

For Sale or Lease

Price

- See Agent

Available Lot 1

- 1,872 SF drive through QSR
- 0.5 acres improved land
- ± 130' frontage Sterlington Rd.
- Zoned B-2
- Pylon sign
- Outdoor patio

Available Lot 2

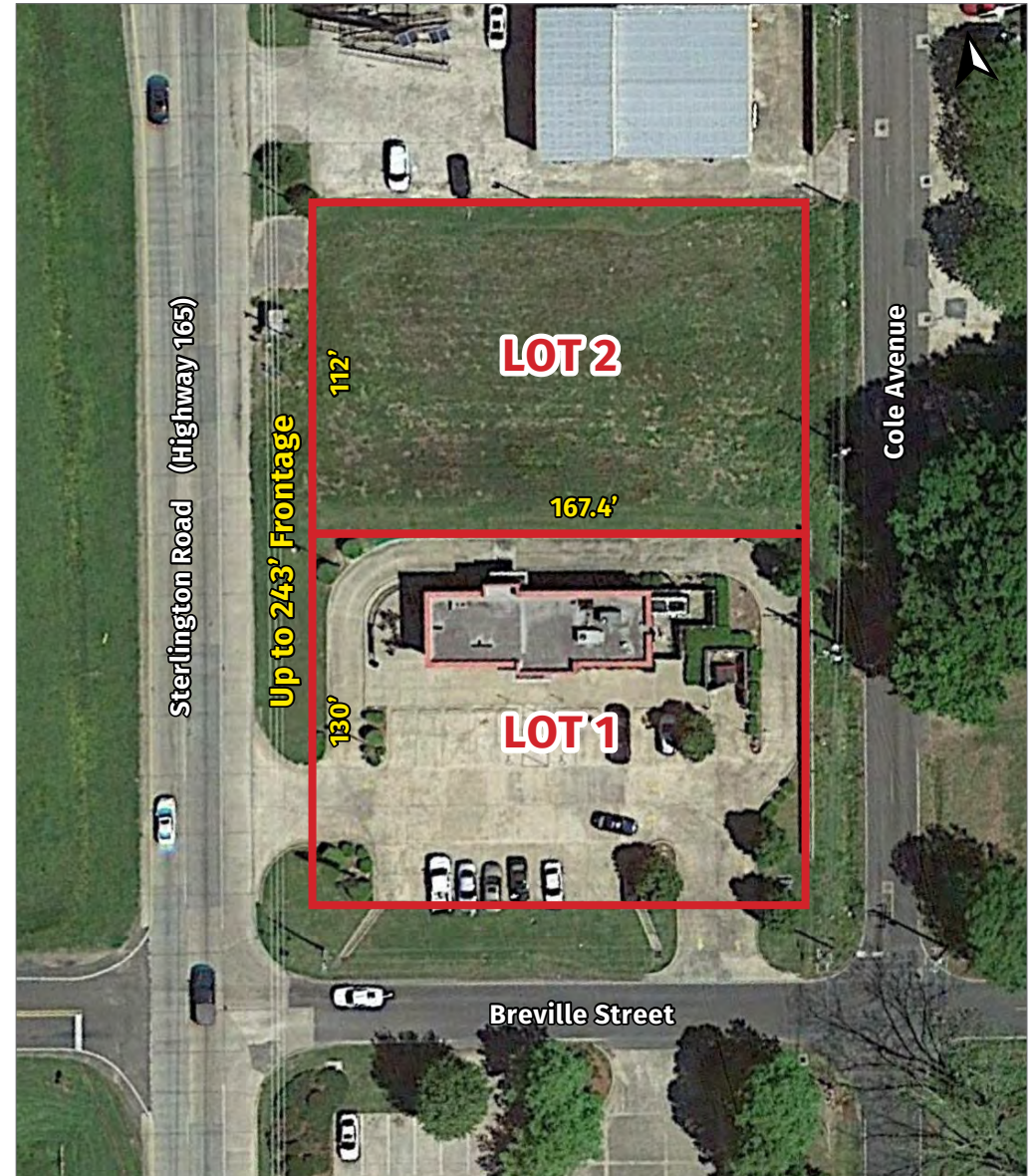
- 0.42 acres vacant land
- ± 112' frontage Sterlington Rd.
- Zoned B-3

Property Highlights

- Adjacent vacant property provides redevelopment potential
- Heavily traveled Sterlington Road
- Multiple ingress / egress
- Strong daytime employee numbers
- Immediate value and exposure to Monroe's core commercial sector

Traffic Counts (ADT 2019)

- Sterlington Rd.: 38,319
- Desiard St. & Sterlington Rd.: 26,500
- Louisville Street & Sterlington Rd.: 23,044



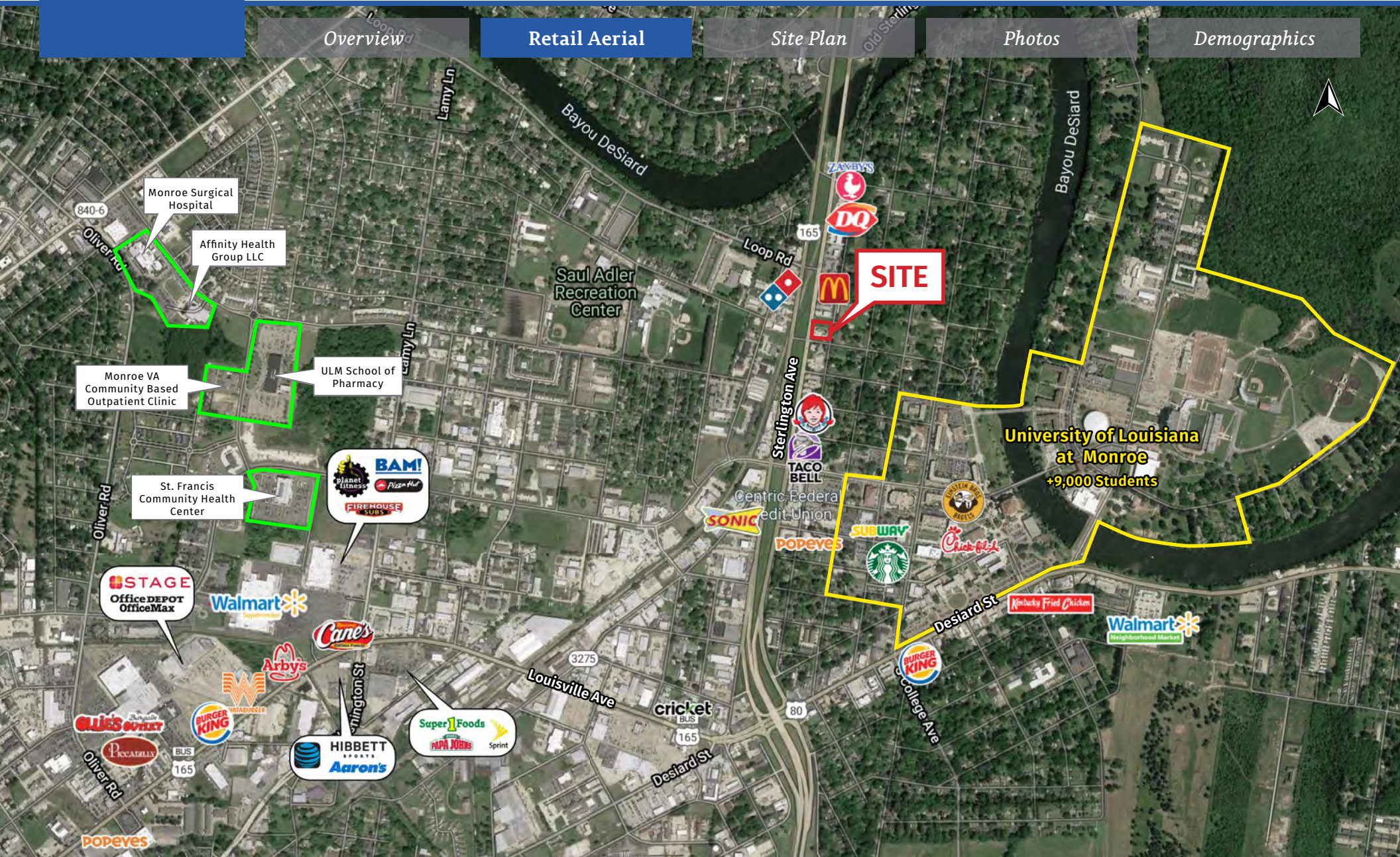
Overview

Retail Aerial

Site Plan

Photos

Demographics



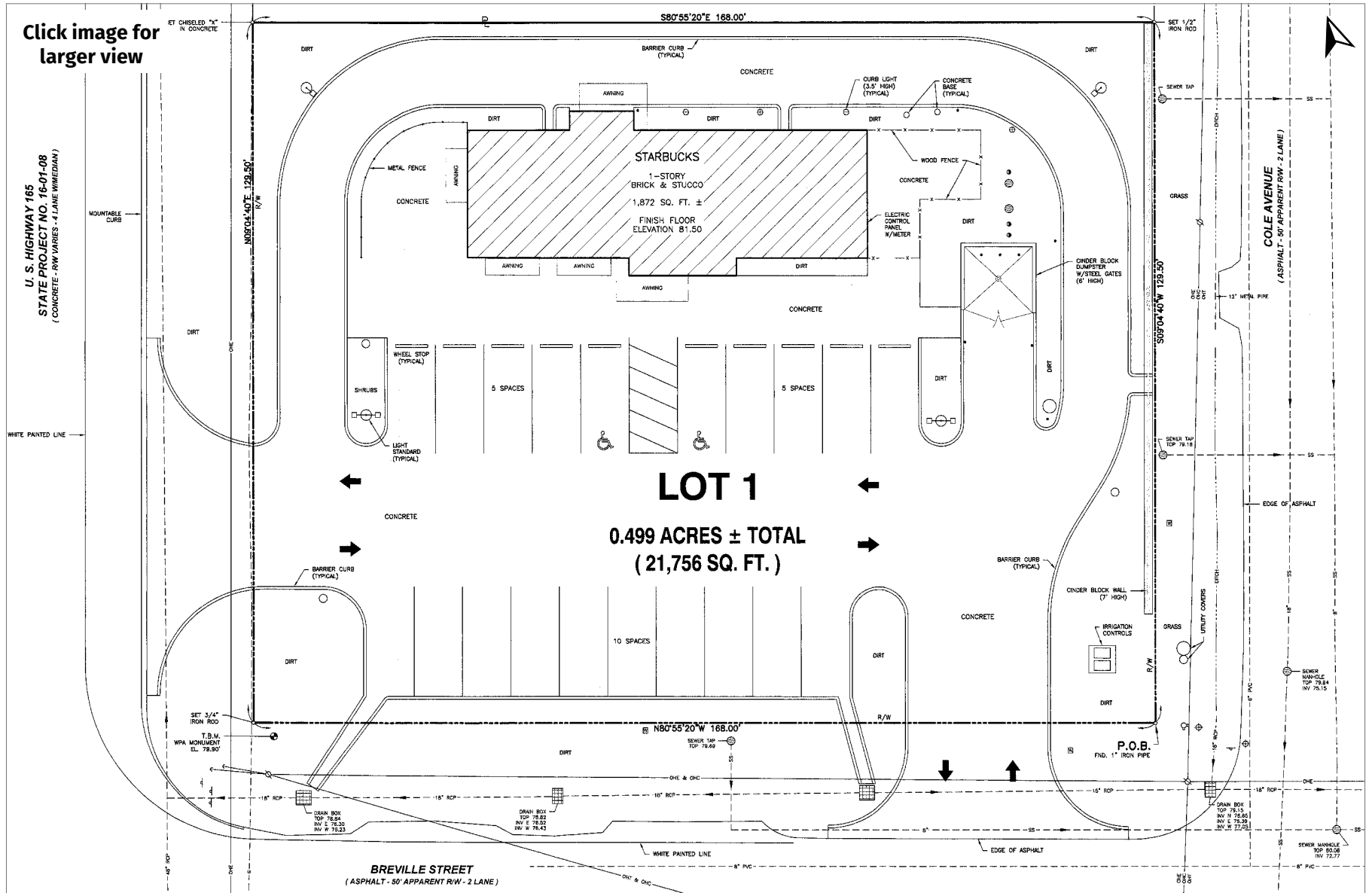
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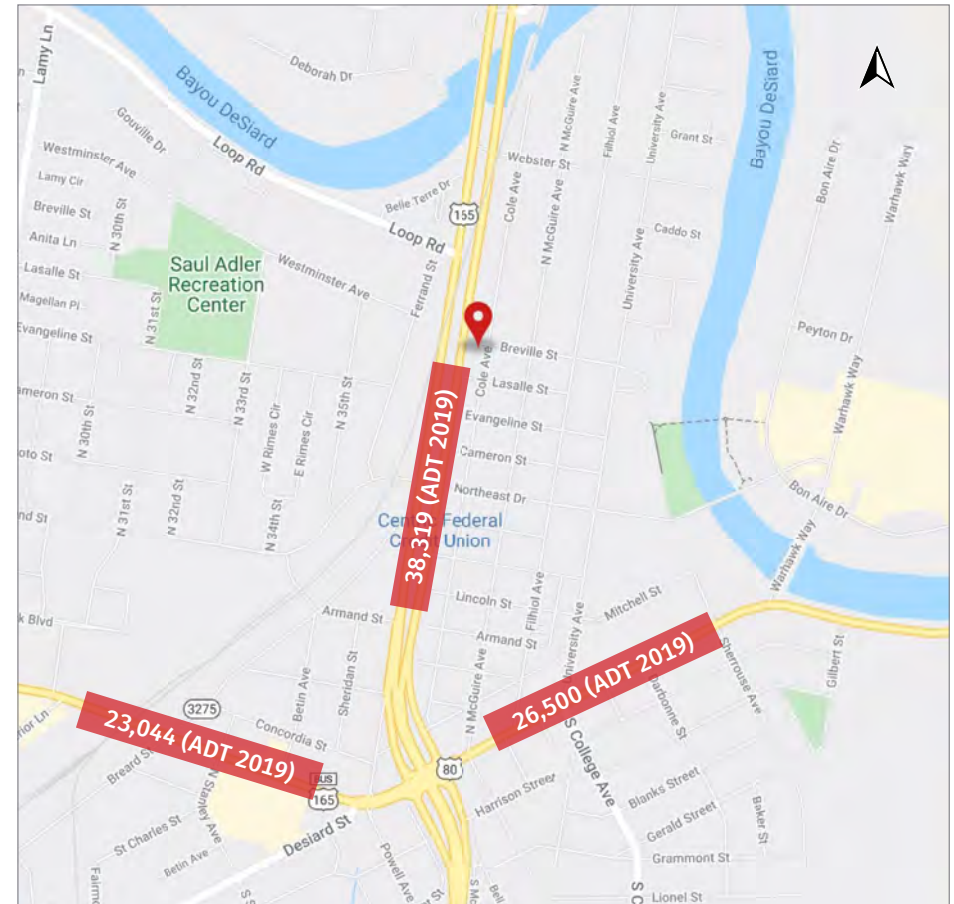
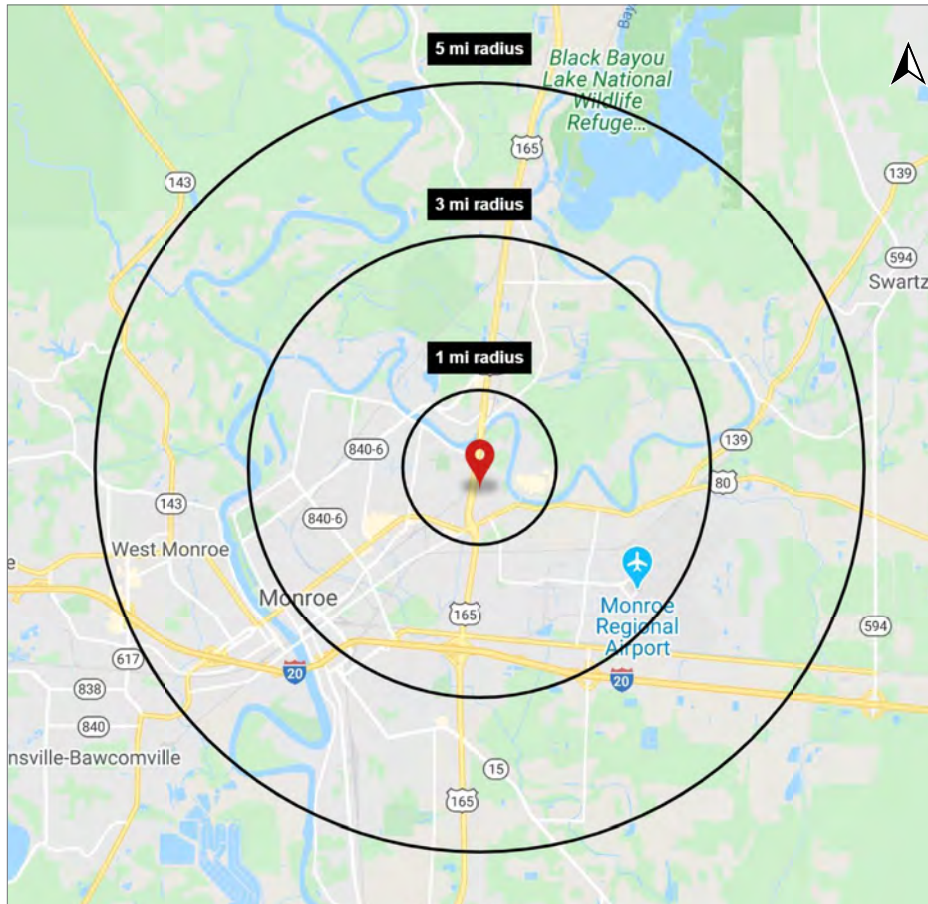
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2020 Demographics	1 mi.	3 mi.	5 mi.
Population	7,535	40,316	74,600
Daytime Pop.	9,928	48,416	86,694
Avg. HH Income	\$61,700	\$62,662	\$54,935