



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE ±1.36 ACRES ON FLORIDA BLVD. IN WALKER, LA

10103 FLORIDA BLVD, WALKER, LA 70785

±1.36 ACRES

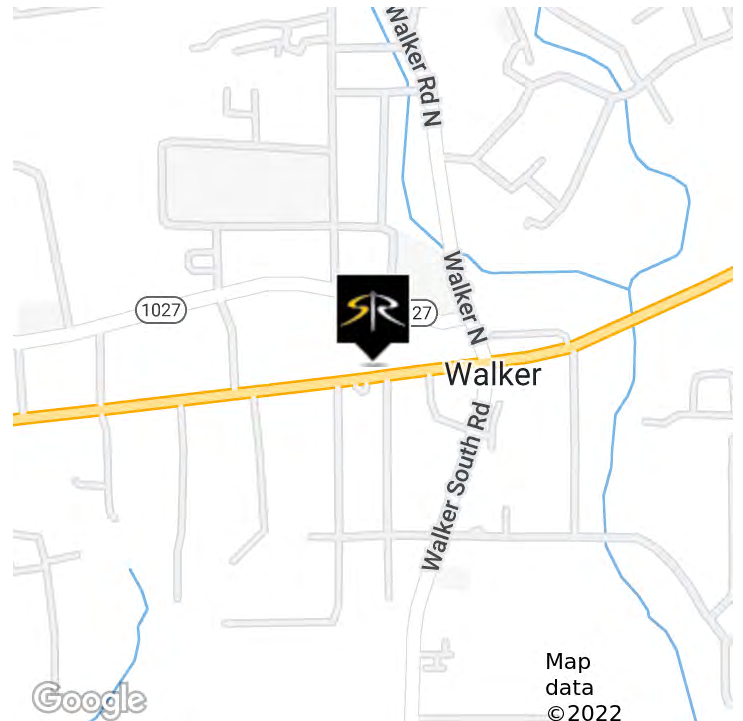


OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	±1.36 Acres
Zoning:	RC (RESIDENTIAL COMMERCIAL)

PROPERTY HIGHLIGHTS

- Approximately 1.36 acres of Vacant Land Available on Florida Blvd. in Walker, LA. near the Walker Rd. N., intersection
- Lot measures 255.10' (Frontage) X 209.62' X 279.64' X 235.86'
- House on Property is Not Included In Sale. It is set to be moved.
- Adjacent Lot, approximately 1.36 acres, is also Available For Sale



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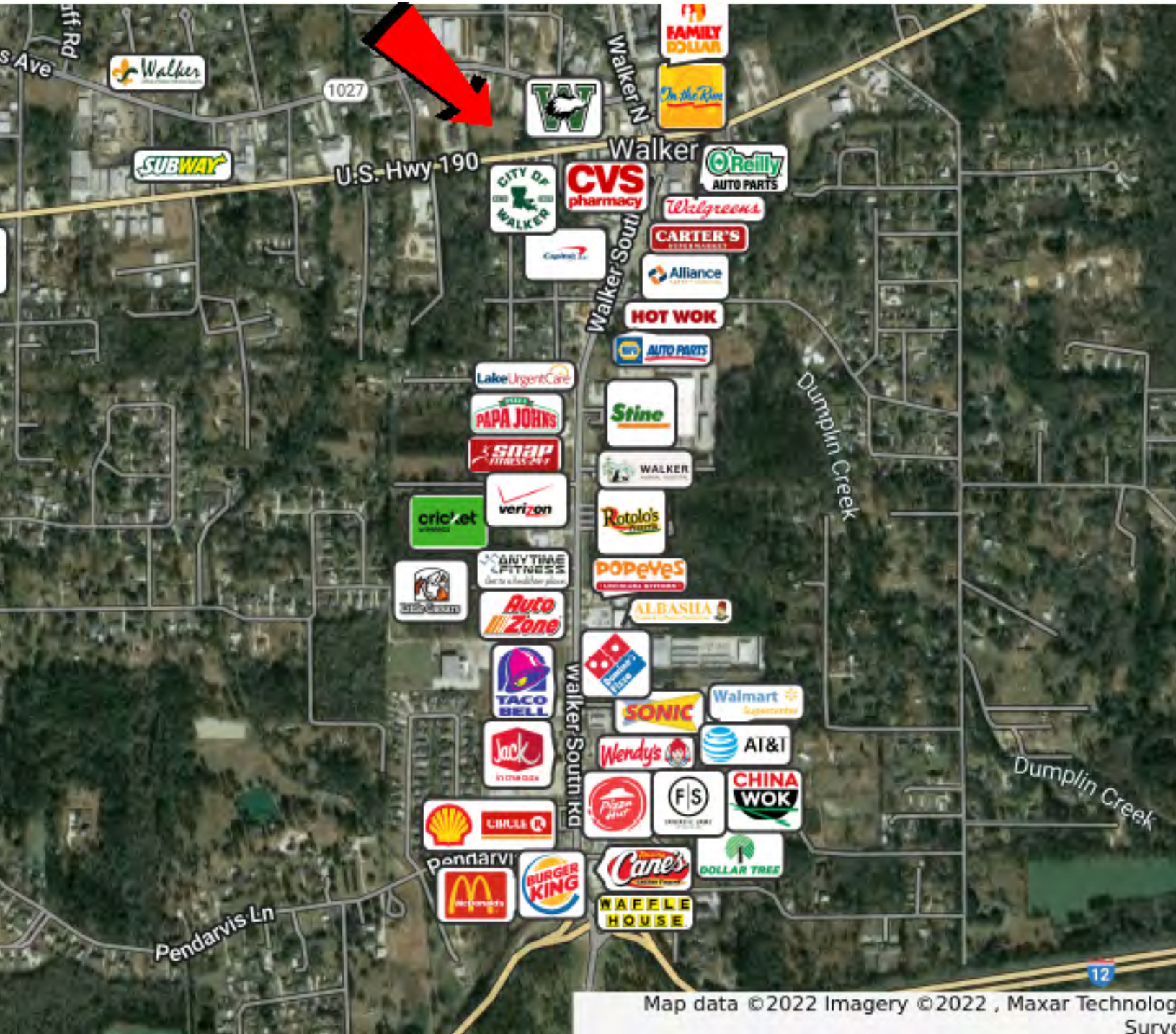
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RETAIL MAP

±1.36 ACRES ON FLORIDA BLVD. IN WALKER, LA

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1.36 ACRES



Map data ©2022 Imagery ©2022 , Maxar Technology
Survey

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TRAFFIC COUNT MAP

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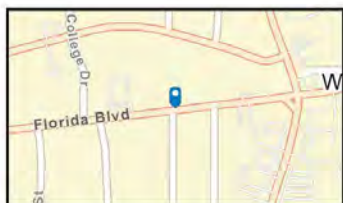
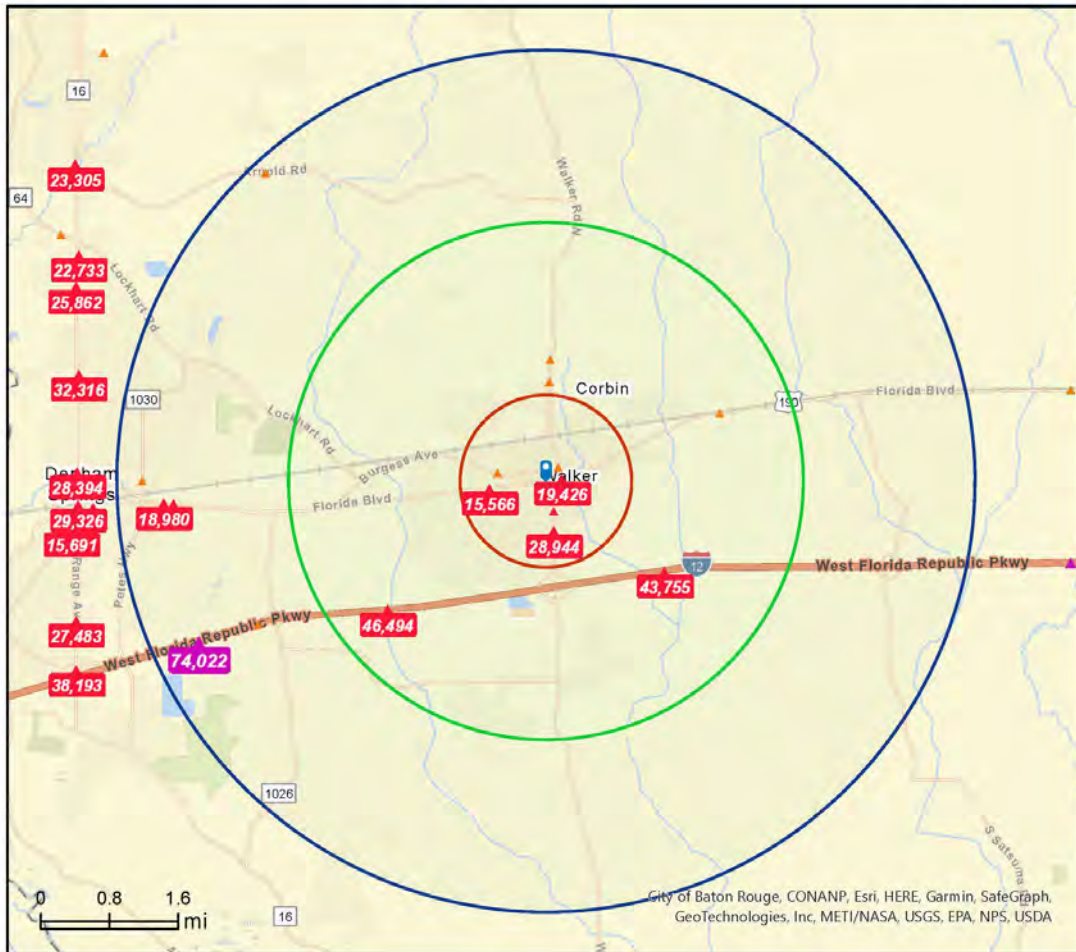
±1.36 ACRES



Traffic Count Map

10103 Florida Blvd, Walker, Louisiana, 70785
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.48790
Longitude: -90.86472



Source: ©2022 Kalibrate Technologies (Q1 2022).

Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



August 22, 2022

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DRIVE TIME MAP

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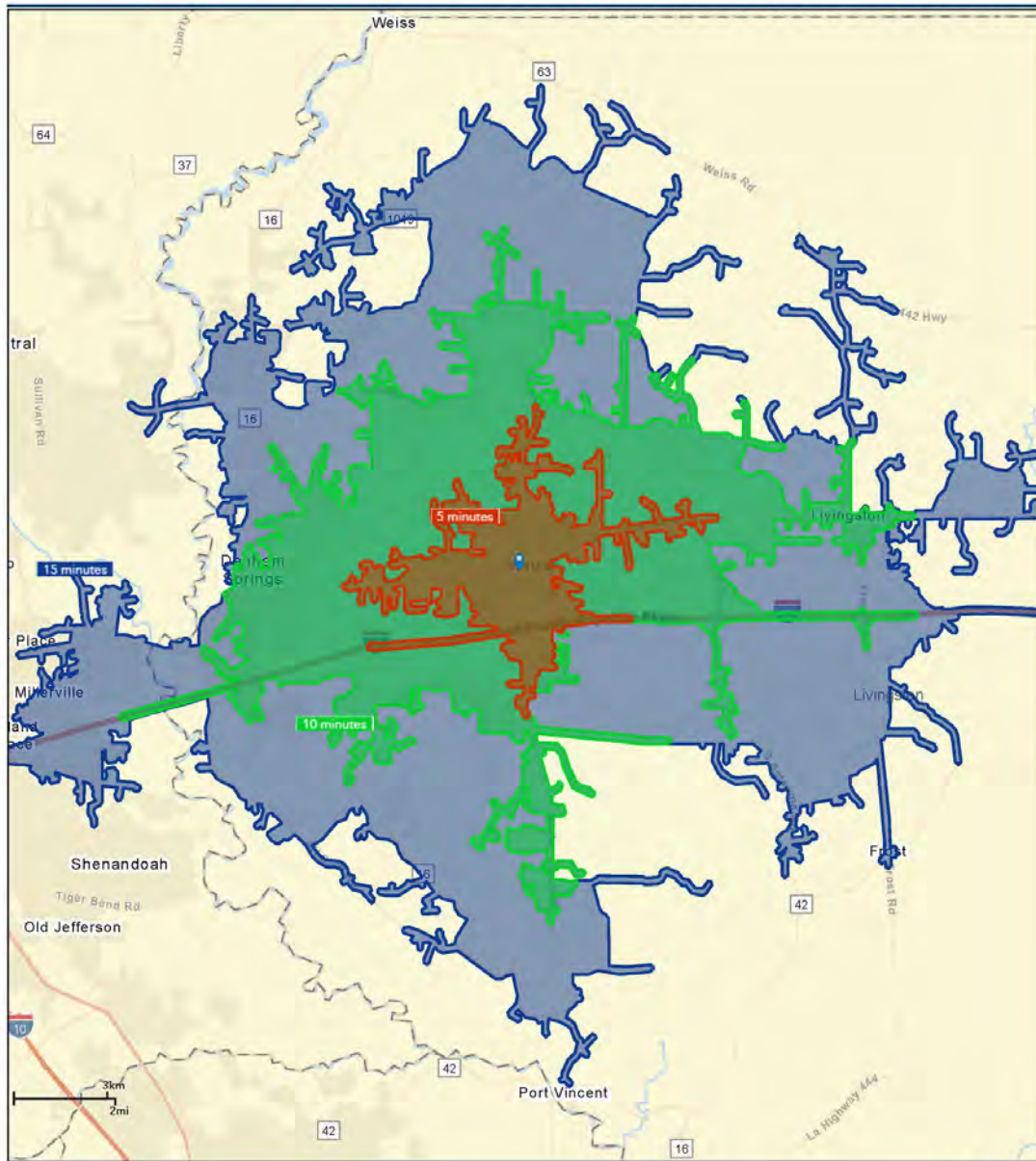
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±1.36 ACRES



Drive Time Map: 5, 10, 15 Minutes

10103 Florida Blvd., Walker, LA 70785



August 22, 2022

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CITY OF WALKER - INFORMATION

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±1.36 ACRES



retailstrategies.com



retail strategies

WALKER, LOUISIANA

Market Guide

Contact Information



Focus Properties



Demographics

(All Walkers Data)



Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Citrad), identifies analogous retail nodes within a similar demographic and retail landscape. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city.

Peer Trade Areas

Bucks, MD	131 Hensley Boulevard
Phoenix, LA	3031 Monroe Hwy
Thibodaux, LA	204 W Main St
Columbus, GA	20000 Industrial Blvd N
Irish Hill, SC	4875 Old York Rd
Kathie, FL	8901 E Van Fleet Dr
Lawry, GA	11405 Jane Blvd
Spring Hill, TN	4000 Main St
Republic, ME	1100 Ly Highway 00 E

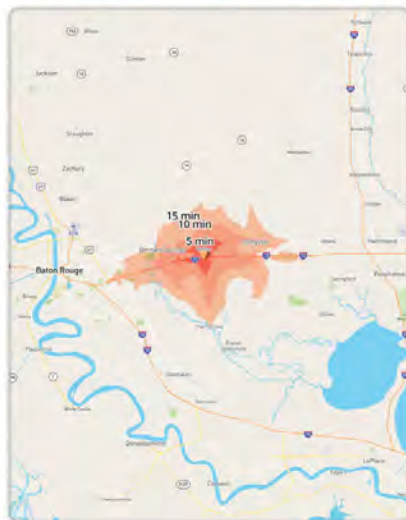
Daytime Population 34,784

(Estimated Data)



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate initiatives. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list.



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2020 Estimated Population	17,227	45,665	144,996
Daytime Population	16,971	34,588	111,474
Median HH Income	\$62,621	\$64,895	\$66,261
Number of Households	6,149	16,200	51,966

	5 Minute DT	10 Minute DT	15 Minute DT
2020 Estimated Population	5,242	39,536	103,068
Daytime Population	8,750	34,784	89,828
Median HH Income	\$57,939	\$59,974	\$62,451
Number of Households	2,014	14,339	37,629



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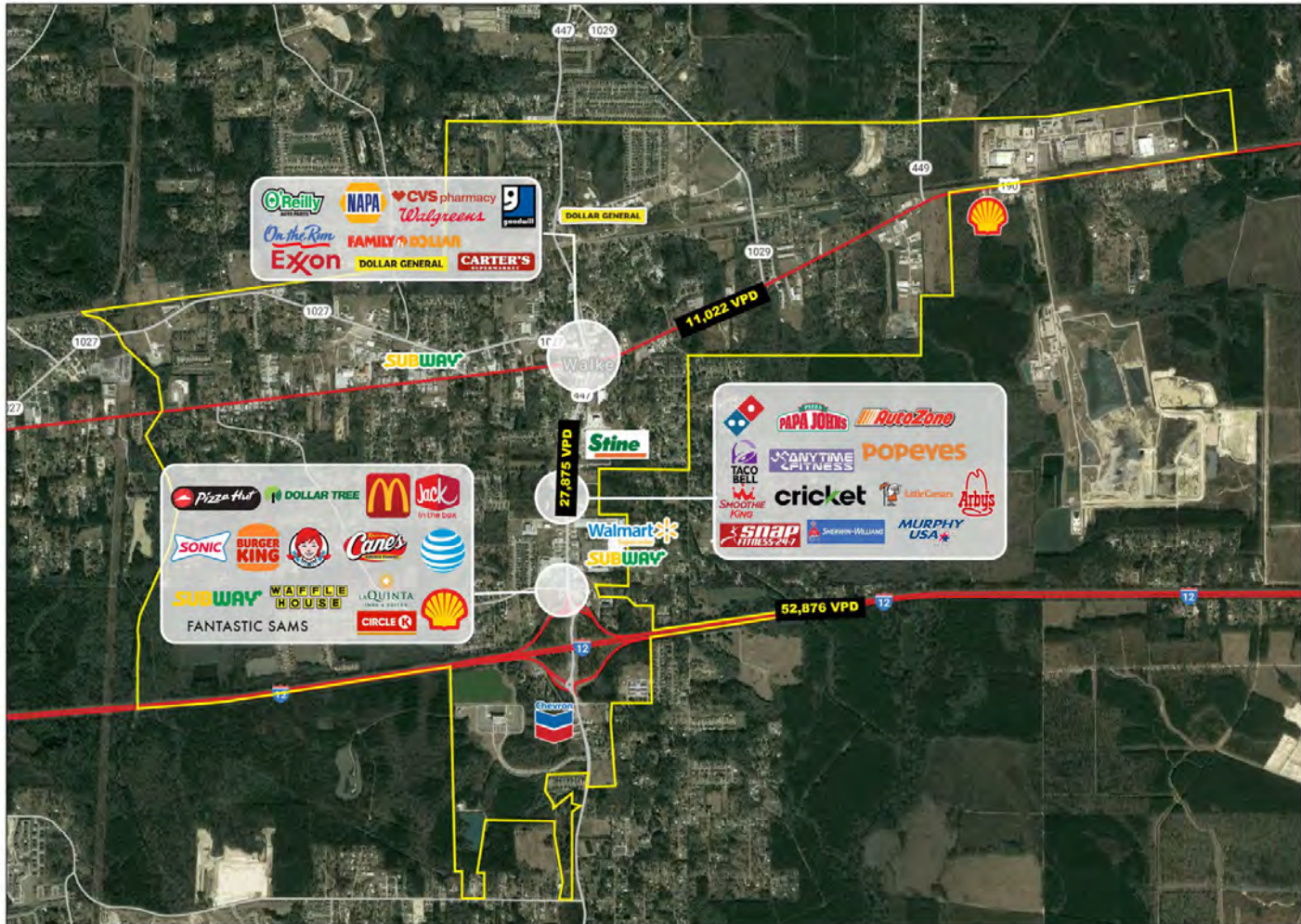
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WALKER, LOUISIANA
Major Retail & Restaurants

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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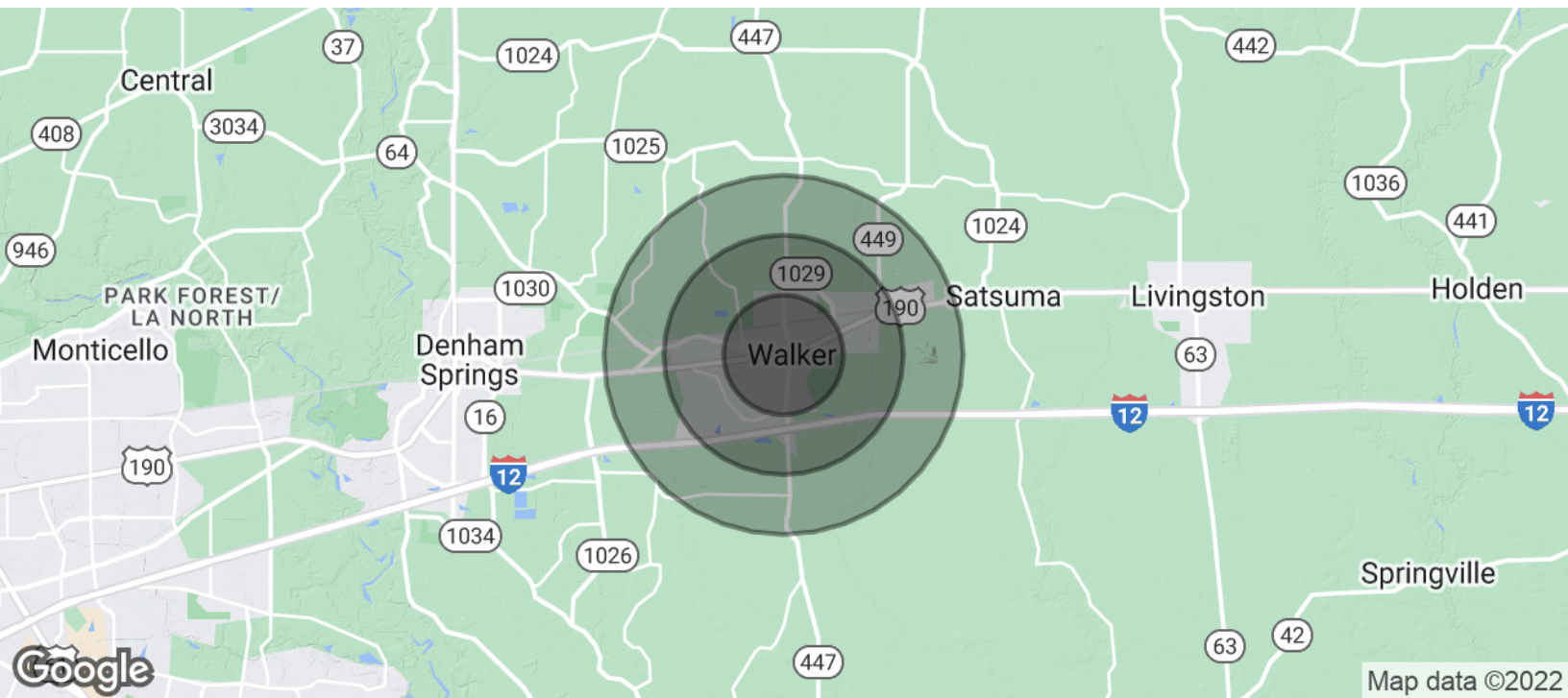
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DEMOGRAPHICS

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,934	9,290	17,871
Average Age	36.7	34.2	33.3
Average Age (Male)	40.3	36.1	34.3
Average Age (Female)	34.9	33.2	32.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,290	3,718	6,854
# Of Persons Per HH	2.3	2.5	2.6
Average HH Income	\$69,074	\$74,666	\$75,587
Average House Value	\$164,050	\$175,339	\$169,062

* Demographic data derived from 2020 ACS - US Census

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