



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE ATCHAFALAYA CAFE - RESTAURANT + REAL ESTATE

**7310 Louisiana 182
Morgan City, LA 70380**

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carmen@sr-cre.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE | TURNKEY RESTAURANT + REAL ESTATE

7310 LOUISIANA 182, MORGAN CITY, LA 70380

FOR SALE

3,898 SF

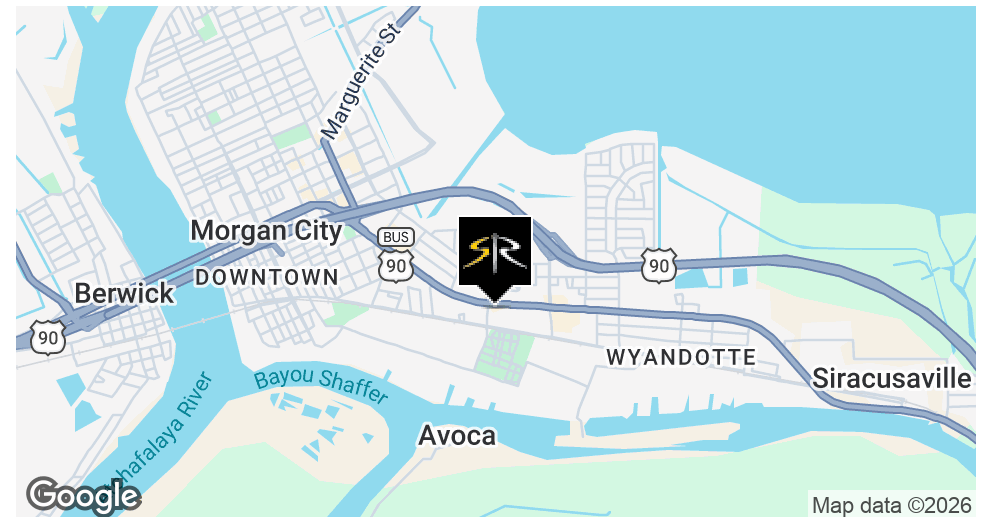


OFFERING SUMMARY

Sale Price:	\$895,000
Building Size:	3,898 SF
Lot Size:	0.691 Acres
Price / SF:	\$229.60
Zoning:	C

PROPERTY OVERVIEW

ATCHAFALAYA CAFÉ: Restaurant Business + Real Estate For Sale



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PROPERTY HIGHLIGHTS

ATCHAFALAYA CAFÉ: Restaurant Business + Real Estate For Sale

The offering includes:

- Operating restaurant business
- All furniture, fixtures & equipment
- Menu + recipes + operational systems
- Real estate (fee simple ownership)

This is ideal for:

- Owner-operators
- Regional restaurant groups
- Investors seeking a cash-flowing coastal Louisiana concept

Property Details

- Building Size: 3,898 SF plus patio
- Land Size: 0.691 Acres
- Frontage: ~159 FT on Hwy 182
- Zoning: Commercial
- Condition: Good / functional restaurant use
- Construction: Brick veneer / concrete block with metal roof (recently replaced)



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PROPERTY HIGHLIGHTS

Site Features:

- Level, usable site (no wetlands issues)
- City utilities (water, sewer, gas)
- Existing parking + access
- Covered patio / outdoor seating

Business + FF&E Included

- Established local restaurant brand
- Full commercial kitchen (hood, fryers, prep, etc.)
- Bar buildout + seating
- Dining room + covered patio
- Recipes, menu, and operating systems
- All furniture, fixtures & equipment
- True turnkey opportunity – walk in and operate Day 1

MARKETING POSITIONING

Morgan City is a stable, service-driven market supported by:

- Retail + healthcare employment base
- Strong local population (~10–11K)
- High homeownership (~63%)



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PROPERTY HIGHLIGHTS

The subject sits in a well-established commercial corridor with:

- Balanced supply/demand
- High existing development (~90% built-out)
- You're not pioneering-you're plugging into an established trade area

Investment Highlights

- Highway Visibility
- Strong frontage and access along a primary corridor
- Turnkey Restaurant
- FF&E + concept + systems included
- Flexible Use
- Continue current concept
- Rebrand / franchise conversion
- Event / seafood / Cajun concept
- Covered Patio + Bar Component
- Adds revenue streams beyond dining room



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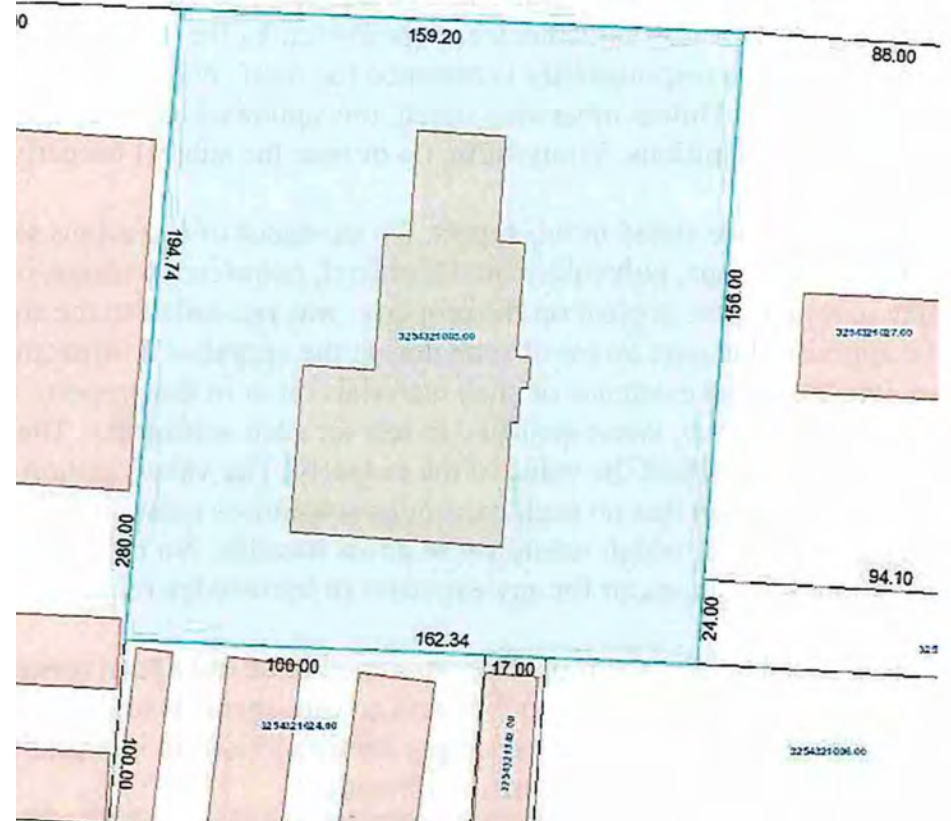
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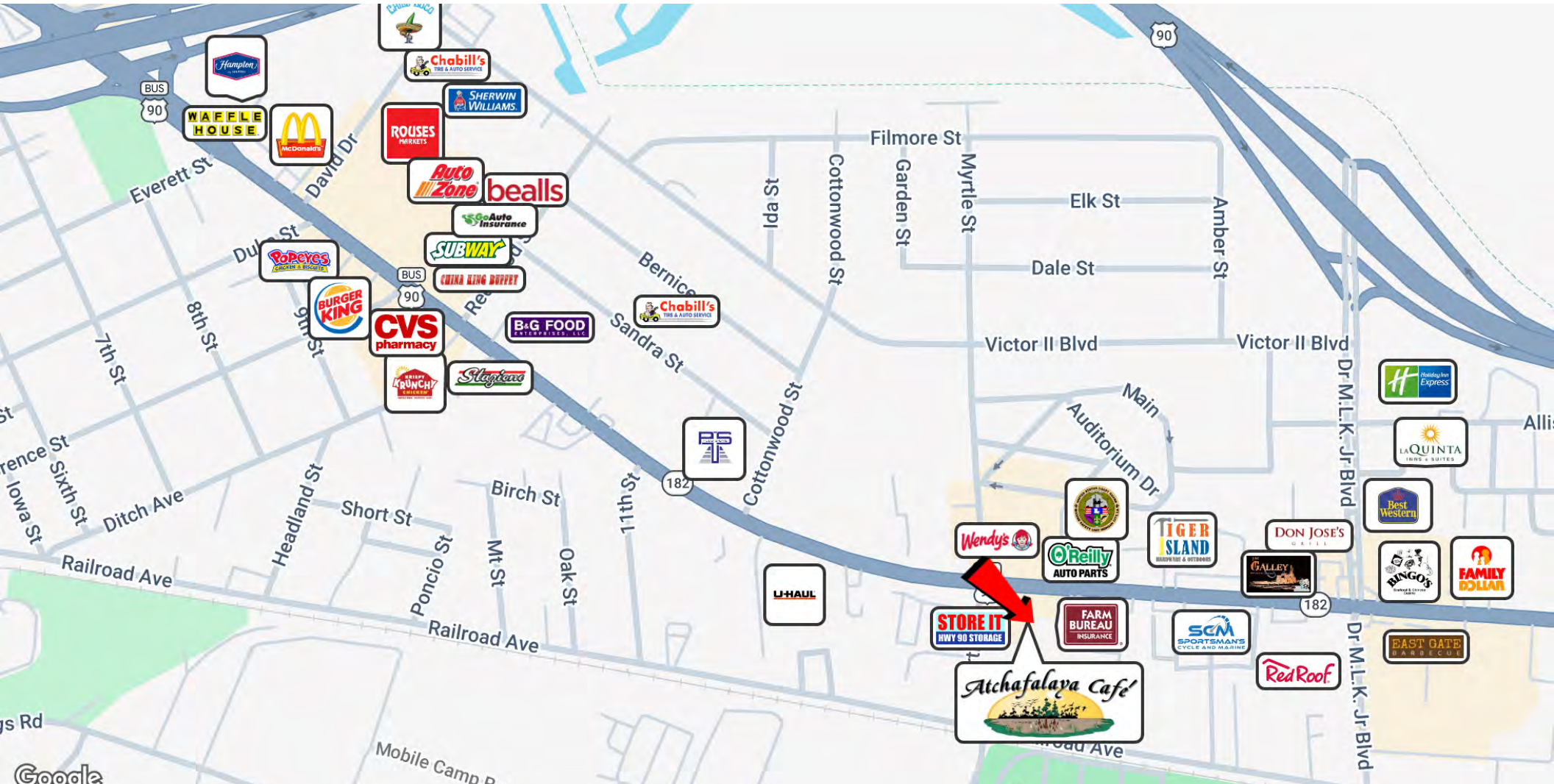


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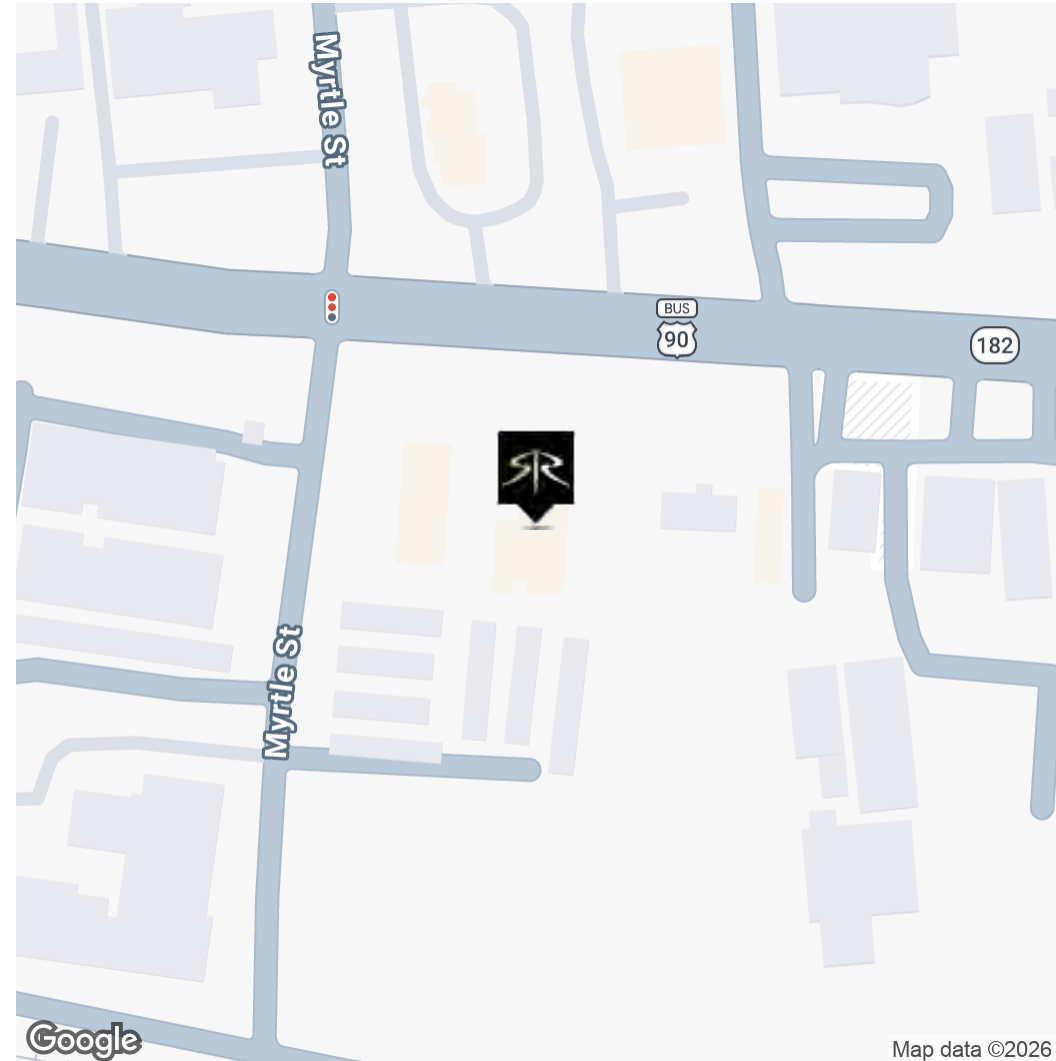
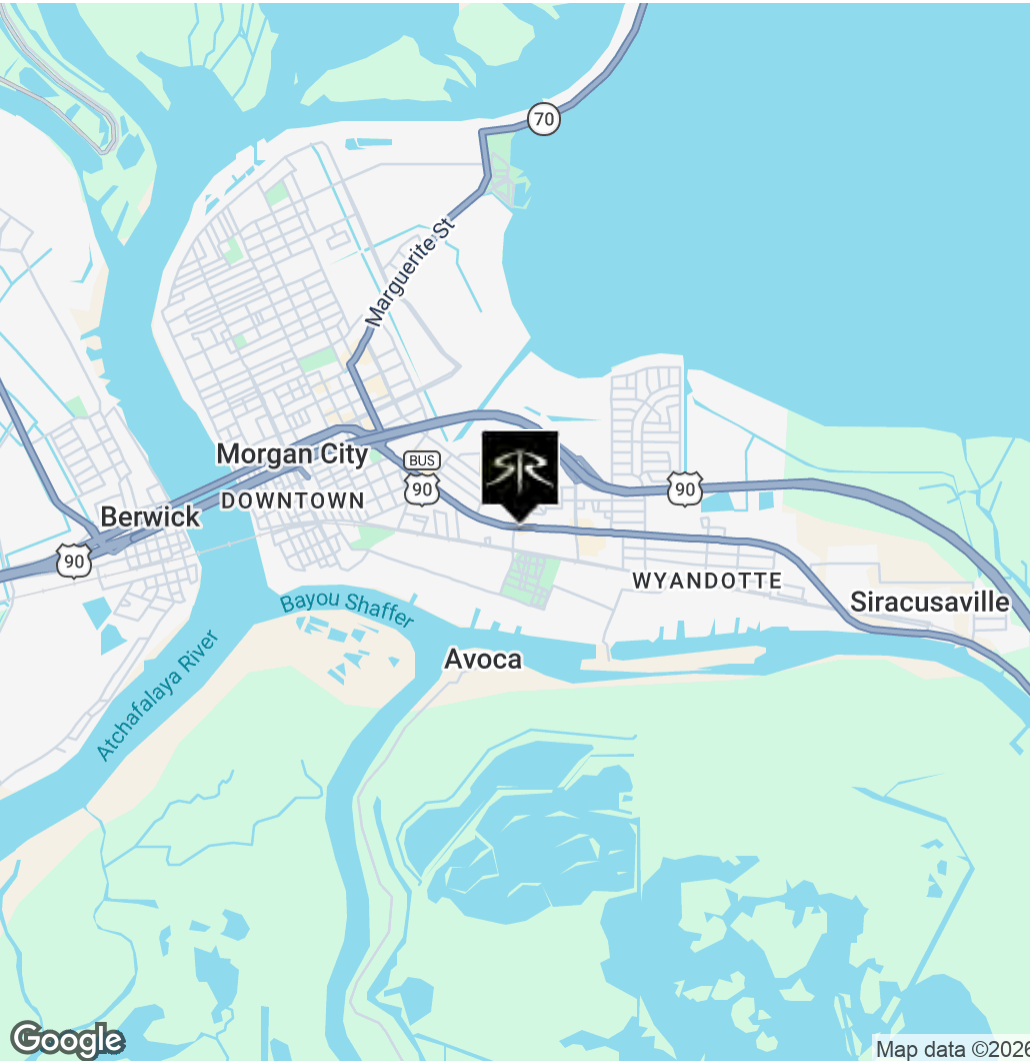
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LOCATION MAPS

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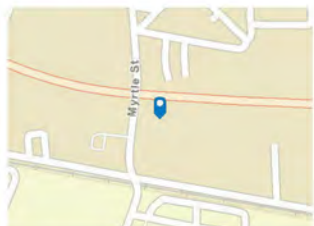


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TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII | DRIVE TIME MAP: 5, 10, 15 MINUTE RADII FOR SALE | TURNKEY RESTAURANT + REAL ESTATE

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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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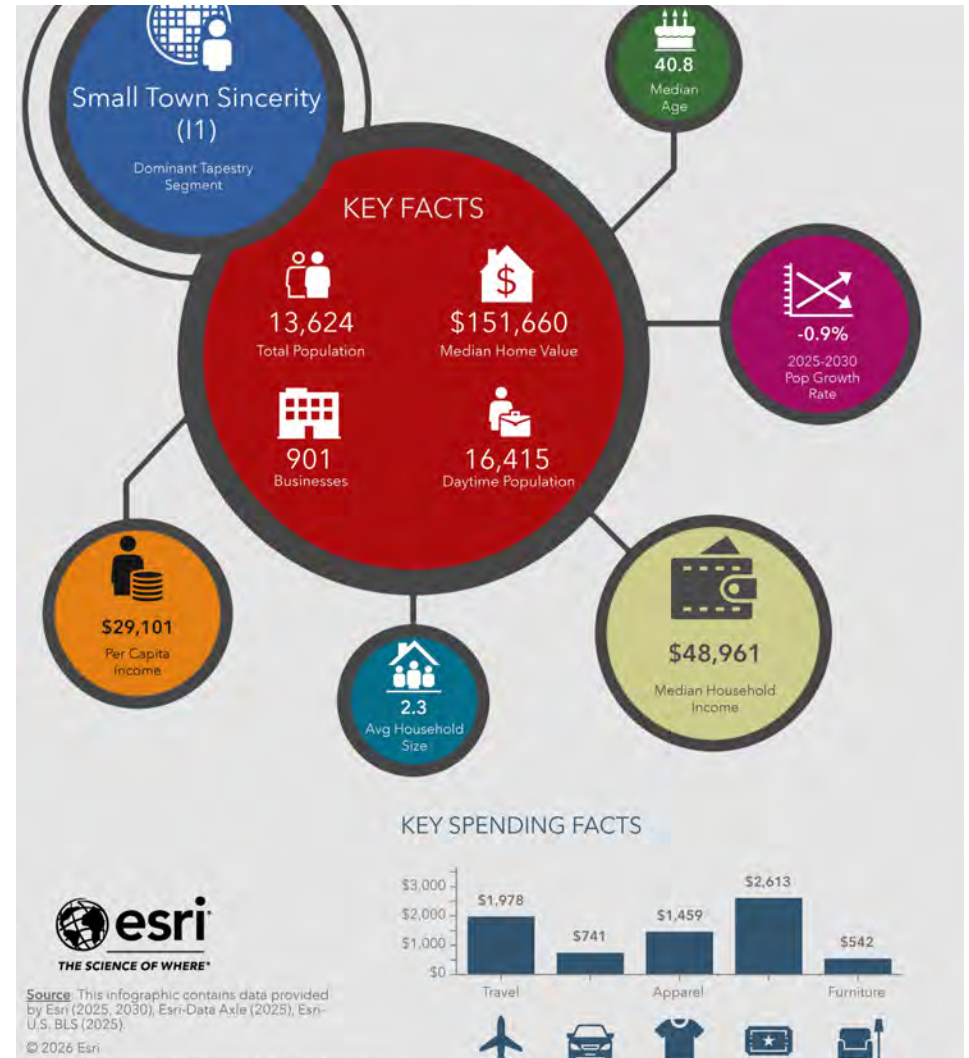
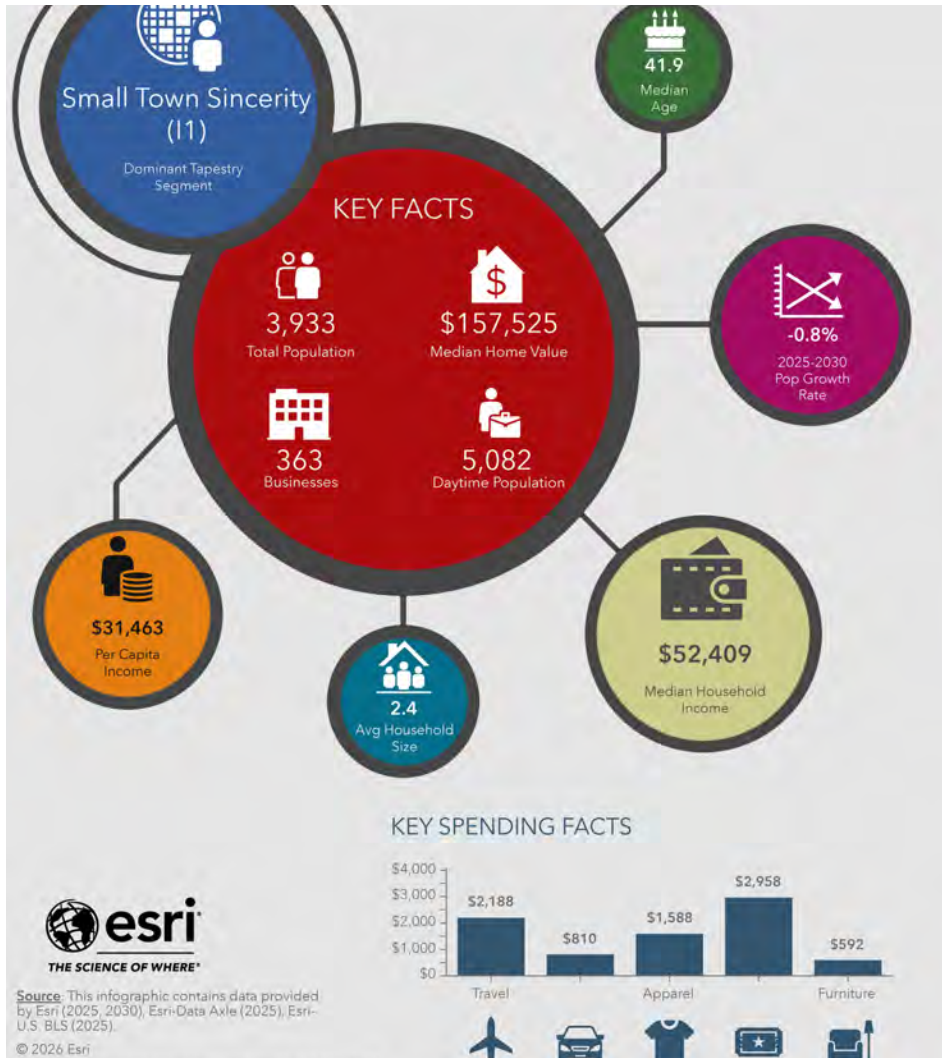


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EXECUTIVE SUMMARY "CALL OUTS" : 1 AND 3 MILE RADII FOR SALE | TURNKEY RESTAURANT + REAL ESTATE

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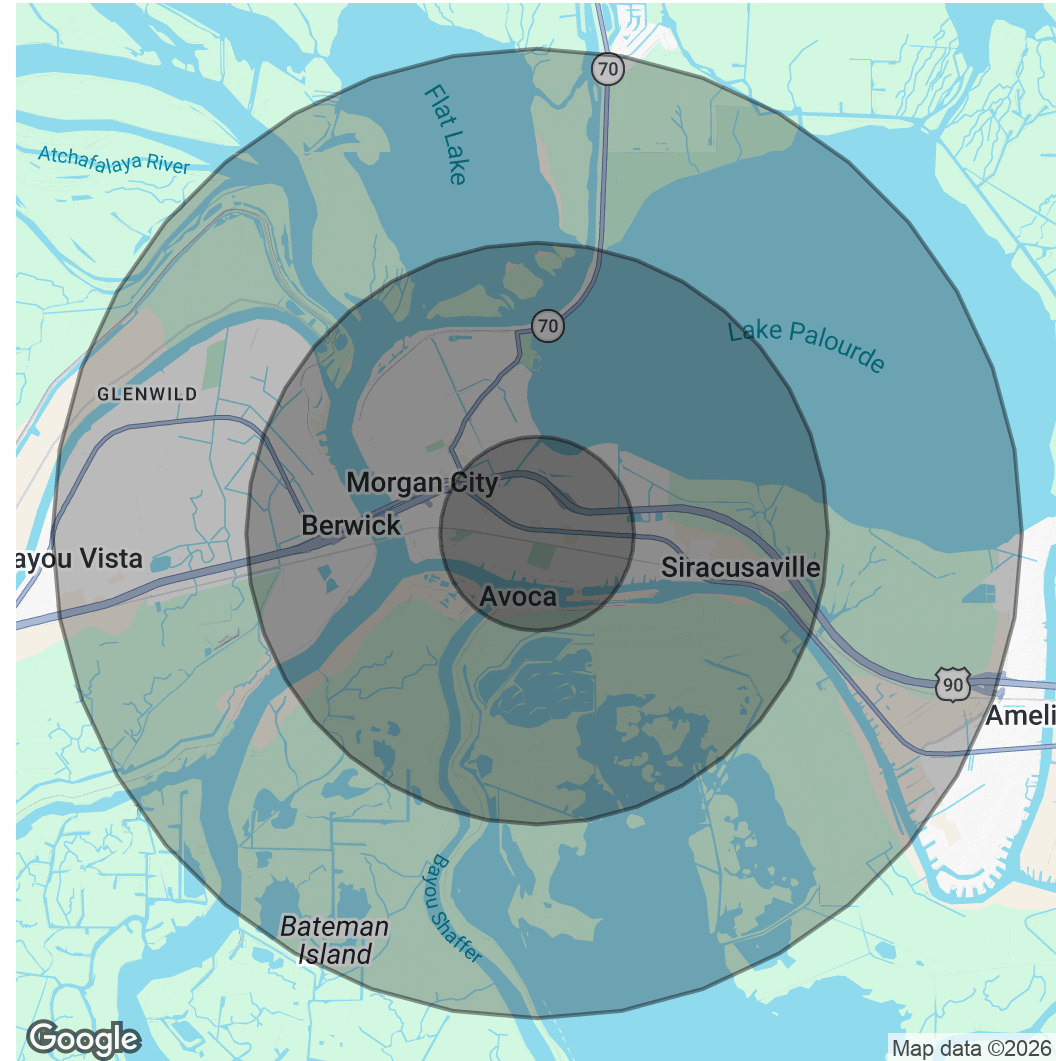
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,648	14,603	20,720
Average Age	40.6	40.4	39.5
Average Age (Male)	37.7	37.6	36.5
Average Age (Female)	42.0	40.9	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,839	5,594	7,897
# Of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$81,710	\$73,221	\$75,264
Average House Value	\$156,576	\$162,887	\$173,127

2023 American Community Survey (ACS)



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- Turn-Key Restaurant Opportunity
- Established Operations
- Full FF & E Package
- 159' Frontage on Hwy. 182
- Highway 90 Corridor