



retail specialists

Your Retail Real Estate Experts

+/-1 Acre Pad-Ready Site

5836 N Market Street

Blanchard, LA 71107



FOR SALE/LEASE

Property Highlights

- 0.92 acre pad-ready site available for sale or ground lease
- Great frontage on N Market Street
- New and rapidly growing retail corridor with great neighboring synergy including a new Walmart
- Site is 0.5 miles from I-49 exit 215
- Call for more information and pricing



ACRES
0.92



TRAFFIC
10,736 VPD



ACCESS
Interstate

Demographics

3 mile

5 mile

10 mile

	3 mile	5 mile	10 mile
Population	9,254	23,308	125,402
Households	3,590	8,765	48,994
Daytime Pop	6,753	24,898	167,908
Med HH Income	\$52,967	\$44,088	\$42,144

Haden Smith, MRED, CCIM haden@retailspecialists.com 205.240.3167

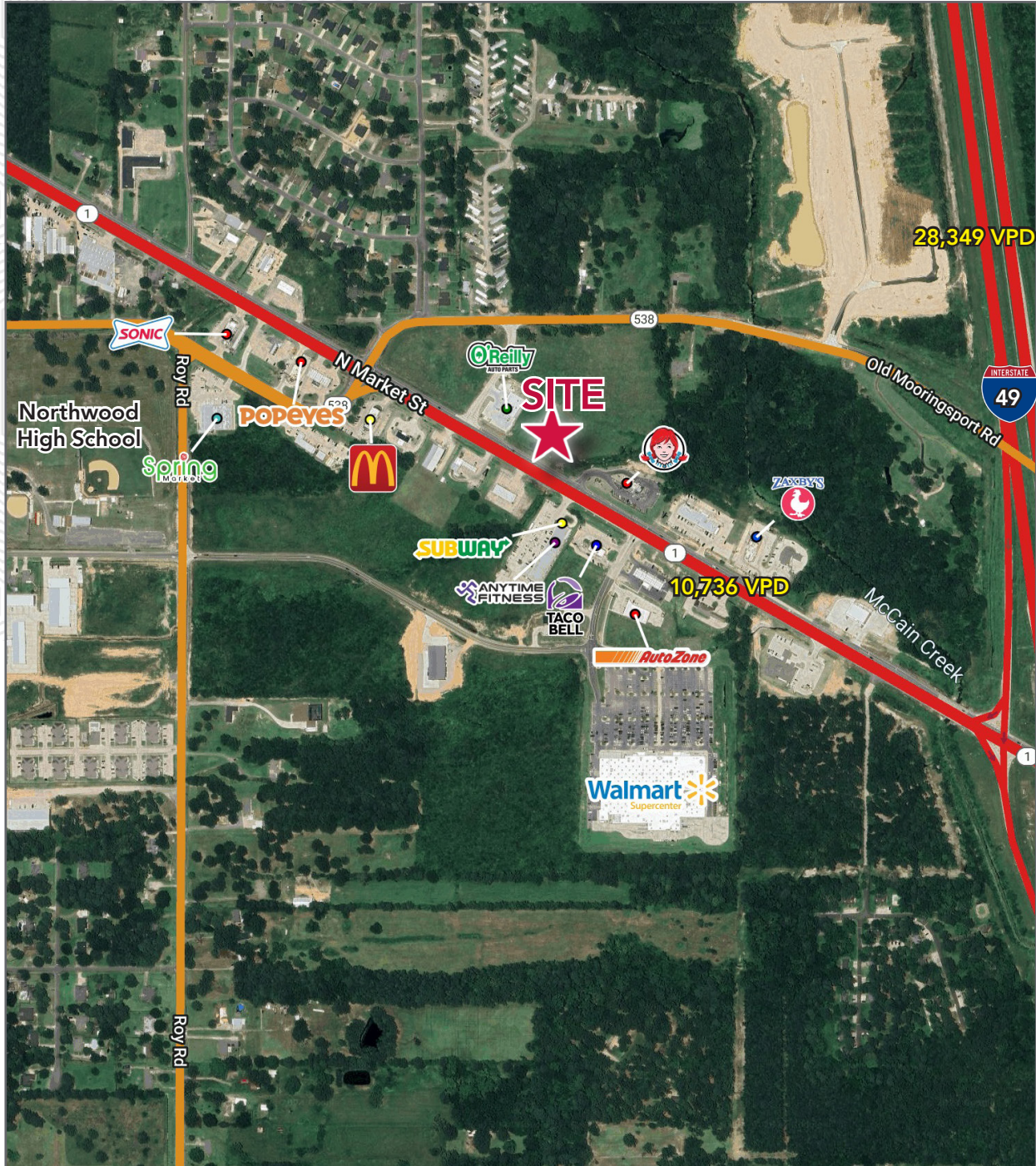


retail specialists

Pad-Ready Site

5836 N Market St Blanchard, LA 71107

Market Aerial



FOR SALE/LEASE

Haden Smith, MRED, CCIM haden@retailspecialists.com 205.240.3167

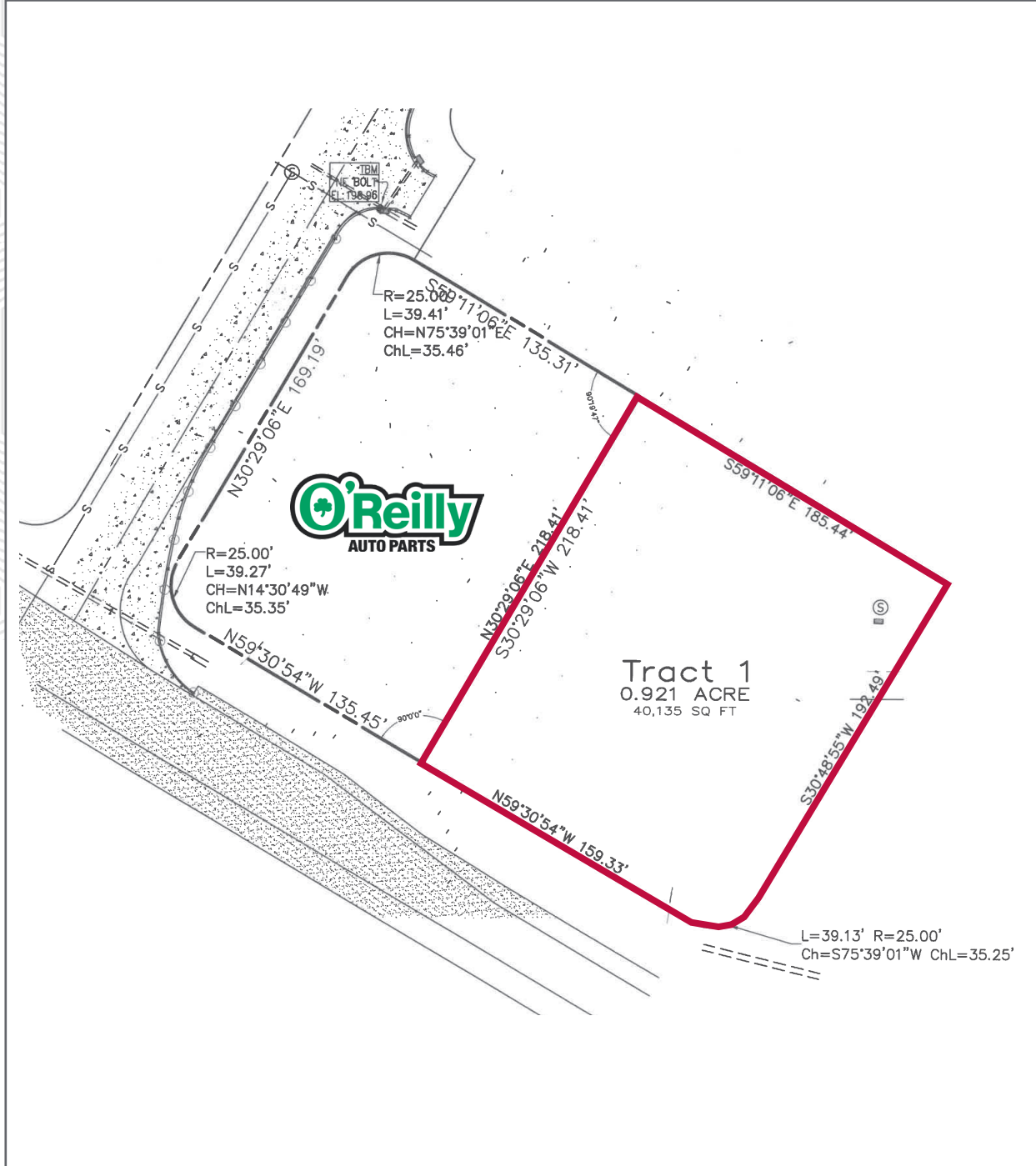


retail specialists

Pad-Ready Site

5836 N Market St Blanchard, LA 71107

Survey



FOR SALE/LEASE

Haden Smith, MRED, CCIM haden@retailspecialists.com 205.240.3167