



CITIPLACE - RETAIL STRIP CENTER FOR SALE

1826 Martin Luther King Jr Blvd, Houma, LA 70360

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PROPERTY DESCRIPTION

CitiPlace Center is perfect for investors seeking a strategic asset in a dynamic retail landscape. Spanning approximately 20,750 square feet CitiPlace Center presents an attractive value-add opportunity with two available vacancies for potential investors.

Key Features:

Tenant Mix: Anchored by prominent businesses such as Moe's Southwest Grill, Lendmark Financial, Salad Station, Firehouse Subs, Quest Diagnostic, and Crumble Cookies. Traffic Volume: Benefits from significant daily exposure with traffic counts averaging 29,386 vehicles per day.

Value-Add Potential:

With two vacancies, there's ample room for growth, enhancing potential revenue streams and capital appreciation.

Strategic Location: Positioned in an area along MLK Blvd. adjacent to bigbox retailers, hotels, and restaurants including the popular sports restaurant and bar, WalkOn's, which was recently built directly across the street from the strip center. Citiplace is in the mix with robust consumer activity, ensuring consistent traffic and driving business to our tenants.

TENANTS

- Moe's Southwest Grill, Lendmark Financial, Little Caesars Pizza, Just For Him, The Salad Station, Kaitlyn Spa, Quest Diagnostic, Fire House Subs, Crumble Cookies, Xhale City

OFFERING SUMMARY

Sale Price:	\$7,225,000
Cap Rate:	6.5 %
Building Size:	20,750 SF

RETAIL PROPERTY FOR SALE

PROPERTY SUMMARY



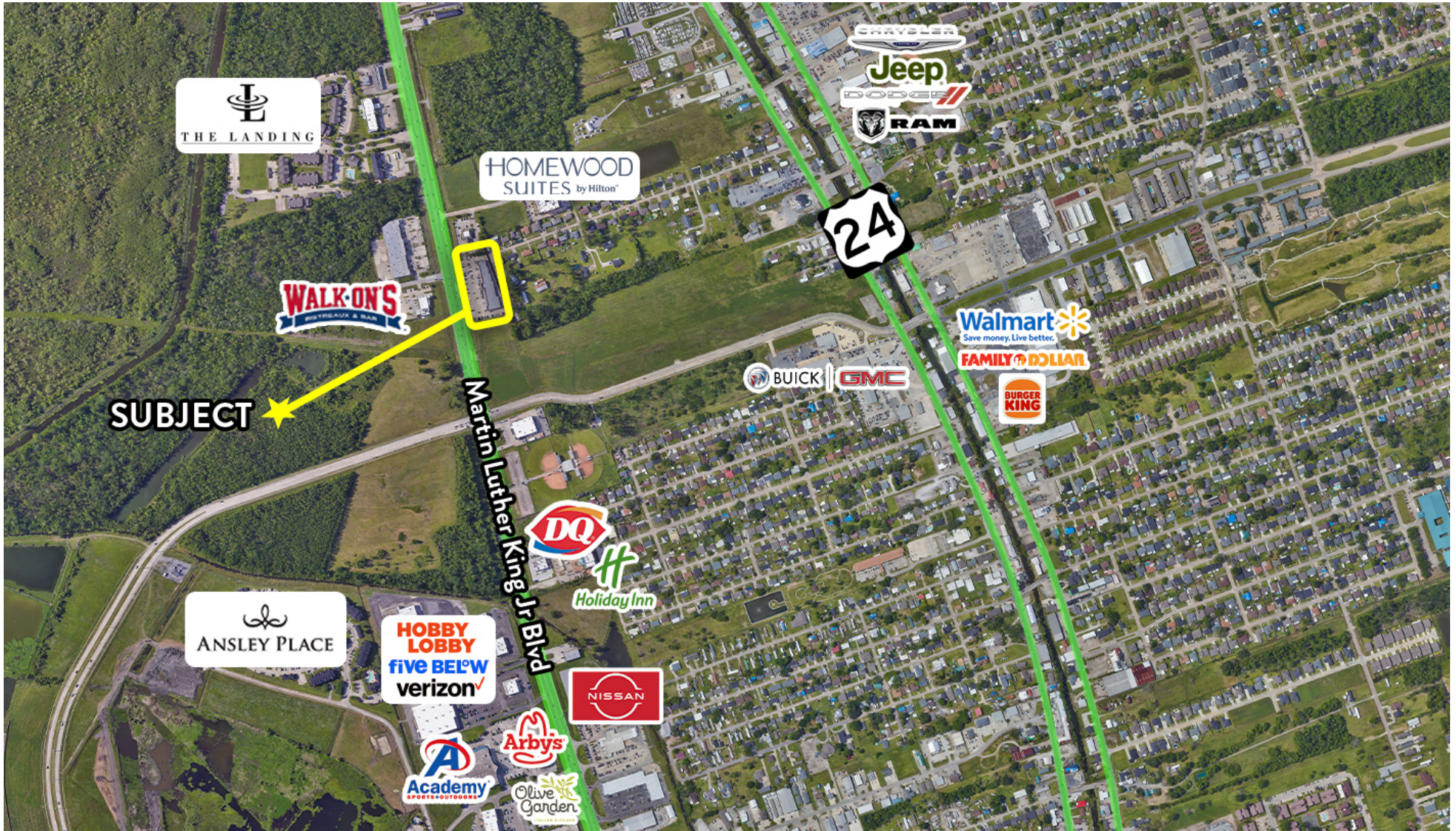


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RETAIL PROPERTY FOR SALE

AERIAL



SOUTHEAST
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REAL ESTATE



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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



SOUTHEAST
COMMERCIAL
REAL ESTATE

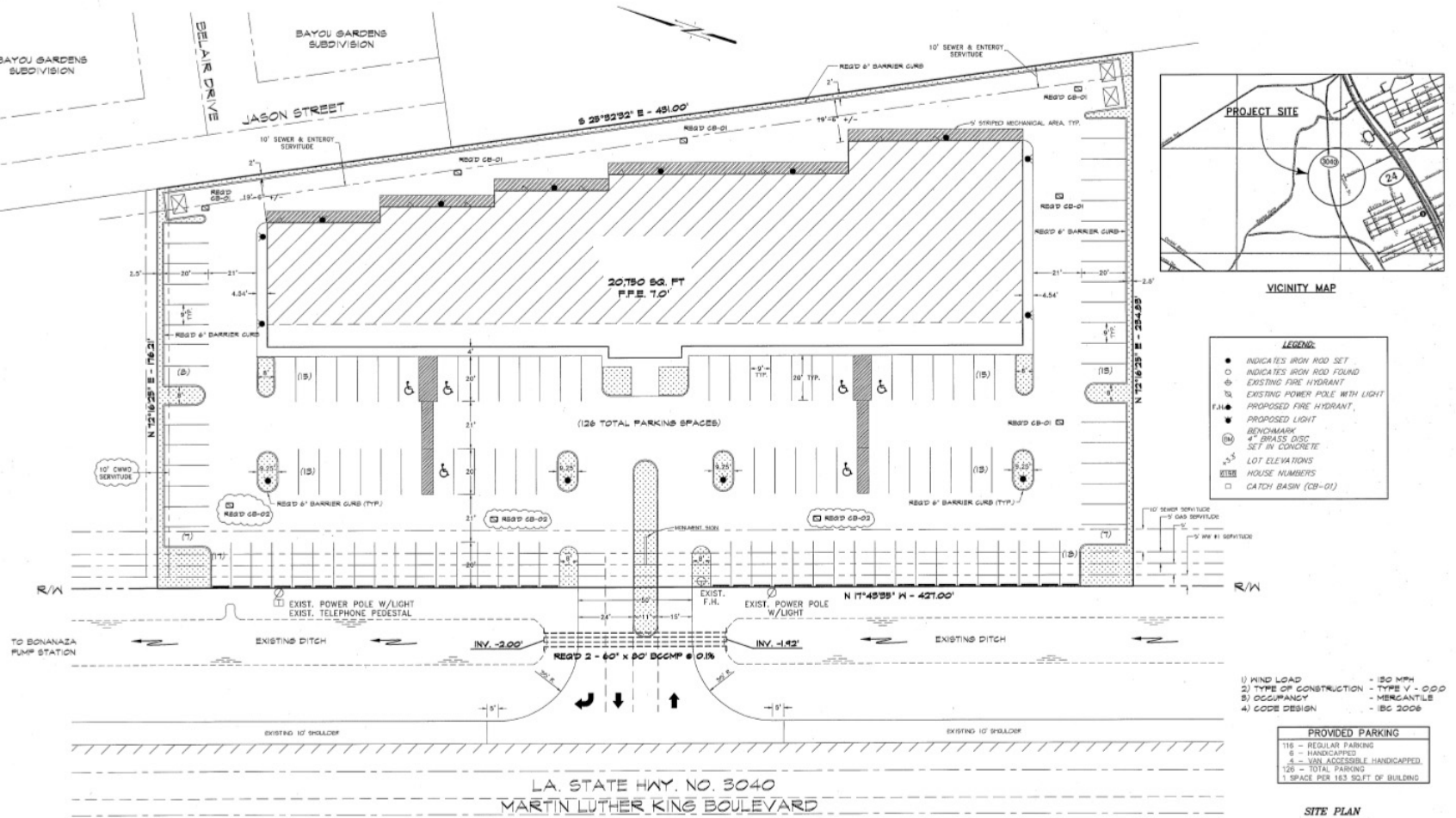


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RETAIL PROPERTY FOR SALE

SITE PLAN



**SOUTHEAST
COMMERCIAL**
REAL ESTATE

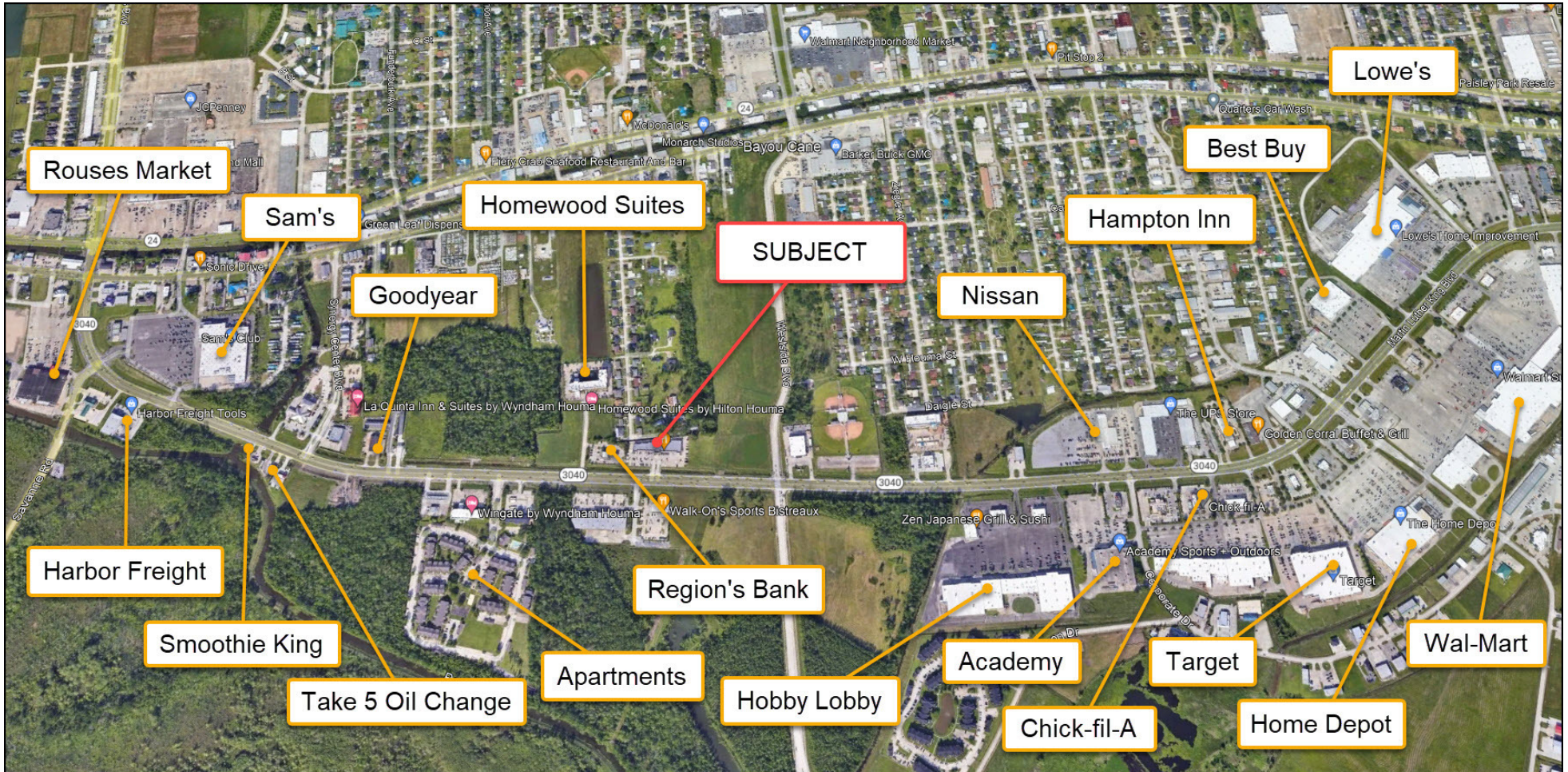


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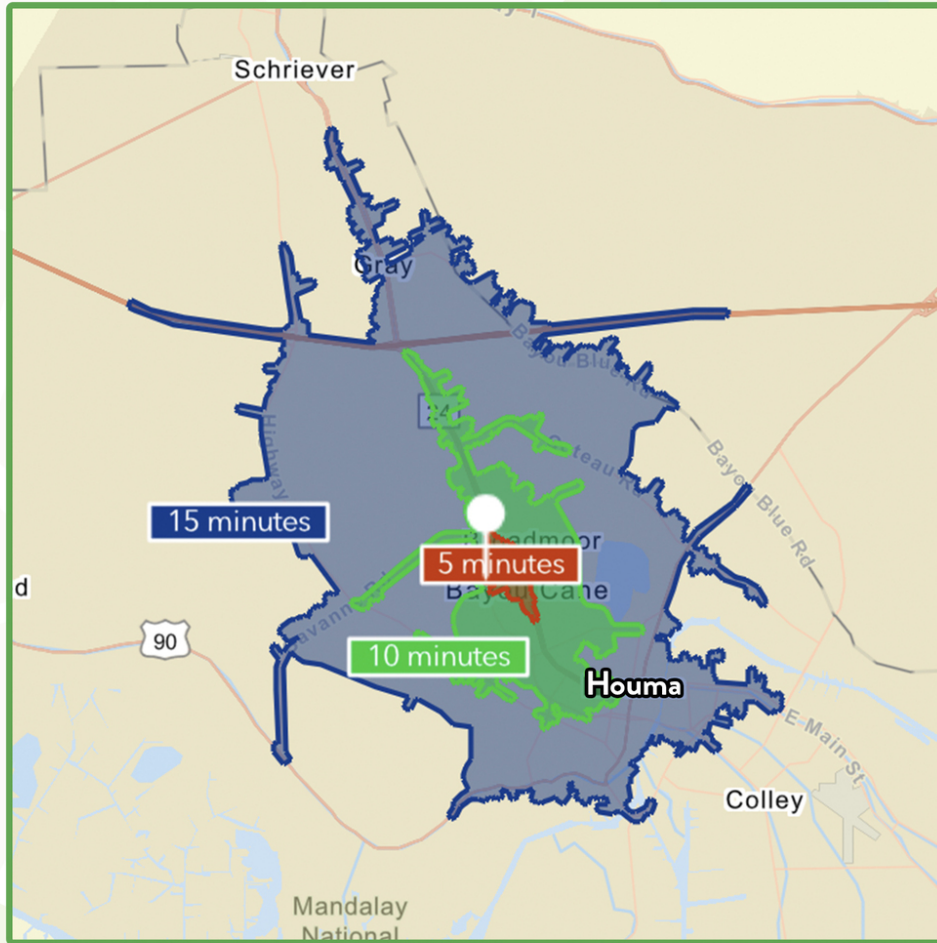


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\$89,842

Average Household Income within 15 minutes of site.



37.7

Median Age

Within 15 minutes of site.



26,169

Number of housing units within 15 minutes of site.

2023 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	988	20,800	59,612
Average HH Income	\$74,867	\$81,344	\$89,842
2028 Projections	5 Minutes	10 Minutes	15 Minutes
Population	972	20,593	58,914
Average HH Income	\$83,371	\$91,388	\$101,013

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

RETAIL PROPERTY FOR SALE

AREA DEMOGRAPHICS



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