



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

FOR LEASE

# FORMER FAMILY DOLLAR

12902 HWY 190, PORT ALLEN, LA 70729

**8,500 SF**

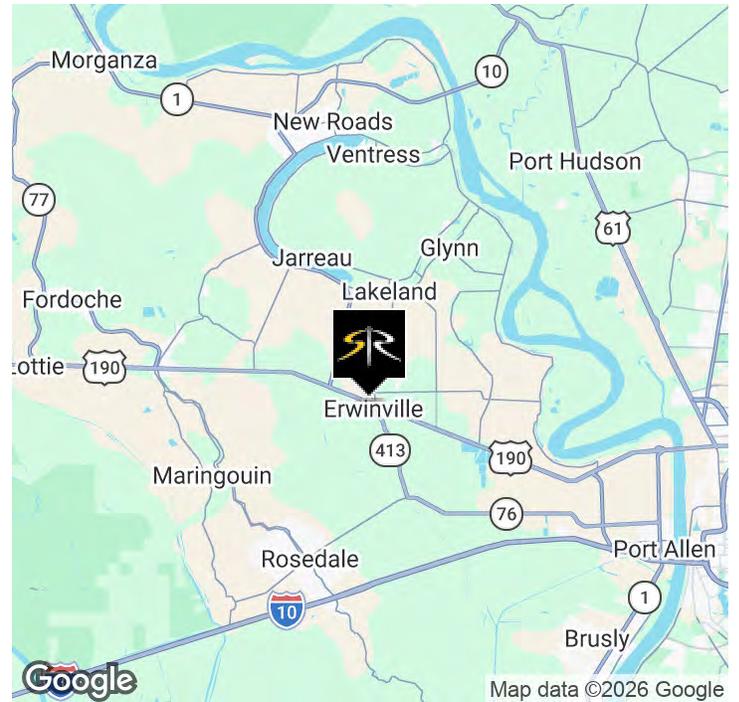


## OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	8,500 SF
Lot Size:	1 Acres
Traffic Count:	20,412+ ADT

## PROPERTY HIGHLIGHTS

- Former Family Dollar For Lease
- 8,500 SF Free-Standing Building
- Located in Erwinville, Louisiana near the Poydras Bayou Rd. intersection
- 180' Hwy. 190 Frontage
- \$8.00 SF/yr (NNN)



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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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RETAIL MAP

# FORMER FAMILY DOLLAR

12902 HWY 190, PORT ALLEN, LA 70729

8,500 SF



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

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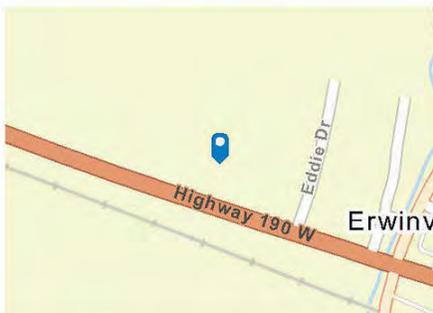
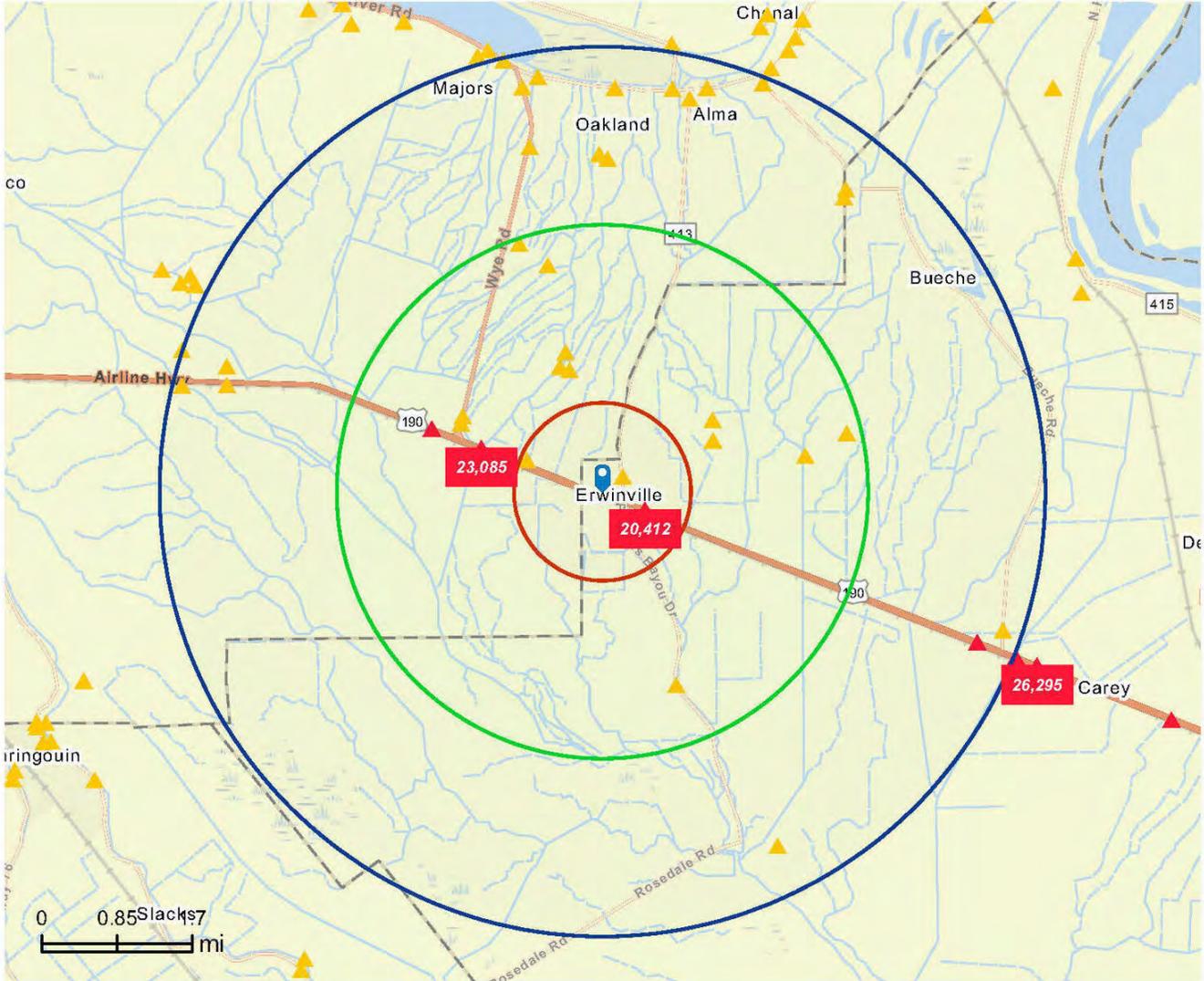
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TRAFFIC COUNT MAP

# FORMER FAMILY DOLLAR

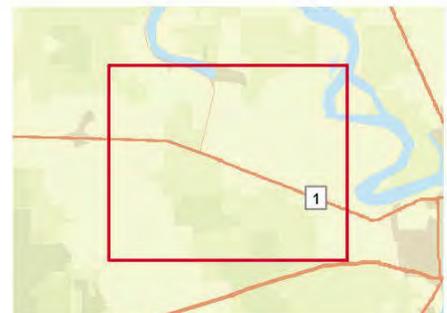
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**8,500 SF**



### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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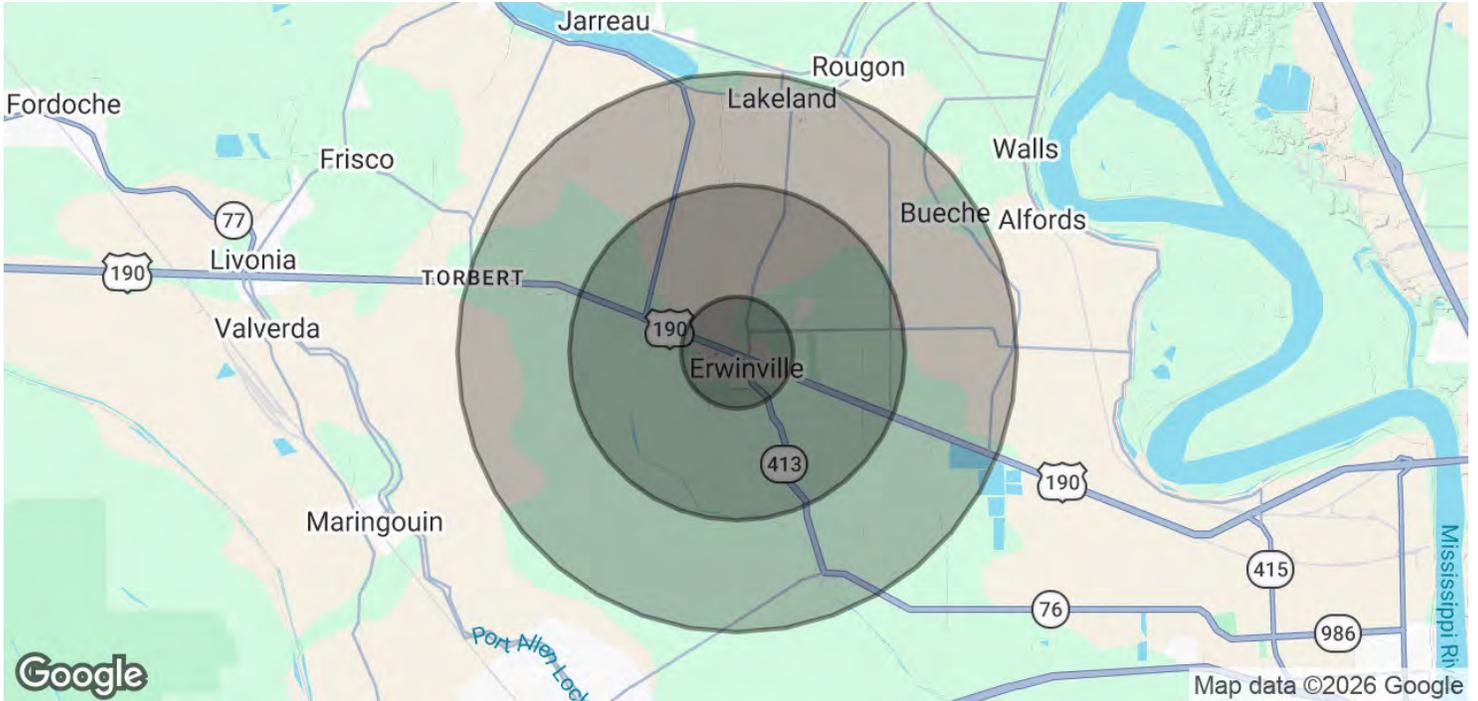


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DEMOGRAPHICS: 1, 3, 5 MILE RADII  
**FORMER FAMILY DOLLAR**

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**8,500 SF**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	731	2,741	4,978
Average Age	42	43	42
Average Age (Male)	41	42	41
Average Age (Female)	43	44	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	289	1,120	2,007
# Of Persons Per HH	2.5	2.4	2.5
Average HH Income	\$96,774	\$93,169	\$93,747
Average House Value	\$270,396	\$250,188	\$245,174

*Demographics data derived from AlphaMap*

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