



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RESTAURANT SPACE | FOR SUBLEASE

QSR with Drive Thru Along Main Thoroughfare

1115 Carter Street

VIDALIA, LA 71373

Mitchell Halpern
mhalpern@corp-realty.com
504.919.5211

Jonathan Fawer
jfawer@corp-realty.com
504.581.5005



FORMER FAST FOOD ON MAIN RETAIL CORRIDOR

1115 Carter Street, Vidalia, LA 71373

DESCRIPTION

Vidalia is a town located along the bank of the Mississippi River, directly across from Natchez, MS. Carter Street is the town's main thoroughfare, seeing more than 19,200 vpd. It connects to Natchez and boasts major national retailers, including Walmart Supercenter, Sonic, O'Reilly Auto Parts, Family Dollar, Subway, as well as banks, service providers, and more.

This former Burger King is located along a highly visible stretch of Carter Street. The 2,913-sf building sits on an approximately 44,000-sf site with ample parking. It includes a drive-thru and pylon signage.

OVERVIEW

SIZE	2,913 sf building 44,000 sf site (approximate)
RENTAL RATE	\$18.00/sf, NNN
TERM	Primary term ends June 5, 2034 Possibility of post-term options with fee owner
PARKING	30 surface spaces

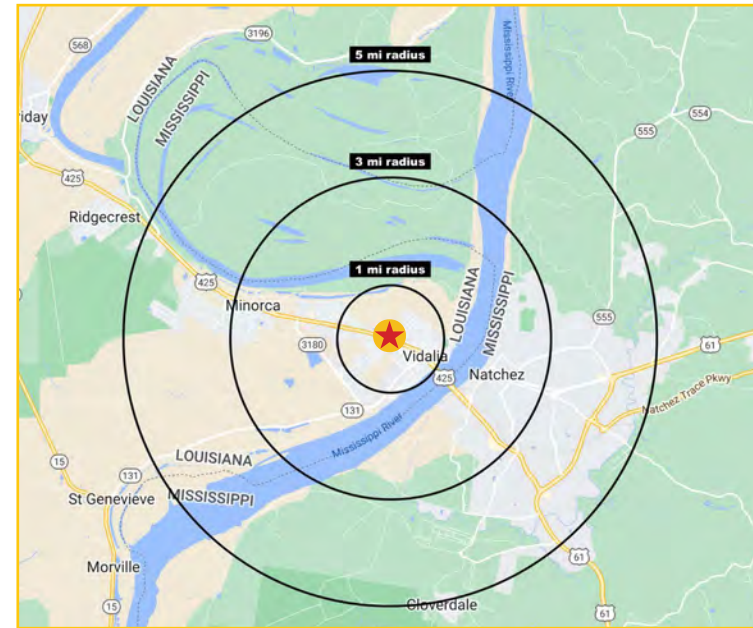
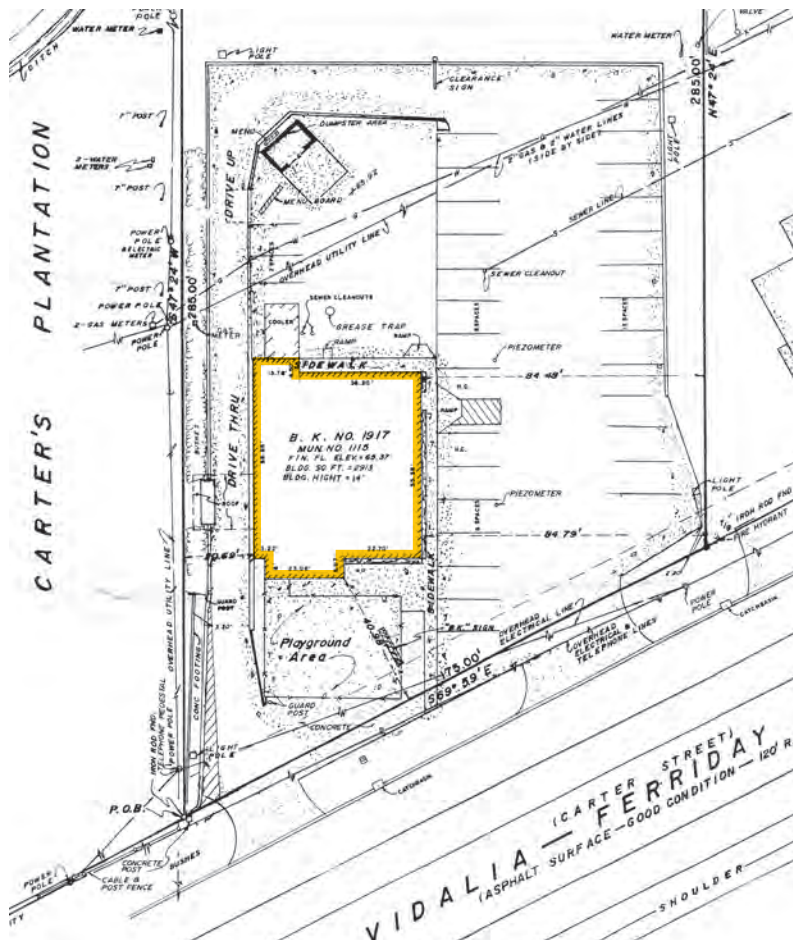


CORPORATE REALTY

Mitchell Halpern
mhalpern@corp-realty.com
504.919.5211

Jonathan Fawer
jfawer@corp-realty.com
504.581.5005

1115 CARTER STREET SITE PLAN & DEMOGRAPHICS



DEMOGRAPHICS (EST. 2023)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	3,366	9,048	21,463
Average HH Income:	\$54,319	\$52,746	\$51,708
Median HH Income:	\$40,571	\$38,743	\$35,058
Daytime Population:	1,060	5,156	11,551



CORPORATE REALTY

Mitchell Halpern
mhalpern@corp-realty.com
504.919.5211

Jonathan Fawer
jfawer@corp-realty.com
504.581.5005



Google

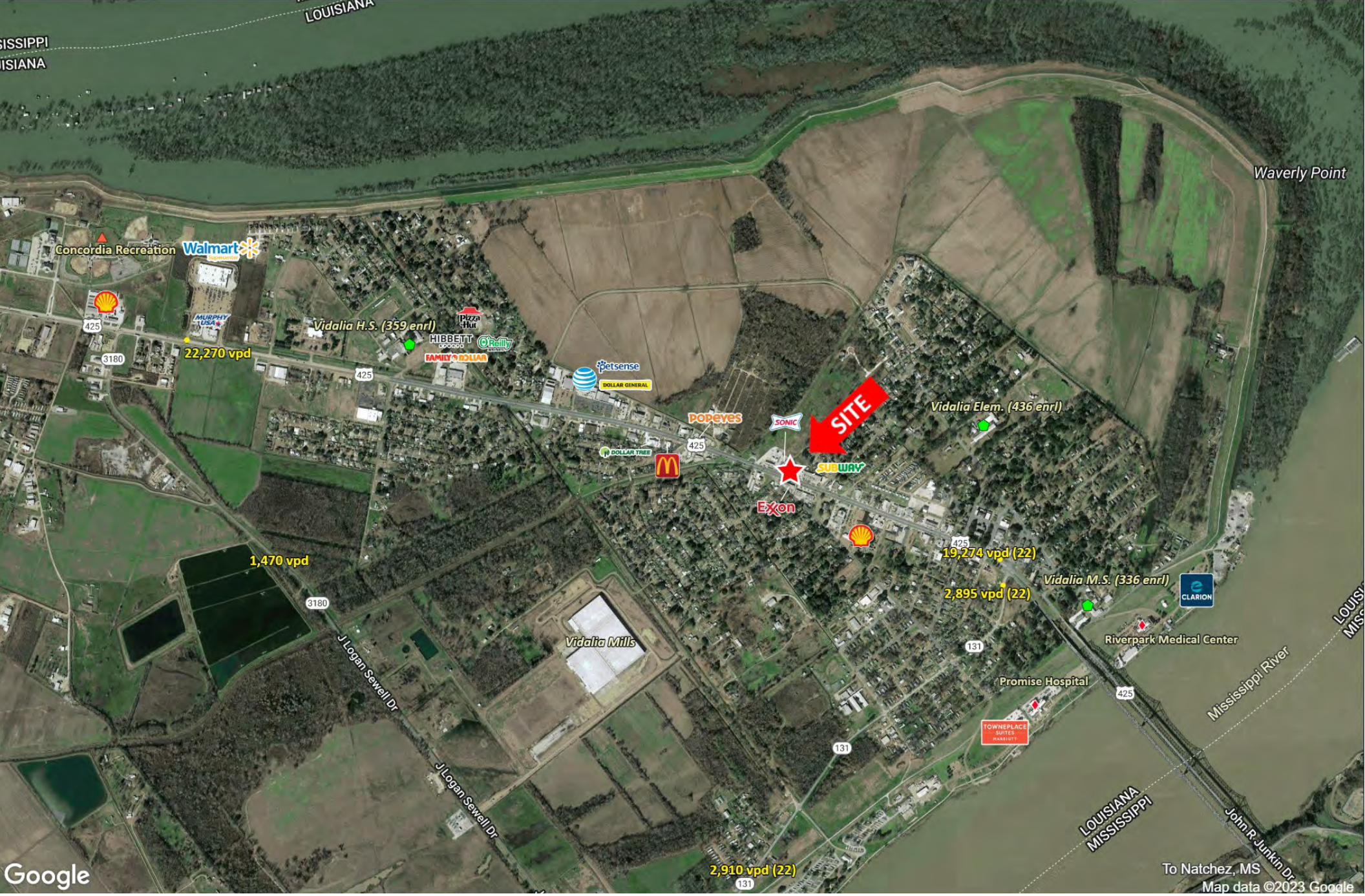
Map data ©2023 Google



CORPORATE REALTY

Mitchell Halpern
mhalpern@corp-realty.com
504.919.5211

Jonathan Fawer
jfawer@corp-realty.com
504.581.5005



Google

To Natchez, MS
Map data ©2023 Google



CORPORATE REALTY

Mitchell Halpern
mhalpern@corp-realty.com
504.919.5211

Jonathan Fawer
jfawer@corp-realty.com
504.581.5005

RESTAURANT SPACE | FOR SUBLEASE

QSR with Drive Thru Along Main Thoroughfare

1115 Carter Street, Vidalia, LA 71373



Mitchell Halpern
mhalpern@corp-realty.com
504.919.5211



Jonathan Fawer
jfawer@corp-realty.com
504.581.5005

CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana, 12/2023