



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

FORMER FAMILY DOLLAR

12902 HWY 190, PORT ALLEN, LA 70729

8,500 SF

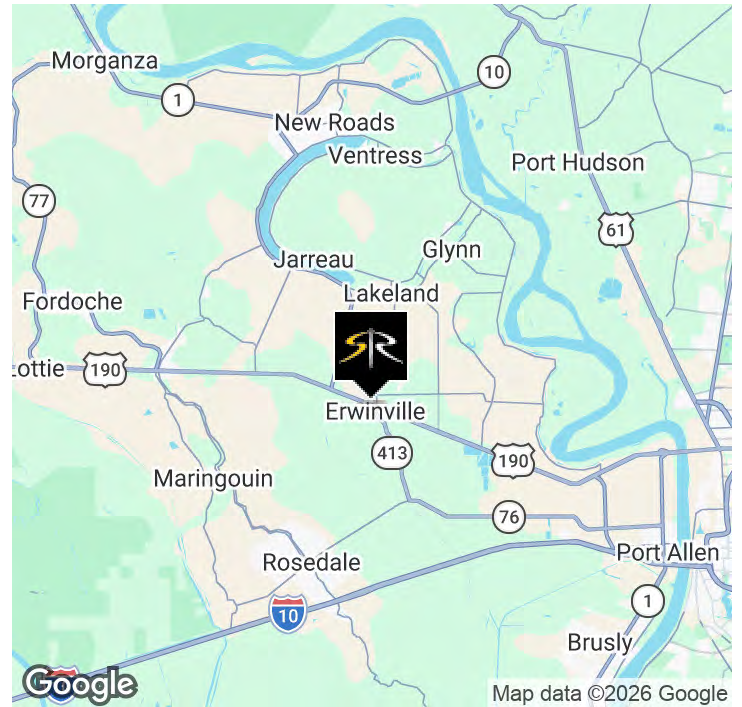


OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	8,500 SF
Lot Size:	1 Acre
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
- Lease Rate: \$8.00 SF/yr (NNN)
- *Also Available For Sale



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RETAIL MAP

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Google

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

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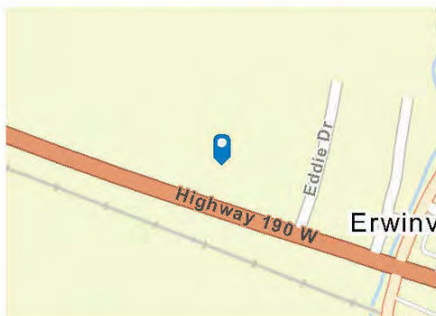
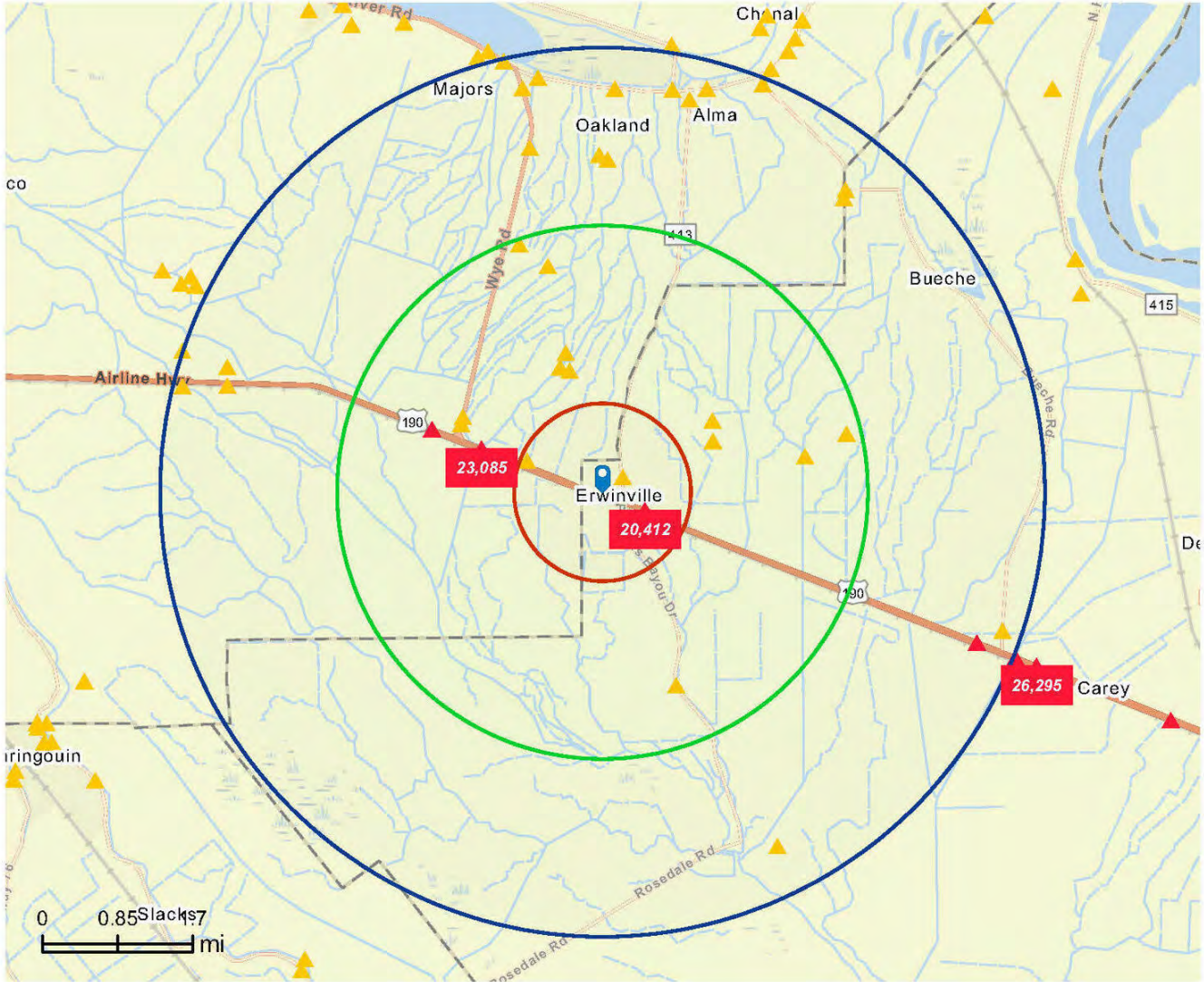
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TRAFFIC COUNT MAP

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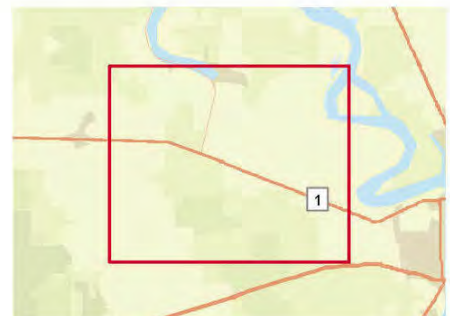
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Average Daily Traffic Volume

- ▲ 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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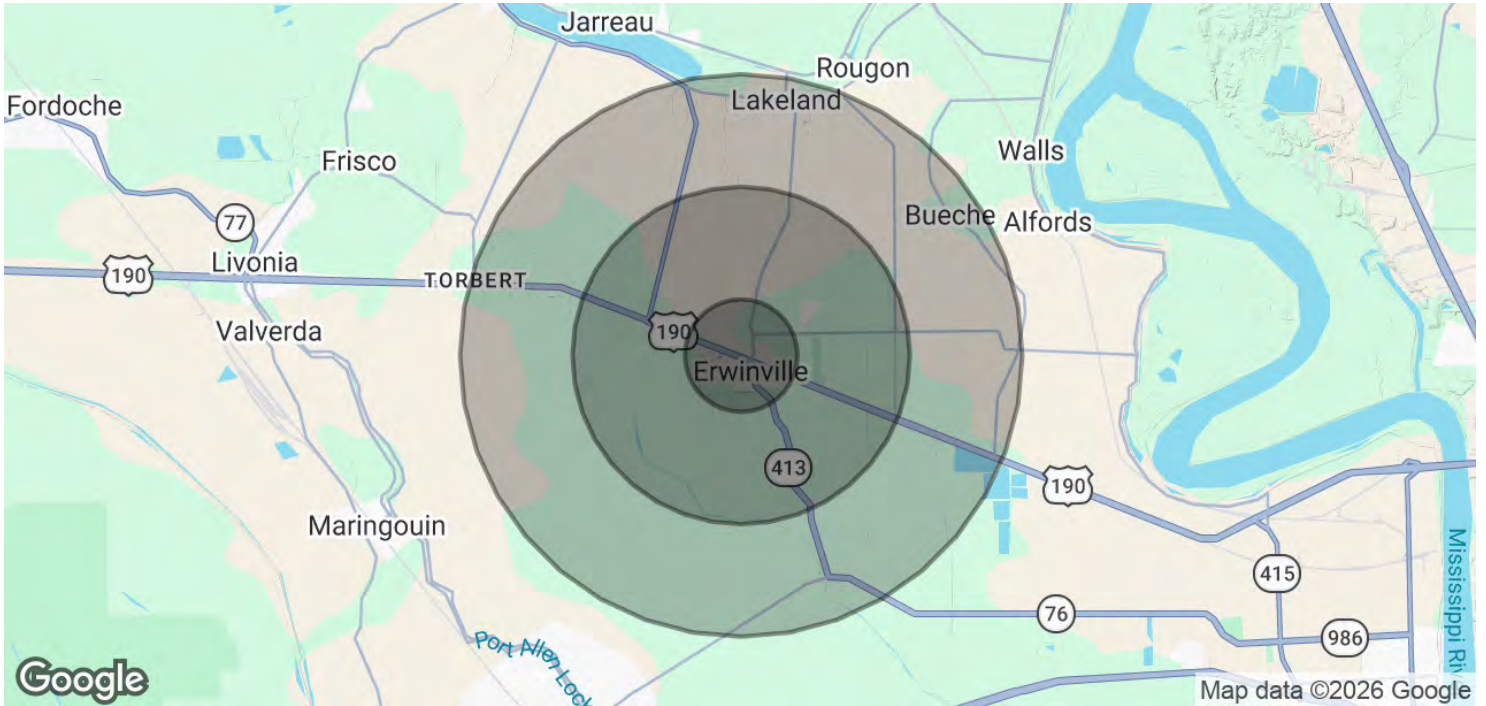
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DEMOGRAPHICS: 1, 3, 5 MILE RADII

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	731	2,741	4,978
Average Age	42	43	42
Average Age (Male)	41	42	41
Average Age (Female)	43	44	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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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