

# ESTABLISHED HIGH PERFORMING DOLLAR GENERAL STORE – REMODEL SCHEDULED JUNE, 2026

1915 Bayou Blue Rd, Houma, LA 70364



## PROPERTY DESCRIPTION

### 7.5% CAP RATE

**Above average sales – contact Broker for more information**

**Performance wise, this location sits in the top 5% of all stores in this district or regions of stores.**

Located across the street from Bayou Blue Public School

Houma is the largest city in, and the parish seat of, Terrebonne Parish in the U.S. state of Louisiana. It is also the largest principal city of the Houma–Bayou Cane–Thibodaux metropolitan statistical area.

**Monthly Base Rent: \$4,125.00**

**Two Options:**

**1st Option: 8/1/28 – 7/31/33 – \$4,538.00 per month**

**2nd Option: 8/1/33 – 7/31/38 – \$4,991.00 per month**

**\*Interior remodel to commence June 14, 2026.**

**Other exterior updates currently being undertaken as part of Dollar General's plan to extend the lease another 5 years beyond 2028.**

## OFFERING SUMMARY

Sale Price:	\$636,240
Price (PSF):	\$78.31
Annual NOI:	\$47,718.75
Lot Size:	0.826 Acres
Building Size:	8,125 SF
Lease Expiration:	*7/31/28
Base Annual Rent:	\$49,500.00
Lease Type:	Double Net

### JEFFREY HIRSCHFELD, ED.D.

Antonoff & Co. Brokerage, Inc.

CO #ER001314346

303.454.5425

jhirschfeld@antonoff.com

**ANTONOFF**  
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

# ESTABLISHED HIGH PERFORMING DOLLAR GENERAL STORE – REMODEL SCHEDULED JUNE, 2026

1915 Bayou Blue Rd, Houma, LA 70364

## PROPERTY INFORMATION

- **PROPERTY TAXES:** Paid by Landlord but reimbursed by Tenant
- **INSURANCE:** Paid by Tenant directly
- **ROOF & STRUCTURE:** Landlord responsible
- **HVAC:** Landlord responsible for major repairs and replacements over \$750 per occurrence. Tenant responsible for minor repairs and replacements under \$750 per occurrence. **All four existing HVAC units have been either well maintained and/or replaced by ownership within the last five years.**
- **PARKING LOT MAINTENANCE:** Reimbursed annually by Tenant up to \$0.35 per square foot of the demised premises per annum. Care & maintenance of "parking lot maintenance" shall include lighting, cleaning, snow removal, parking lot striping & utilities, management fees (limited to 3%), security and lawn care. **"Reimbursement likely to be increased as part of lease extension"**
- This property is a single story, rectangular building with a metal clad exterior with a pitched metal standing seam roof system.
- Owner is also a licensed real estate broker in the state of Colorado

## PROPERTY HIGHLIGHTS

- As of 2025, 30,660 people lived in the city of Houma. However, many unincorporated areas are adjacent to the city of Houma. The largest, Bayou Cane is an urbanized area commonly referred to by locals as being part of Houma, but it is not included in the city's census counts, and is a separate census – designated place. If the populations of the urbanized census-designated places were included with that of the city of Houma, the total would exceed 60,000 residents. And the population of Houma-Bayou Cane-Thibodaux metropolitan area is 197,206 people
- Currently, in 2025 Dollar General has profits of \$1.51 Billion on revenue of \$42.72 Billion
- Dollar General Corporation ("DG") is an American chain of variety stores headquartered in Goodlettsville, TN. As of June 2025 Dollar General operates 20,000 stores in the continental United States. And employees approximately 194,200 worldwide. Dollar General S & P Rating: BBB
- Upgraded interior completed in last three years to incorporate groceries with a row of new cooler doors.
- The manager of this DG location is exceptional and has managed this location for more than 25 years
- As testament to this location's success, this store exceeded the national sales average during Covid and thru the hurricane that hit Houma in 2021. Store is consistently one of the top performers in this trade area.
- Strong Q4 2026 Performance: 4th quarter operating profit more than doubled, increasing 106.1% to \$606.3 million compared to the previous year
- Sales Growth: Same-store sales for the 4th quarter 2025 increased 4.3% driven by a 2.6% increase in customer traffic

### JEFFREY HIRSCHFELD, ED.D.

Antonoff & Co. Brokerage, Inc.  
CO #ER001314346  
303.454.5425  
jhirschfeld@antonoff.com



The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

# ESTABLISHED HIGH PERFORMING DOLLAR GENERAL STORE – REMODEL SCHEDULED JUNE, 2026

1915 Bayou Blue Rd, Houma, LA 70364



## JEFFREY HIRSCHFELD, ED.D.

Antonoff & Co. Brokerage, Inc.  
CO #ER001314346  
303.454.5425  
jhirschfeld@antonoff.com

**ANTONOFF**  
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

# ESTABLISHED HIGH PERFORMING DOLLAR GENERAL STORE – REMODEL SCHEDULED JUNE, 2026

1915 Bayou Blue Rd, Houma, LA 70364



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2025 Total Population	8,045	54,545	110,567
2025 Households	2,882	21,037	41,522
Average Household Income	\$71,993	\$72,219	\$80,748
Businesses	216	3,493	5,946
Employees	2,461	35,081	55,730

\* Demographics provided by CoStar

TRAFFIC COUNT	
New Orleans Blvd N of N. Hollywood Rd	14,539/vpd
Bayou Blue Rd NW of Capri Ct	10,099/vpd

\*Traffic counts provided by DOTD Louisiana

**JEFFREY HIRSCHFELD, ED.D.**  
Antonoff & Co. Brokerage, Inc.  
CO #ER001314346  
303.454.5425  
jhirschfeld@antonoff.com



The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

# ESTABLISHED HIGH PERFORMING DOLLAR GENERAL STORE - REMODEL SCHEDULED JUNE, 2026

1915 Bayou Blue Rd, Houma, LA 70364



**JEFFREY HIRSCHFELD, ED.D.**  
Antonoff & Co. Brokerage, Inc.  
CO #ER001314346  
303.454.5425  
jhirschfeld@antonoff.com



The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.