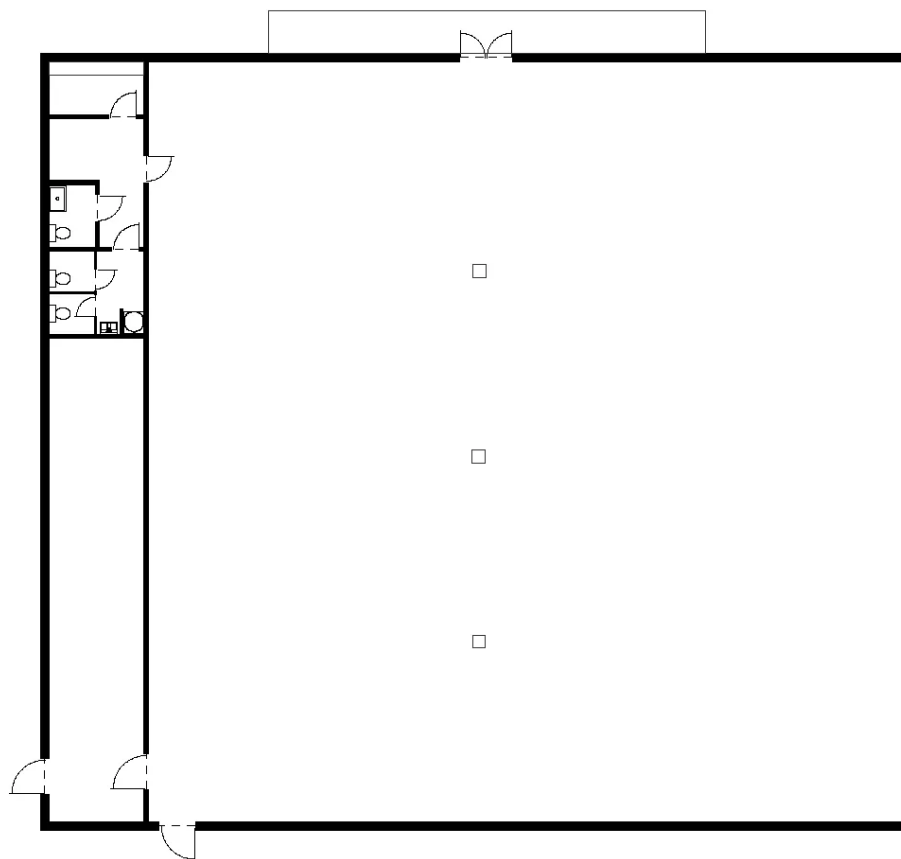




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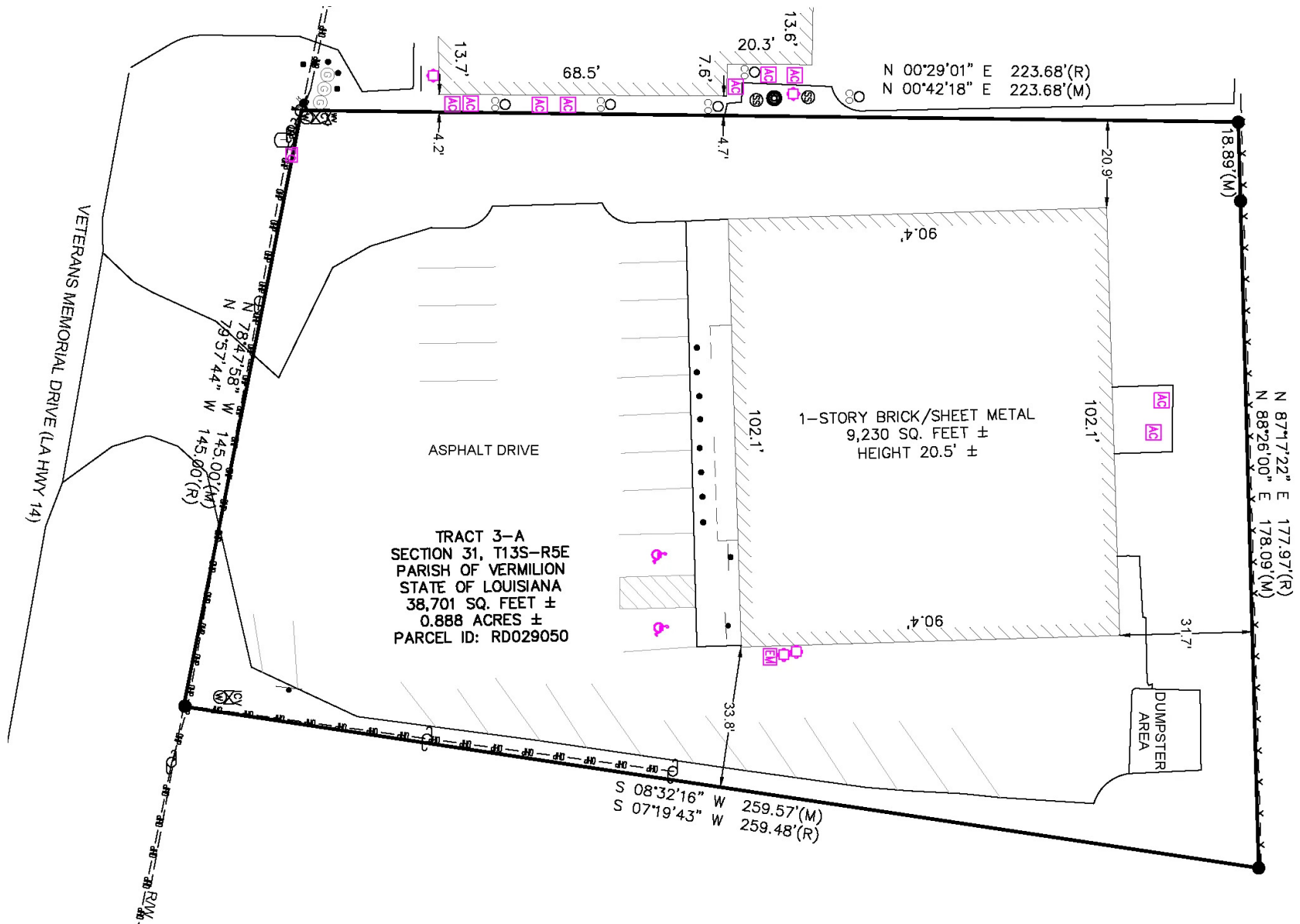
**1518 Veterans Memorial Dr.
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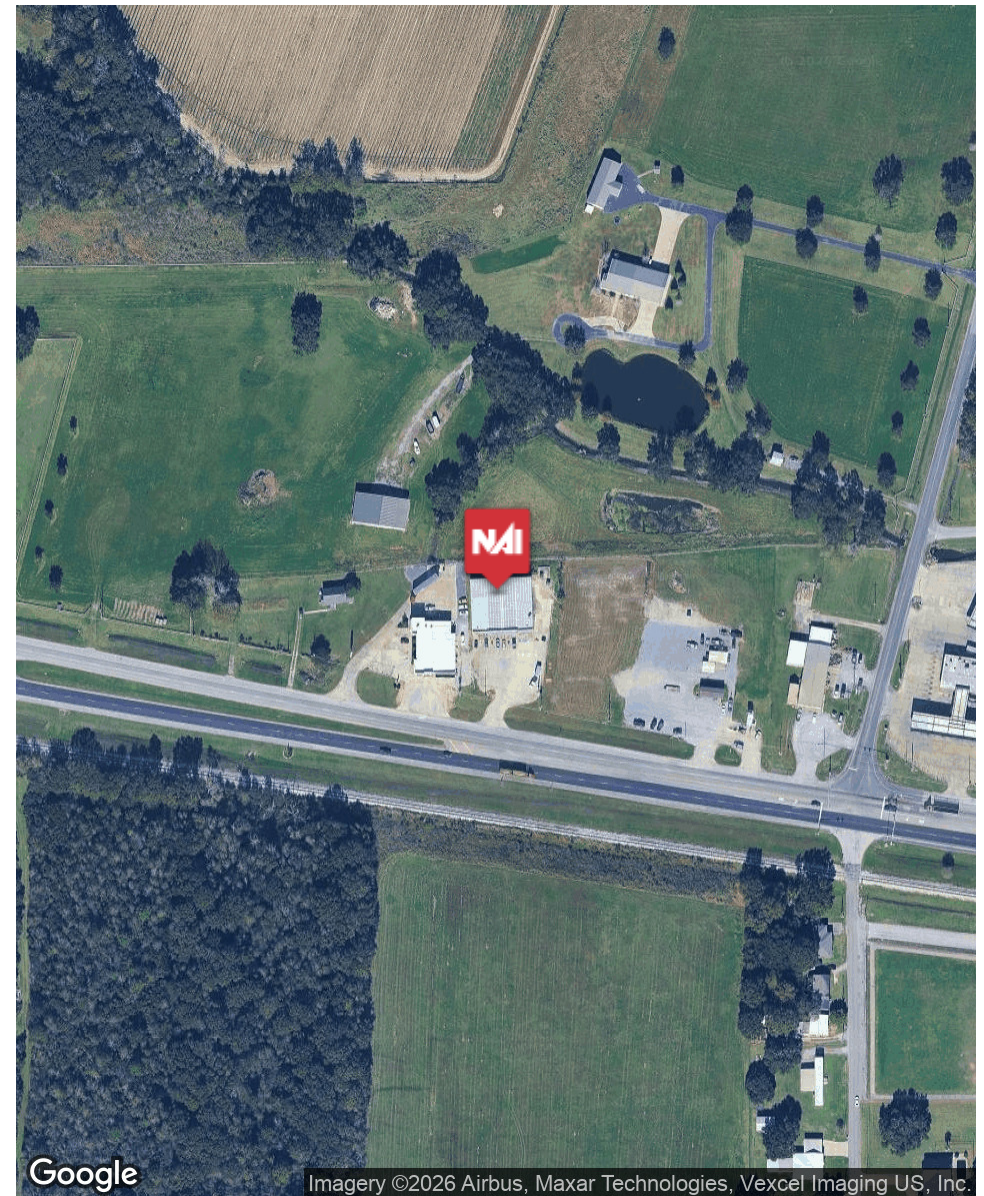
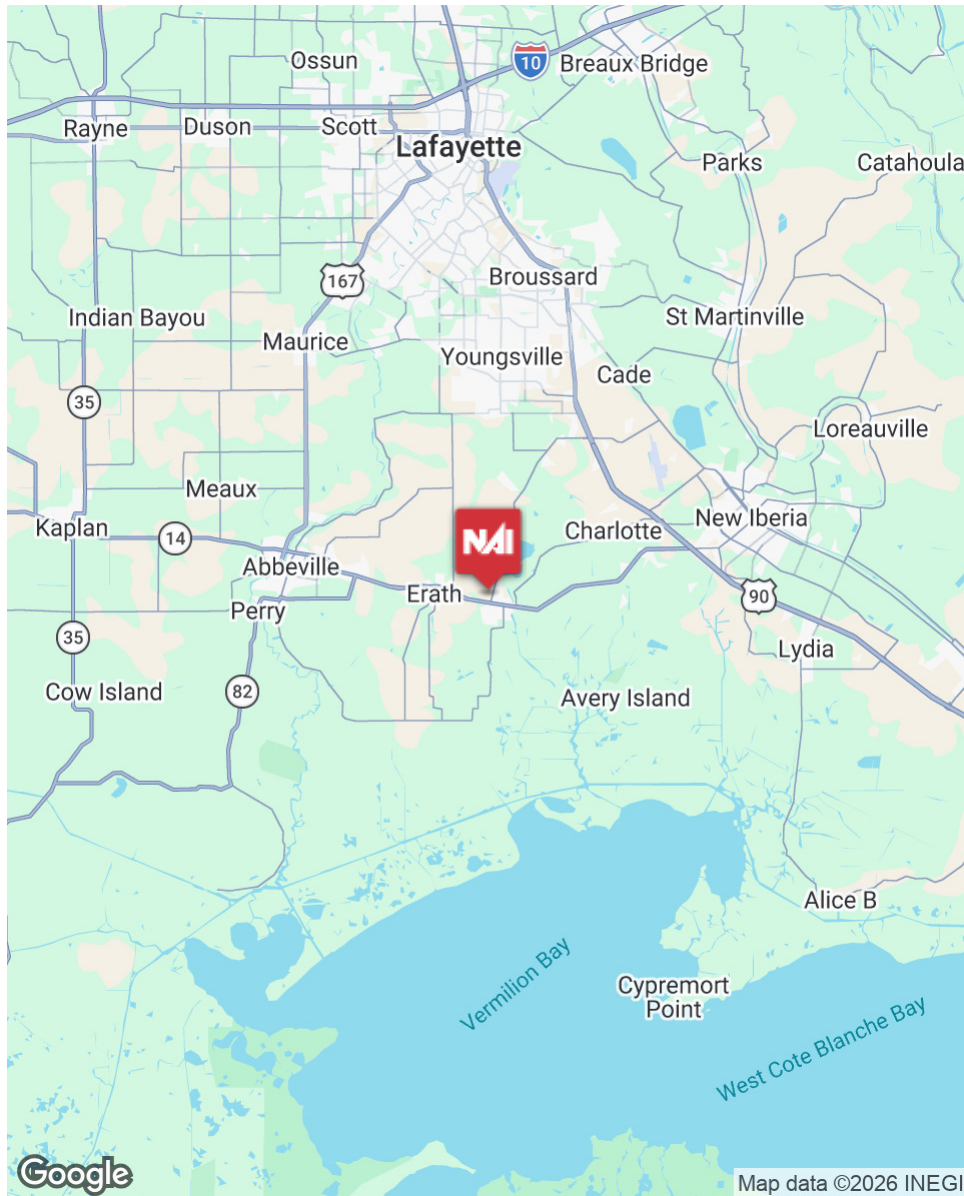


*The property has an Erath address, but is located in the Town of Delcambre.

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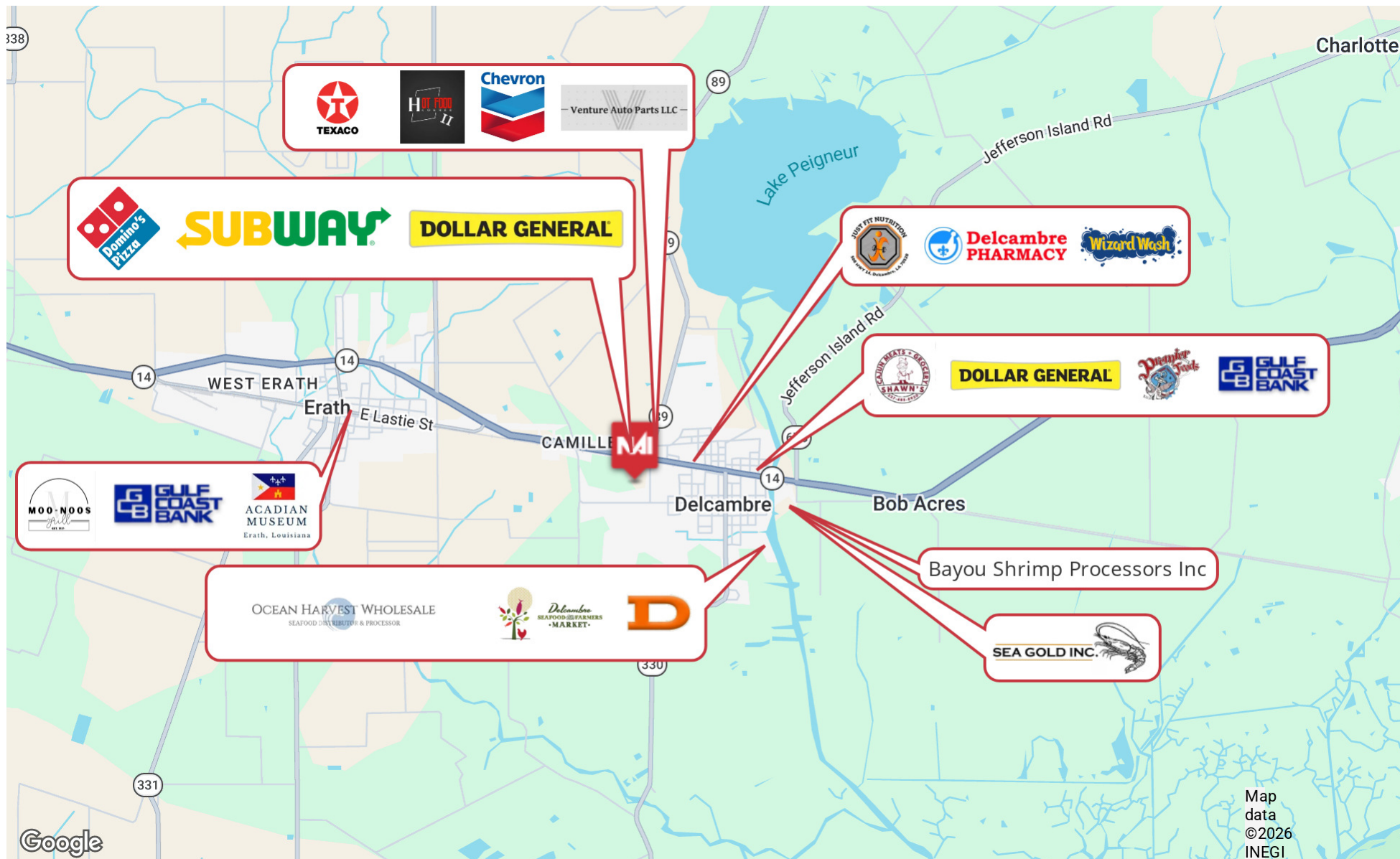
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SPENDING POWER

Drive time of 15 minutes

KEY FACTS (2025)



42,020

Total Population



16,722

Total Households



\$56,384

Median Household Income



39.1

Median Age



2.50

Average Household Size



\$46,985

Median Disposable Income



-0.2%

2025-2030 Growth Rate: Population



0.2%

2025-2030 Growth Rate: Households



1.9%

2025-2030 Growth Rate: Median HH Inc

TOTAL SPENT (2025)



\$27,694,178

Apparel/ Services



\$46,593,764

Food Away from Home



\$97,891,856

Health Care



\$47,322,294

Entertainment/ Recreation



\$84,324,506

Finance/ Insurance Sales



\$33,761,786

HH Furnishings/ Equipment



\$11,873,599

Personal Care Products/ Services



\$3,255,312

Large Appliance Expenditures



Veterans Memorial Dr. 12,292 VPD

For More Information:

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