



104 Armour Dr, Houma, LA 70364

RETAIL BIG BOX OPPORTUNITY IN HOUMA

MATT EATON, CCIM • PARTNER

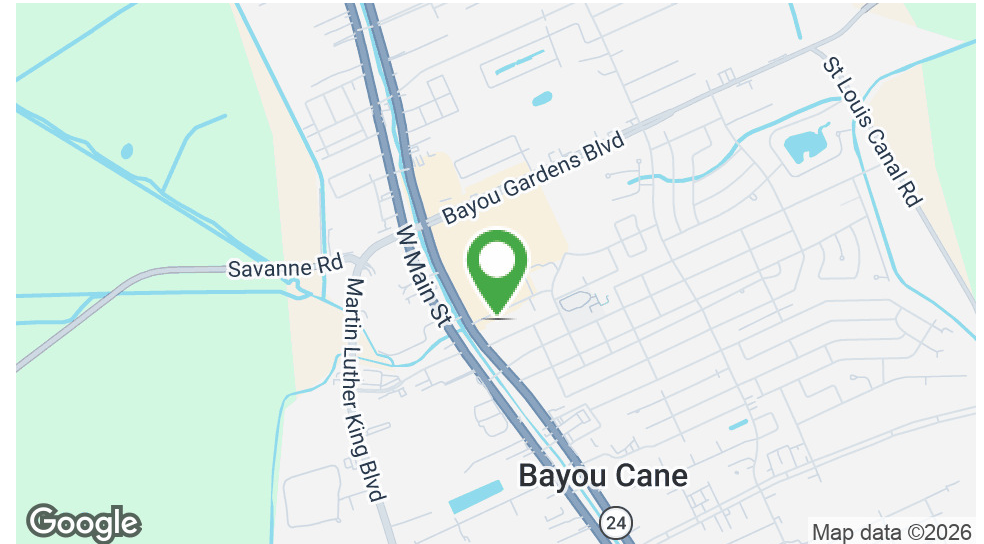
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PROPERTY DESCRIPTION

Located in the heart of Houma's established retail corridor, 104 Armour Drive presents a rare lease or sale opportunity for a ±26,040 SF freestanding big-box property situated on approximately 3 acres. The space was occupied by Big Lots for more than 20 years and offers a proven retail location with excellent visibility, ample parking, and convenient access throughout Houma.

The expansive building features a large, open floor plan with multiple points of access, providing flexibility for a variety of retail, showroom, warehouse, and commercial uses. The property is positioned on Armour Drive just off Highway 24, a well-traveled retail corridor with established retailers and long-standing commercial activity.

OFFERING SUMMARY

Lease Rate:	\$13,020 per month (NNN)
Sale Price:	\$1,350,000
Lot Size:	58,767 SF
Building Size:	26,040 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,179	12,798	26,003
Total Population	8,237	33,057	66,686
Average HH Income	\$90,423	\$83,712	\$85,226

RETAIL PROPERTY FOR LEASE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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RETAIL PROPERTY FOR LEASE

ADDITIONAL PHOTOS



**SOUTHEAST
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REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





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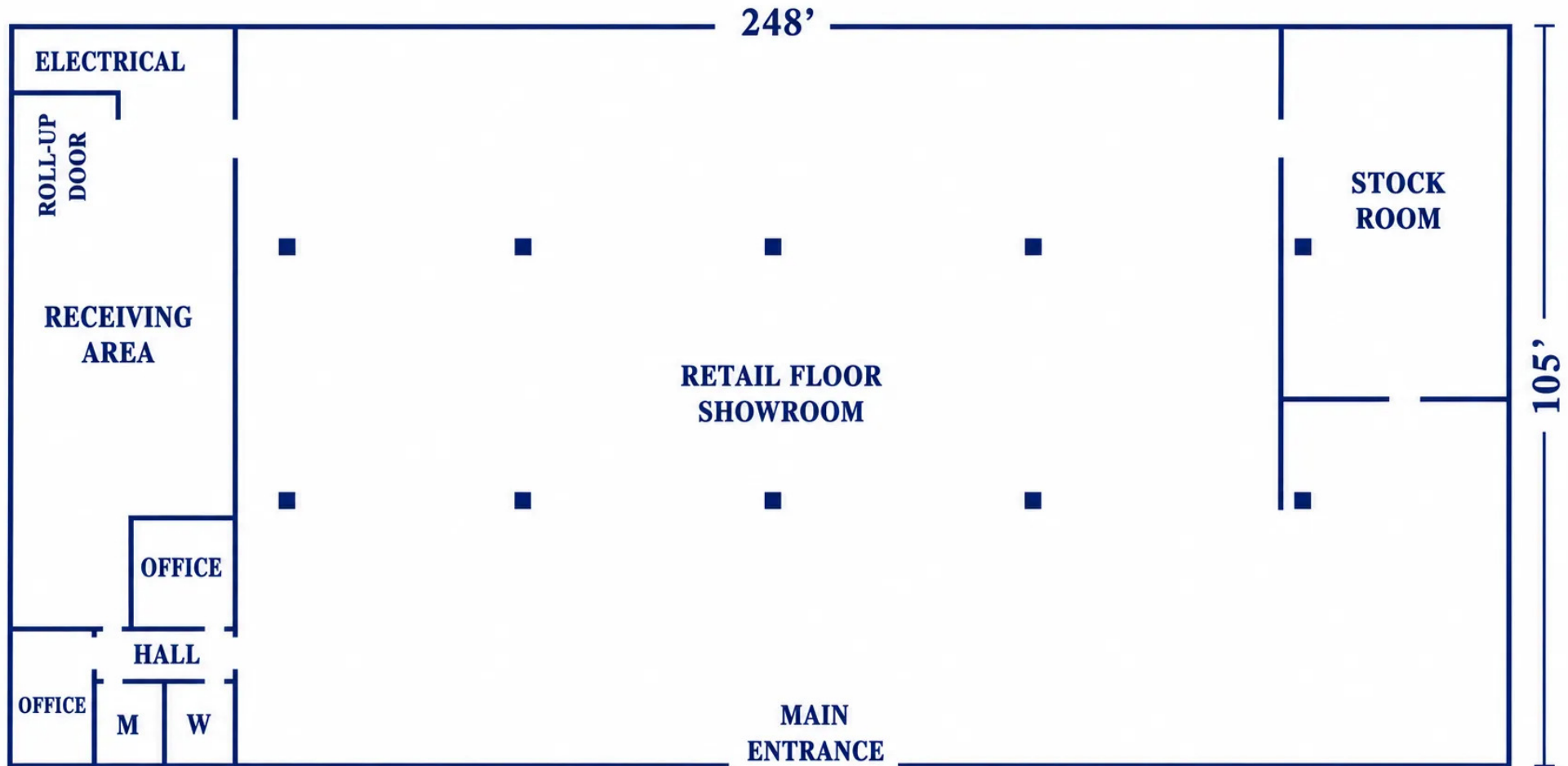
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RETAIL PROPERTY FOR LEASE

AERIAL



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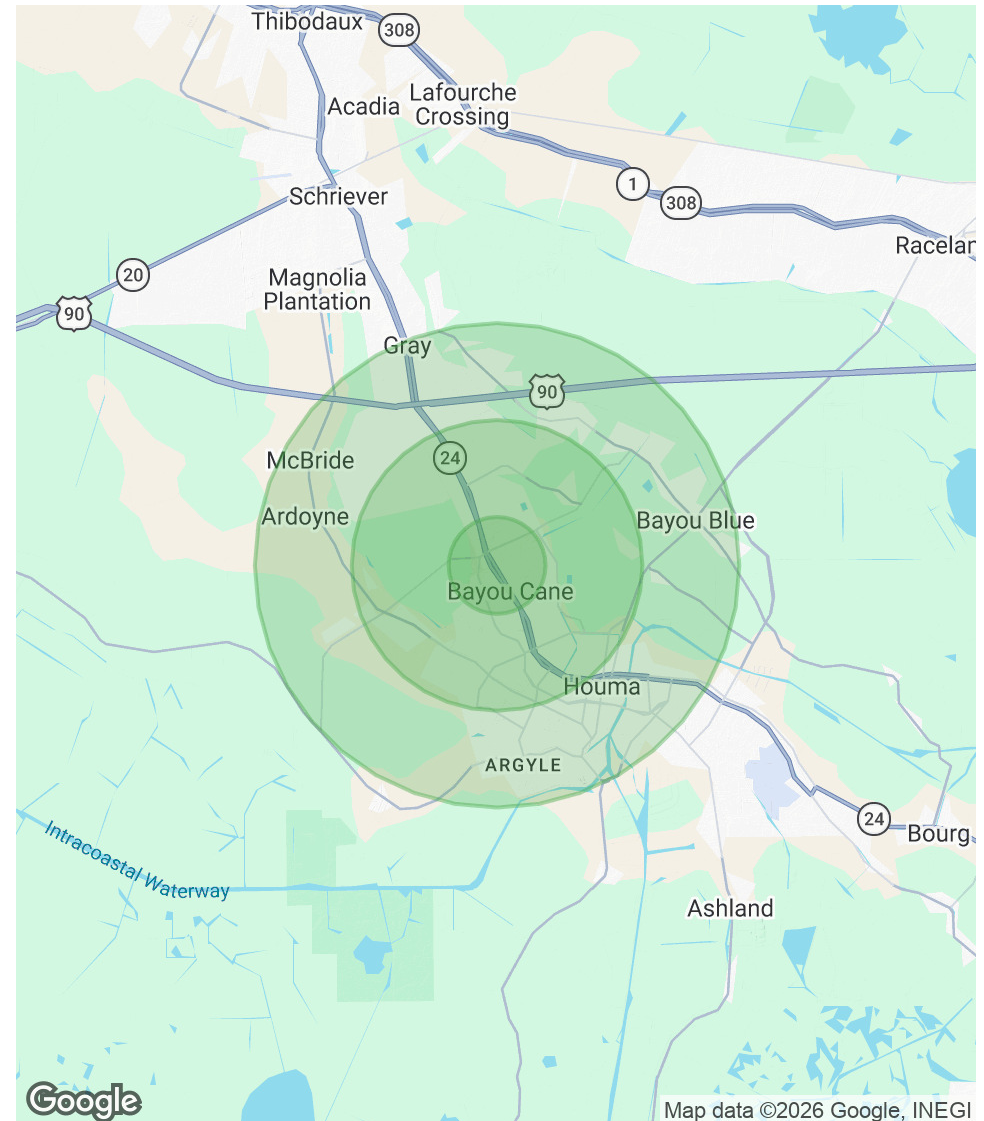
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,237	33,057	66,686
Average Age	34.4	36.3	37.4
Average Age (Male)	34.0	33.9	34.5
Average Age (Female)	34.9	38.1	39.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,179	12,798	26,003
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$90,423	\$83,712	\$85,226
Average House Value	\$220,471	\$230,308	\$267,906

2023 American Community Survey (ACS)



RETAIL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT



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