



REAL ESTATE ADVISORS

www.avidrea.com
214.379.1040

**Retail
Redevelopment
67,531 SF
Available**

218 Cumberland Street
Bogalusa, LA 70427

CONTACT BROKER FOR MORE INFORMATION:

James Seidel
jseidel@avidrea.com
214.379.1041

Ryan Clark
rclark@avidrea.com
214.379.1050

Quinn Lane
qlane@avidrea.com
214.379.1045



Property Details

LOCATION	318 Cumberland St, Bogalusa, LA 70427	
AVAILABLE	67,531 SF (Willing to demise)	
RENT	Contact Broker	
ZONING	N/A	
HIGHLIGHTS	» 67,531 SF Retail Redevelopment » Willing to demise space » Located within primary retail corridor » 352 Parking Spaces	
AREA RETAIL & TRAFFIC DRIVERS	Walmart, Tractor Supply Co., O'Reilly, Wendy's, Burger King, McDonalds, Little Caesars, Pizza Hut, Walgreens, CVS, Dollar General, Snap Fitness, Hardee's, Verizon, Lumber Jacks Food Outlet, Taco Bell, Auto Zone, Domino's, Budget	
TRAFFIC COUNTS	Superior Ave 8,414 CPD 2025	Shenandoah St 10,852 CPD 2025

Demographics

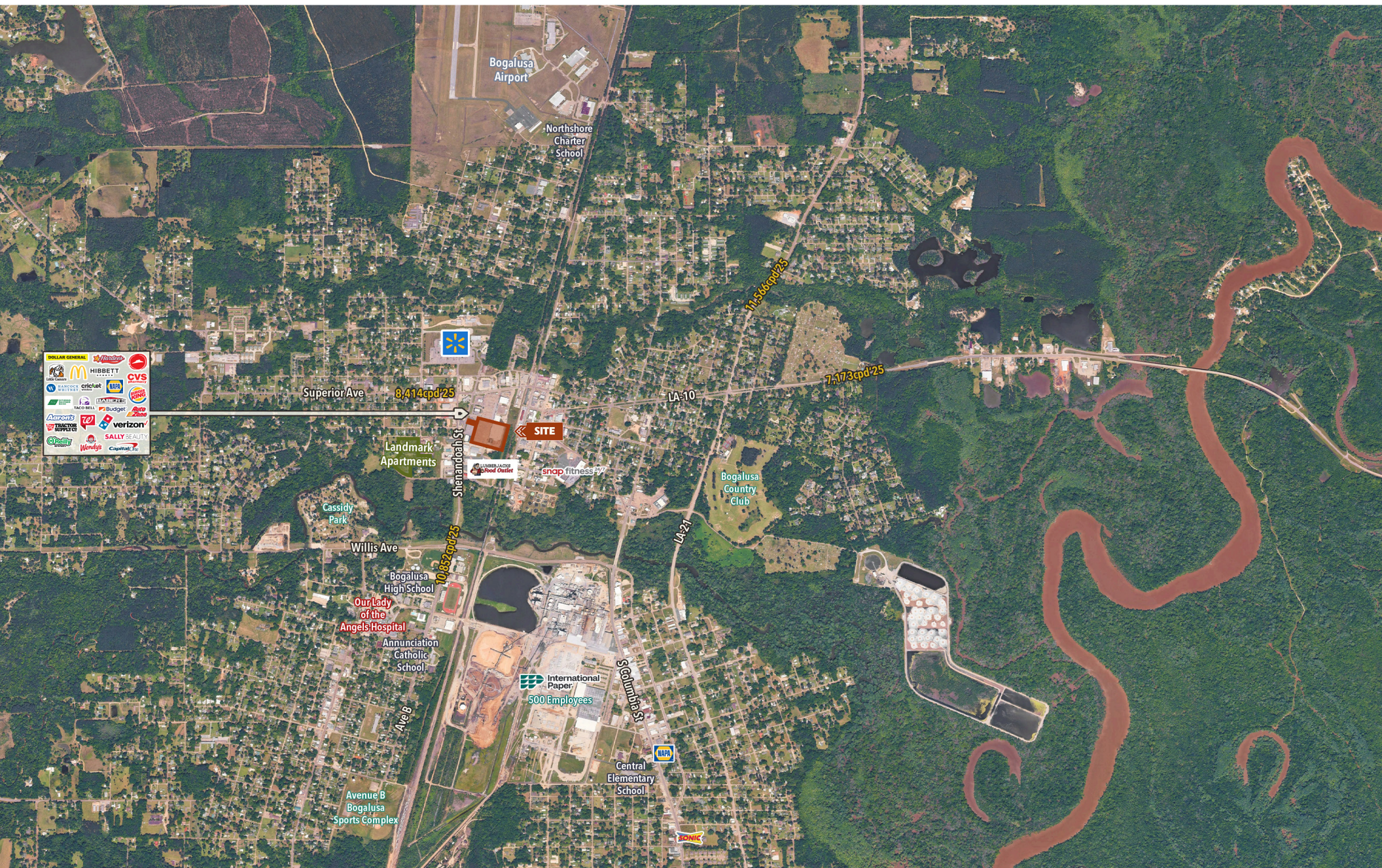
	1 Mile	3 Miles	5 Miles
POPULATION	3,579	12,272	14,468
EST. EMPLOYEES	2,321	4,819	5,201
MEDIAN AGE	37.5	37.3	38.1
NUMBER OF HOUSEHOLDS	1,465	5,064	6,000
AVG HOUSEHOLD INCOME	\$56,692	\$56,688	\$57,911
MED HOUSEHOLD INCOME	\$35,388	\$39,937	\$40,899



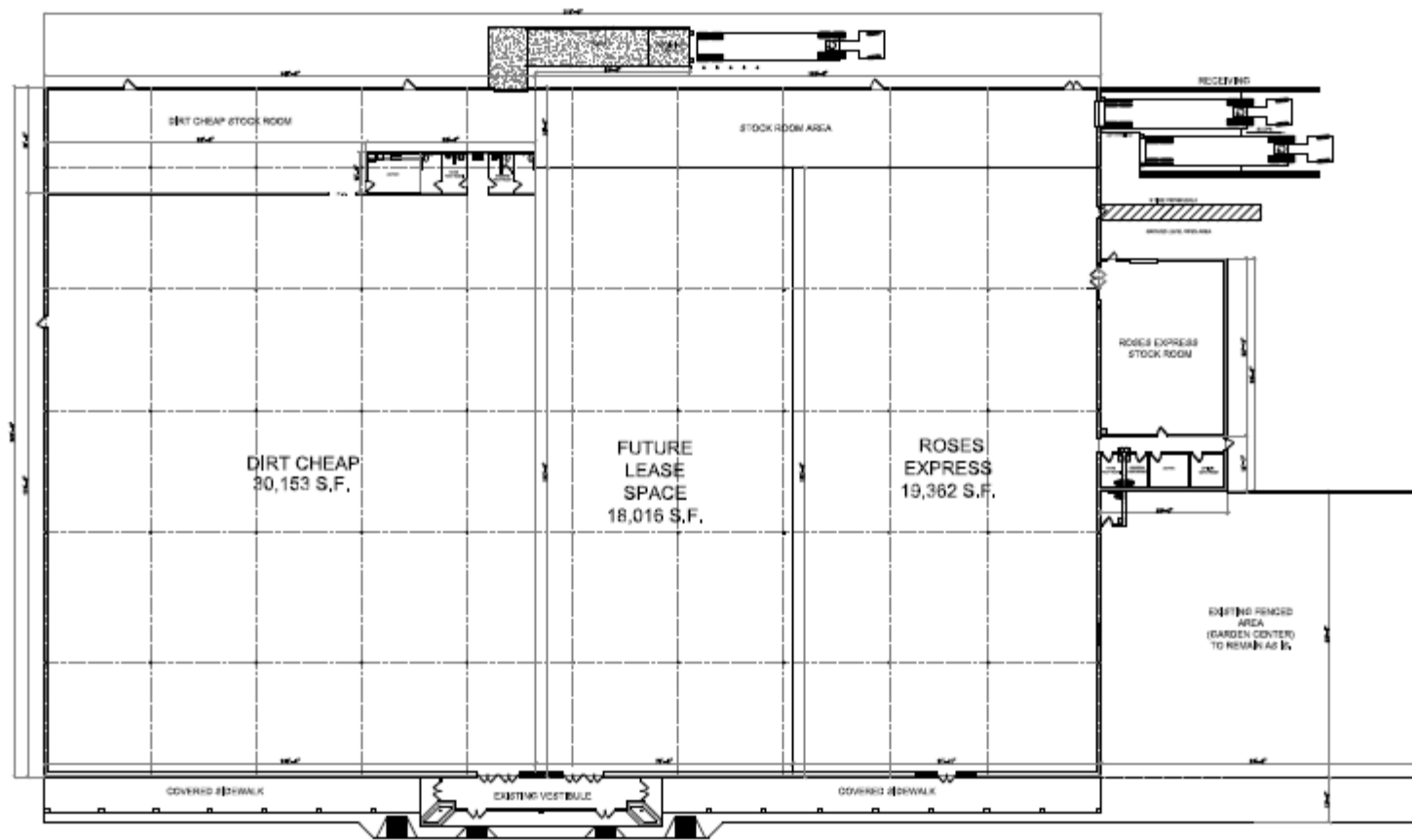
Zoom Aerial



Wide Aerial



Floor Plan

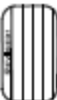


OVERALL FLOOR PLAN
SHEET 01

DIRT CHEAP SALES AREA:	25,499 S.F.
DIRT CHEAP BREAK ROOM / RESTROOM:	934 S.F.
DIRT CHEAP STOCK ROOM:	4,560 S.F.
DIRT CHEAP TOTAL LEASE SPACE:	30,153 S.F.
FUTURE LEASE SPACE SALES AREA:	13,889 S.F.
FUTURE LEASE SPACE STOCK ROOM:	4,047 S.F.
TOTAL FUTURE LEASE SPACE:	18,016 S.F.
ROSES EXPRESS SALES AREA:	16,721 S.F.
ROSES EXPRESS STOCK ROOM:	2,011 S.F.
ROSES EXPRESS BREAK ROOM / RESTROOM:	630 S.F.
ROSES EXPRESS TOTAL LEASE SPACE:	19,362 S.F.
BUILDING TOTAL:	67,531 S.F.

SOUTHERN DEVELOPMENT OF MISSISSIPPI, INC.
A-100 1000
P.O. BOX 1000
BIRMINGHAM, AL 35202-1000
TEL: 205-333-1000
FAX: 205-333-1001

A NEW DEVELOPMENT FOR:
RETAIL CENTER
BOGALUSA, LOUISIANA



OVERALL FLOOR PLAN
SHEET 01

A-1





Information About Brokerage Services

11-2-



Texas Law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Avid Real Estate Advisors, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Ryan Jordan

#9008251

License No

E-mail

214.379.1040

Phone

Designated broker of Firm

#622105

License No

rjordan@avidrea.com

E-mail

214.379.1043

Phone

Licensed Supervisor of Sales Agent/Associate

License No

E-mail

Phone

Sales Agent/Associate's Name

License No

E-mail

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate
Information available at www.trec.texas.gov

IABS