

12282 Highway 431
12282 Highway 431 St Amant, LA 70774

PROPERTY SUMMARY



Property Description

Highly visible commercial property located along Hwy 431 in St. Amant, offering approximately 22,372 SF on 2.07 acres. The property has a long-standing history as Gonzales Used Furniture and features a versatile layout suitable for retail, showroom, warehouse, office, storage, or owner-user use. The site offers strong Hwy 431 frontage, approximately 150 parking spaces, a loading dock/grade level access, and large overhead doors. The metal roof was replaced approximately four years ago.

Property Highlights

- 22,372 SF Commercial Building on 2.07 Acres
- Approximately 150 On-Site Parking Spaces
- Loading Dock / Grade-Level Access & Large Overhead Doors
- Property includes 3-phase electrical service and central HVAC.

Offering Summary

Sale Price:	\$1,350,000
Number Of Units:	2
Lot Size:	2.07 Acres
Building Size:	22,372 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	823	6,954	19,176
Total Population	2,613	18,026	50,550
Average HH Income	\$94,487	\$100,083	\$98,340

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LOCATION MAP



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ADDITIONAL PHOTOS



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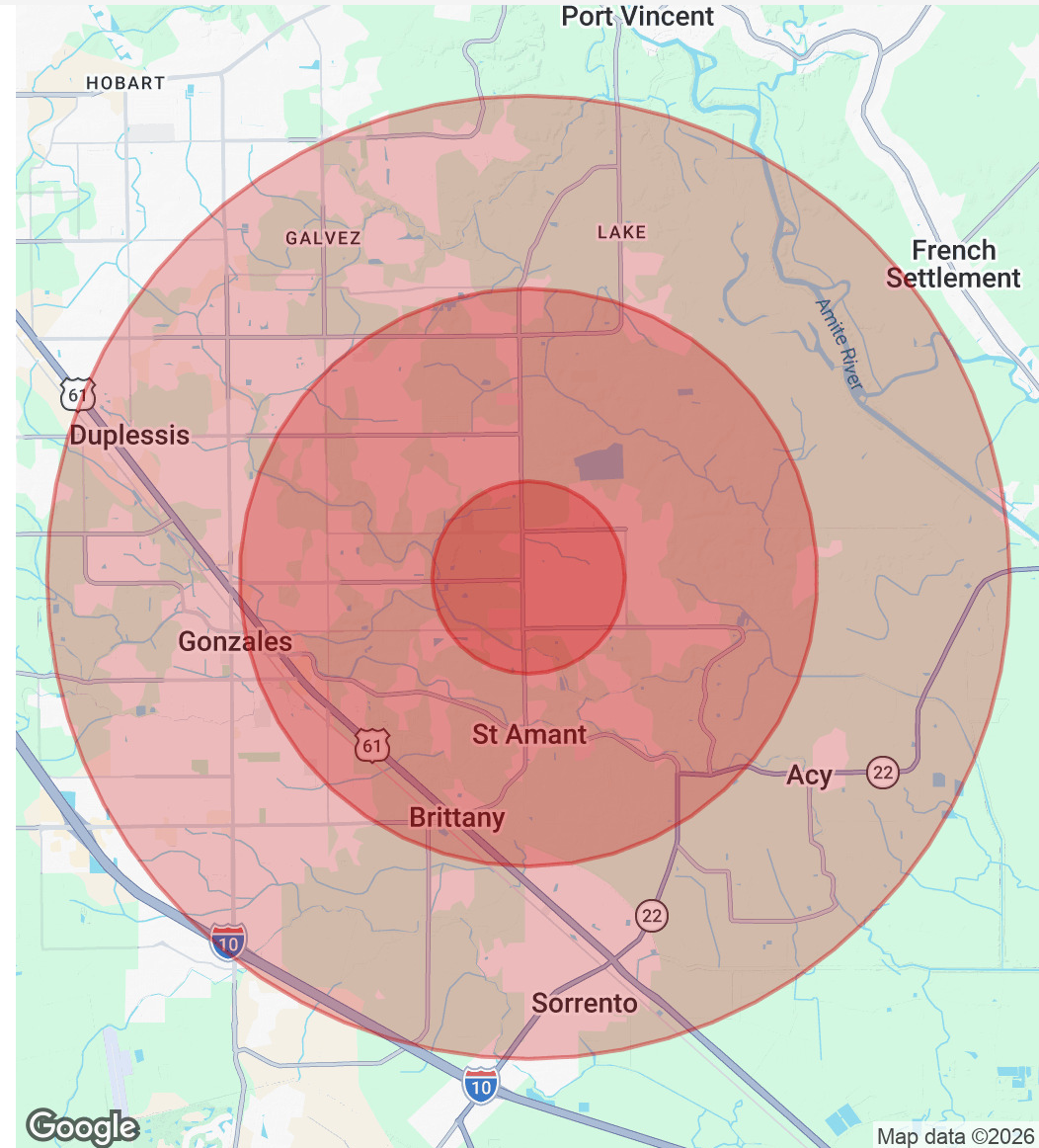
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	2,613	18,026	50,550
Average Age	39.1	41.4	39.1
Average Age (Male)	40.0	40.6	37.4
Average Age (Female)	36.9	41.8	39.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	823	6,954	19,176
# Of Persons Per HH	3.2	2.6	2.6
Average HH Income	\$94,487	\$100,083	\$98,340
Average House Value	\$254,977	\$247,332	\$242,366

2023 American Community Survey (ACS)



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