

LAND FOR SALE

14150 US-190

Hammond, LA 70401

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Commercial Sales and Leasing
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PROPERTY DESCRIPTION

±0.68-acre retail pad site located on Highway 190 in Hammond, LA, positioned between Chick-fil-A and Andy's Frozen Custard with cross access and shared pylon signage. Situated in a dominant retail corridor near Walmart, Lowe's, and Rouses, the site offers excellent visibility and convenient access just ¼ mile from Interstate 55.

PROPERTY HIGHLIGHTS

- ±0.68 Acre Retail Pad Site on Highway 190 in Hammond, LA
- Premier Positioning between Chick-fil-A and Andy's Frozen Custard with cross access to Chick-fil-A and shared pylon signage, multiple ingress/egress options available
- Dominant Retail Corridor anchored by Walmart Supercenter, Lowe's, Rouses Market, and other national retailers
- Excellent Visibility & Access with ±81' frontage on Highway 190 and proximity (~¼ mile) to the Interstate 55 interchange
- Ideal for QSR (non-chicken), coffee, dessert, medical, or service retail users

OFFERING SUMMARY

Sale Price:	\$770,000 (\$26/SF)
Lot Size:	0.68 Acres
Zoning:	C-H Commercial Highway
Traffic Counts:	+29k ADT (US Hwy 190) / + 58k ADT (I-55)
Restrictions:	No restaurant deriving ≥25% of gross sales from chicken

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	192	5,612	78,836
Total Population	597	17,242	214,985
Average HH Income	\$40,626	\$42,949	\$49,510

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OPTION
3

A

D/F MULTI - TENANT PYLON

SCALE: 3/16" = 1'-0"

ONE (1) REQUIRED • MANUFACTURE AND INSTALL

292 SQ. FT.

D/F MANDIB CABINETS

TWO (2) FABRICATED D/F ALUM. CABINET WITH WHITE BLEED FACES
.063" ALUM. TILLER, PAINTED MATTHEWS #74355 DARK
BRONZE, SEMI-GLOSS.

INTERNAL TENANT - TO BE DETERMINED

WHITE BLEED FLEX FACES DECORATED WITH TRANSLUCENT
VINYL APPLIED FIRST SURFACE, SHOW THRU COPY
PRINT INTERIOR OF CABINETS MATTE WHITE, SEMI-GLOSS
FINISH.

INTERNALLY ILLUMINATED WITH 7200K WHITE LEDs.

CHUCK FLIR

WHITE BLEED FLEX FACES DECORATED WITH 3M H3630 53
TRANSLUCENT CARBONAL RED VINYL APPLIED FIRST SURFACE.
WHITE SHOW THRU GRAPHICS.
PAINT INTERIOR OF CABINETS MATTE WHITE, SEMI-GLOSS
FINISH.

INTERNALLY ILLUMINATED WITH 7200K WHITE LEDs.

POLE SUPPORT

STAGED STEEL POLES, PAINTED MATTHEWS #74355 DARK
BRONZE, SEMI-GLOSS.

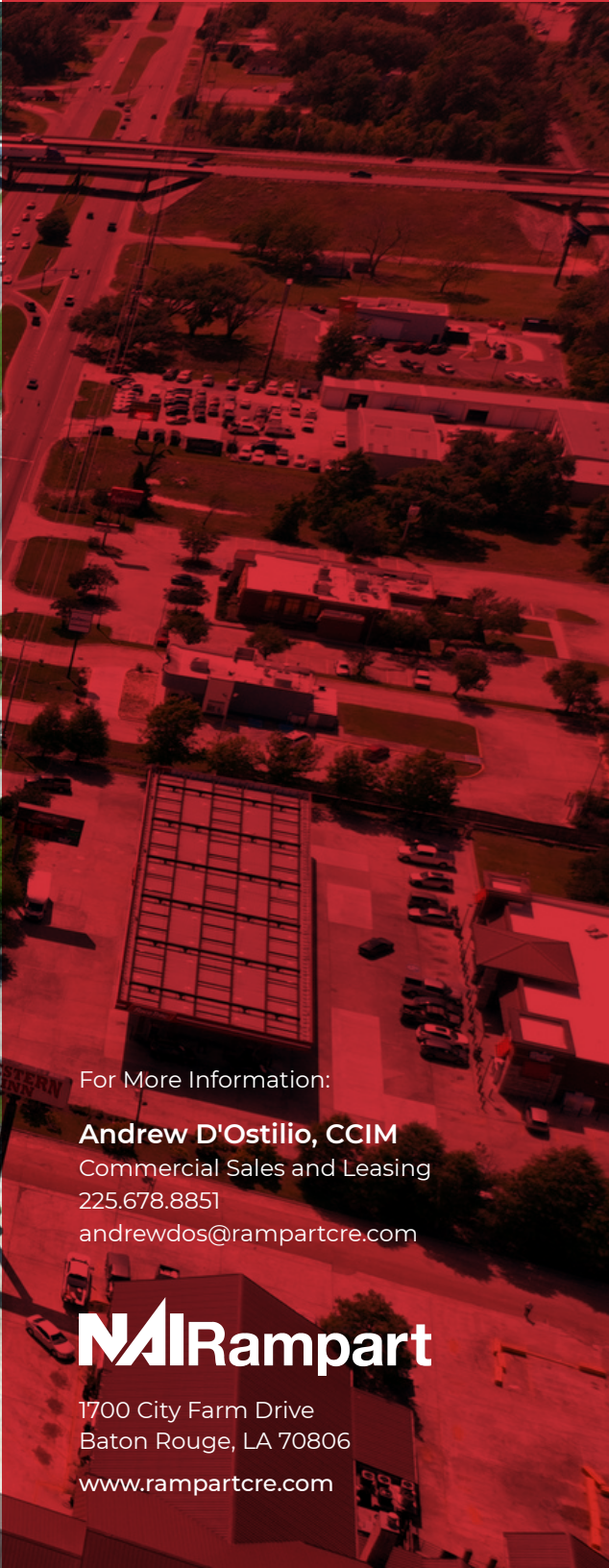
GAZ LARS TO DETERMINE SUPPORT SIZES.

WEATHERPROOF POWER BOX PROVIDED AND INSTALLED
BY CUSTOMER. PRIMARY ELECTRICAL BY E.C.

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For More Information:

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