

Natchitoches 2nd-Gen QSR

904 Keyser Ave Natchitoches, LA 71457

PROPERTY SUMMARY



Property Description

3,122 SF freestanding QSR building with drive-thru available for sale on 0.88 acres in Natchitoches' primary retail corridor. Built in 2021, the building was formerly operated as McAlister's Deli and is ready for immediate re-tenanting or owner-user occupancy.

The site is positioned as an outparcel to Hobby Lobby and Super 1 Foods, within a retail corridor anchored by Walmart, Ashley Furniture, Cato Fashions, Citi Trends, and Dollar General. Natchitoches Regional Medical Center is less than one mile away. 13,000 VPD, full access with a center turn lane, and 36 parking spaces.

Offering Summary

Sale Price:	\$1,790,000
Building Size:	3,122 SF
Land Size:	.88 Acres (38,378 SF)

Highlights

- 3,122 SF freestanding QSR | Built 2021 | Drive-thru equipped
- .88-acre site | 36 parking spaces
- Hood and grease trap in place | 3 RTUs (29.5 tons)
- Outparcel to Hobby Lobby & Super 1 Foods. Walmart across Keyser Ave.

Bryant Butler
225.237.3343
bbutler@beaubox.com

Beau Box, SIOR
225.931.3200
bbox@beaubox.com

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SITE AERIAL



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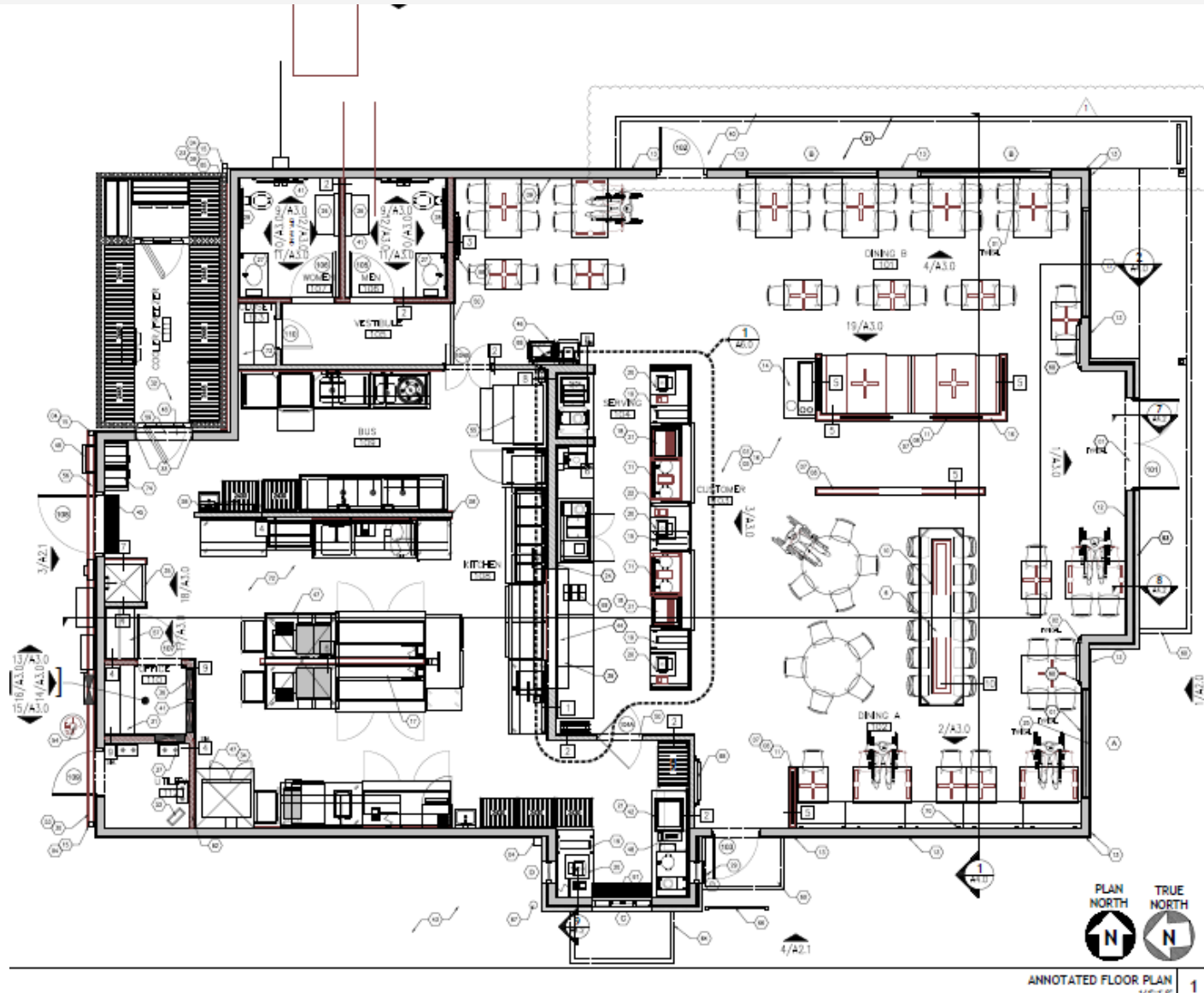
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FLOOR PLAN



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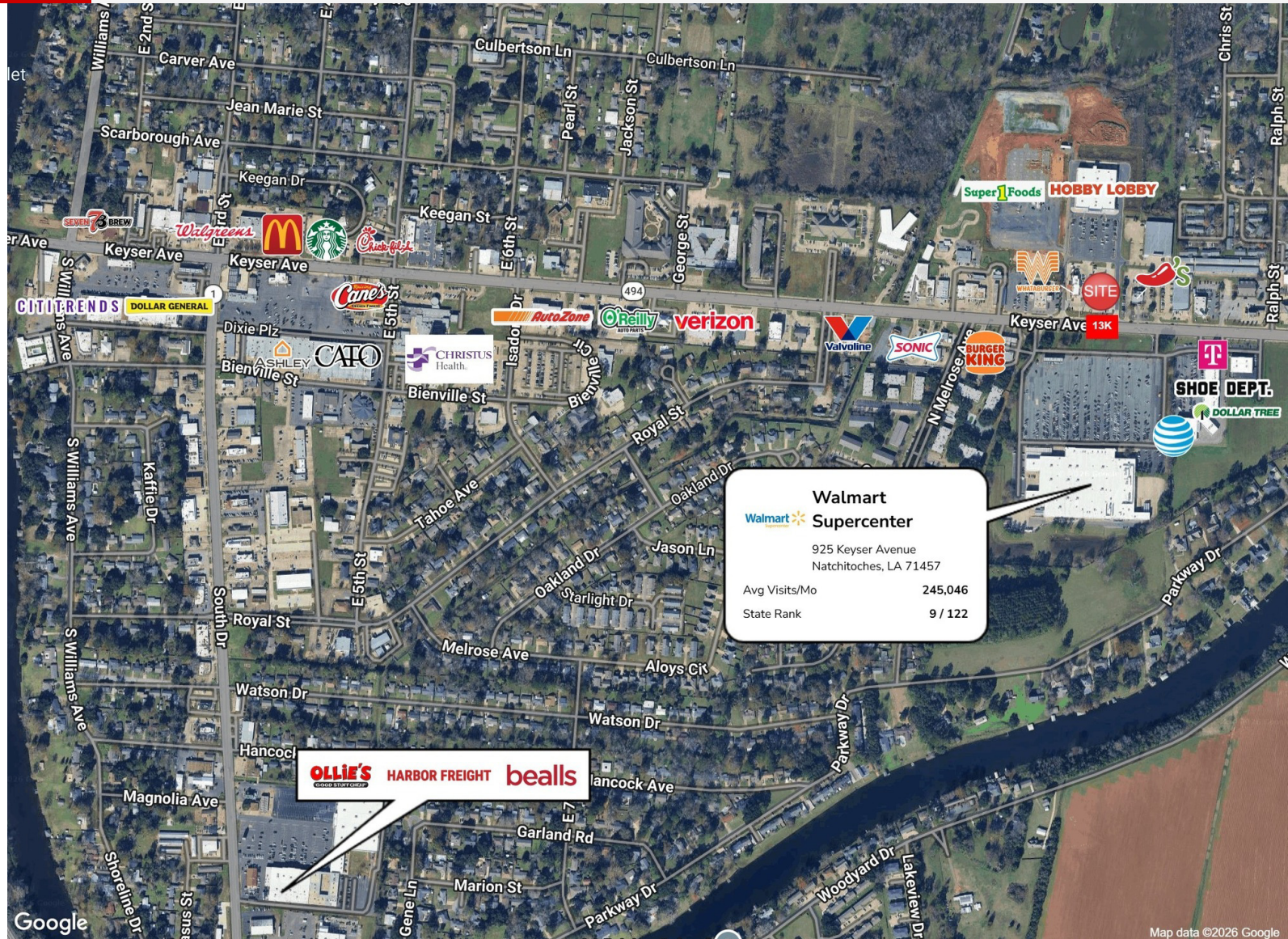
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AREA RETAILER MAP



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ADDITIONAL SITE PHOTOS



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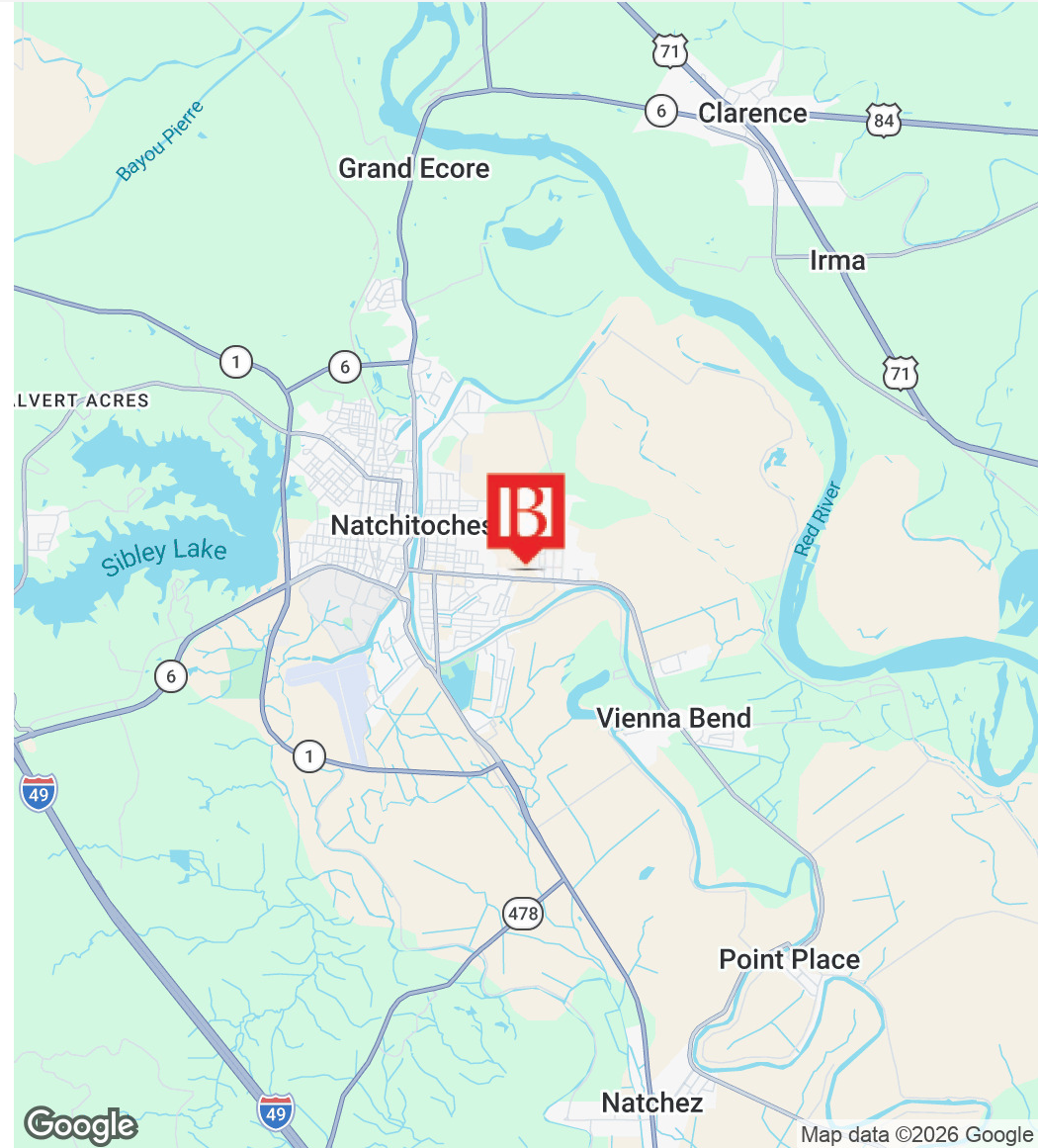
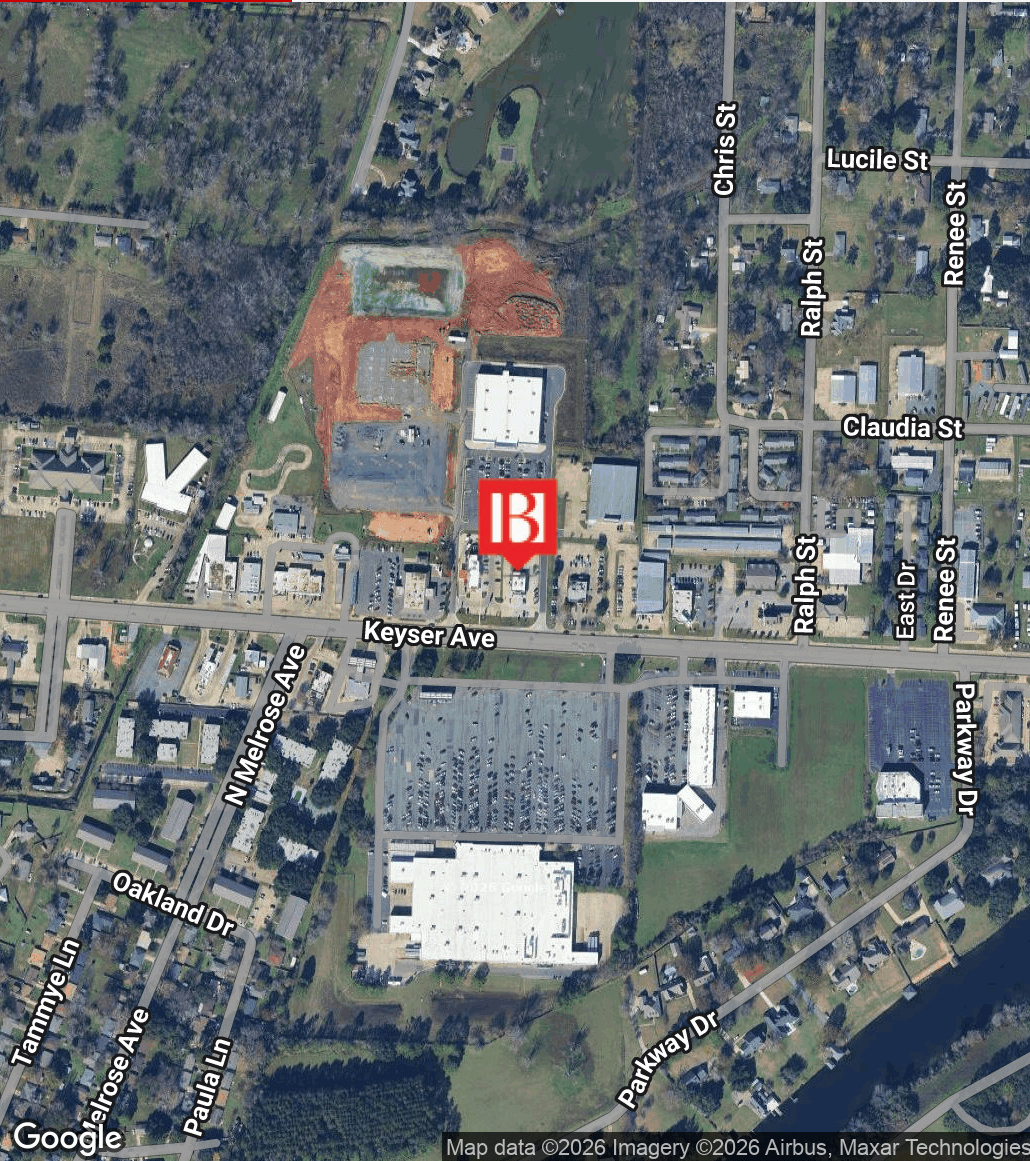
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LOCATION MAP



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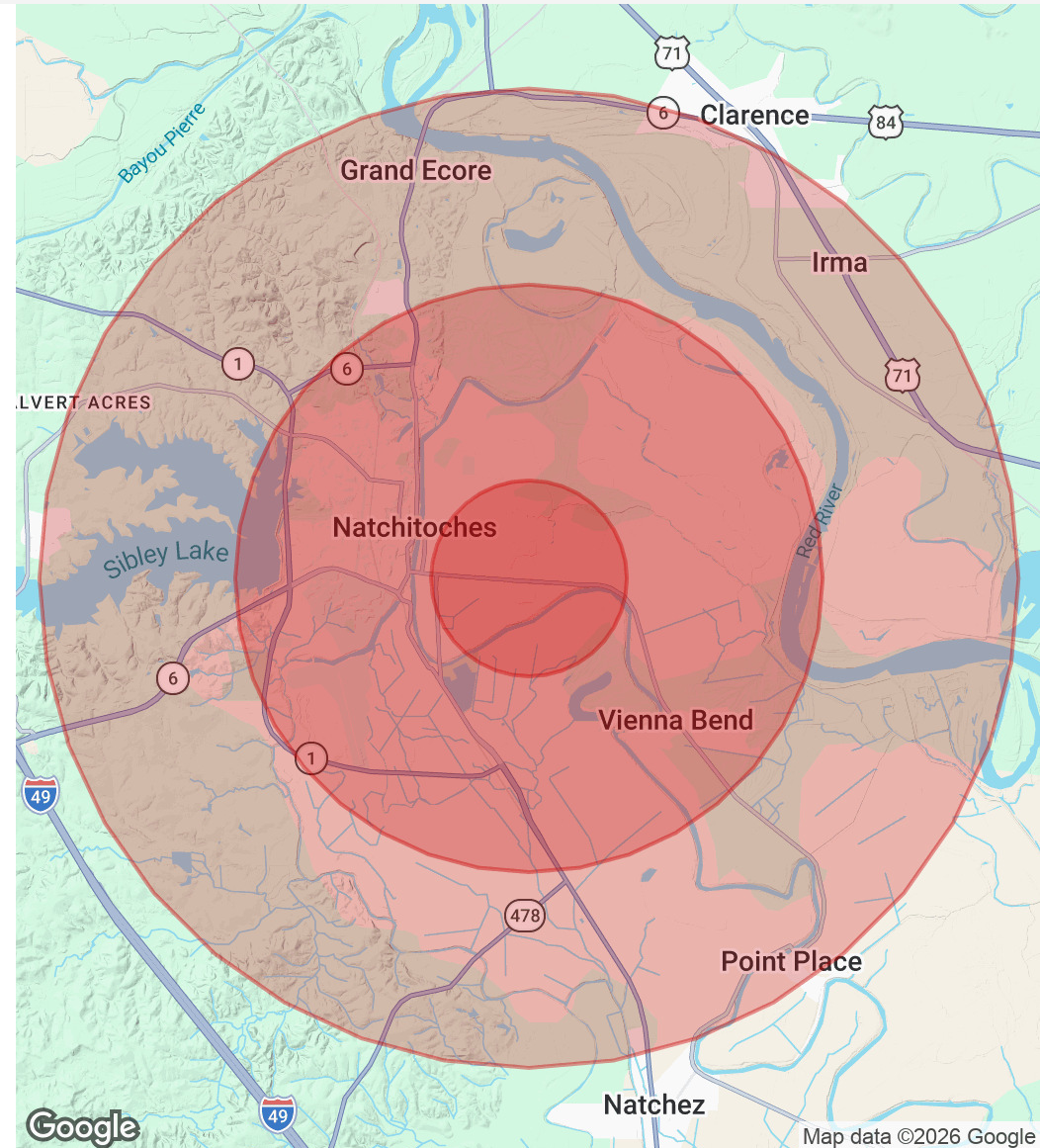
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	3,456	17,871	21,593
Average Age	42.6	32.8	33.4
Average Age (Male)	36.6	30.3	30.8
Average Age (Female)	44.1	33.8	34.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,490	6,516	7,865
# Of Persons Per HH	2.3	2.7	2.7
Average HH Income	\$84,572	\$60,220	\$62,627
Average House Value	\$203,279	\$176,619	\$187,489

2023 American Community Survey (ACS)



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