

Overview

Retail Aerial

Photos

Demographics

For Lease

Property Information

- 11,048 square foot freestanding building with a drive through window
- 1.38 acre lot located on the entire block of W. California Ave. with two signalized, hard corner intersections at S. Trenton Street and S. Vienna Street
- 5 access driveways
- Situated in close proximity to both Ruston's thriving downtown businesses, restaurants and parish court house as well as Louisiana Tech University (12,873 students)

Available

- 11,048 square feet
- Two pylon signs
- Approximately 56 parking spaces

Traffic Counts (ADT 2017)

- W. California Ave.: 14,299
- S. Vienna St.: 19,863

Area Businesses

- County Market Grocery
- Dollar General
- Aaron's
- Walgreen's
- Walmart Neighborhood Center
- Family Dollar
- Louisiana Tech University



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Former Rite Aid

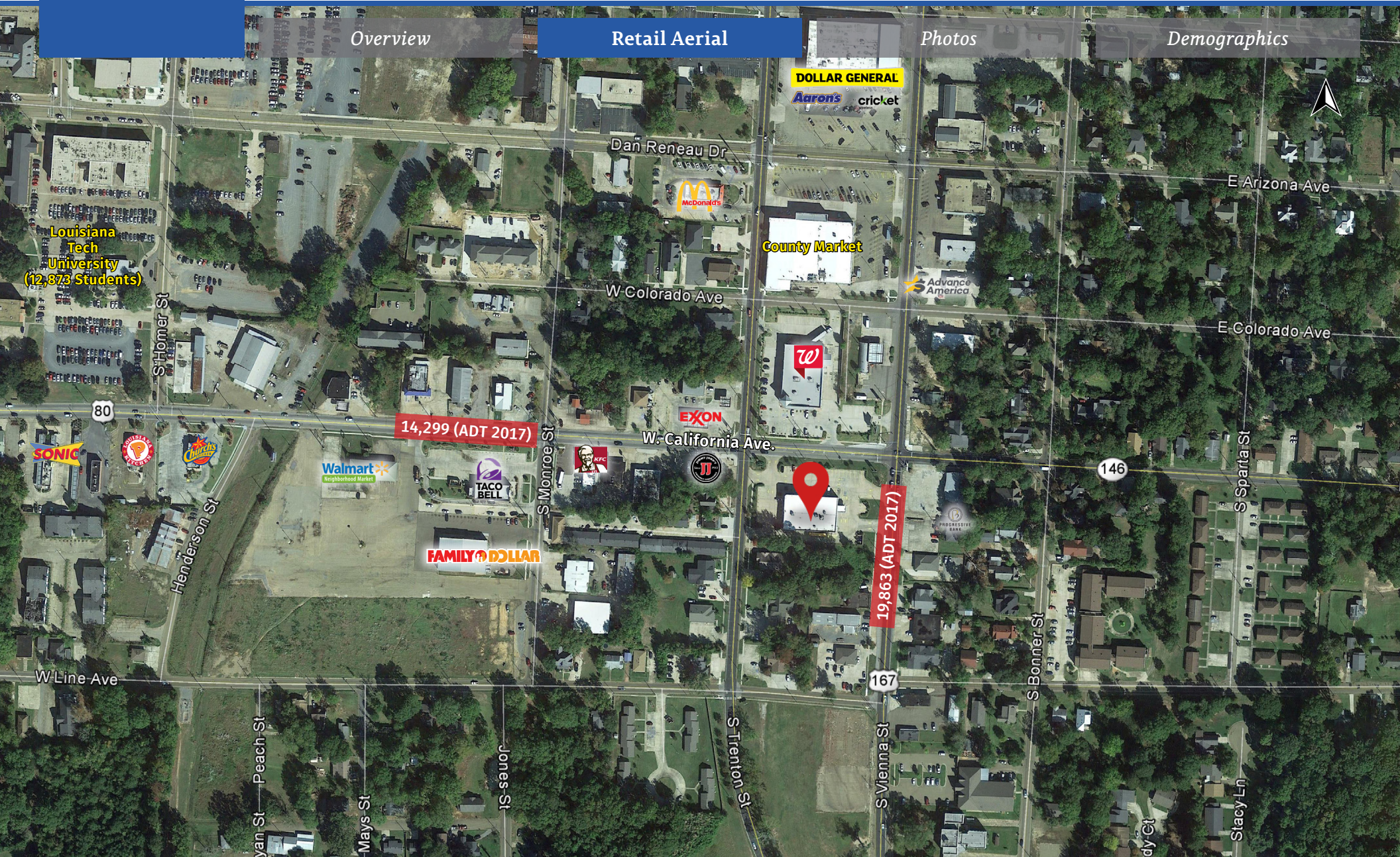
105 W. California Ave., Ruston, LA

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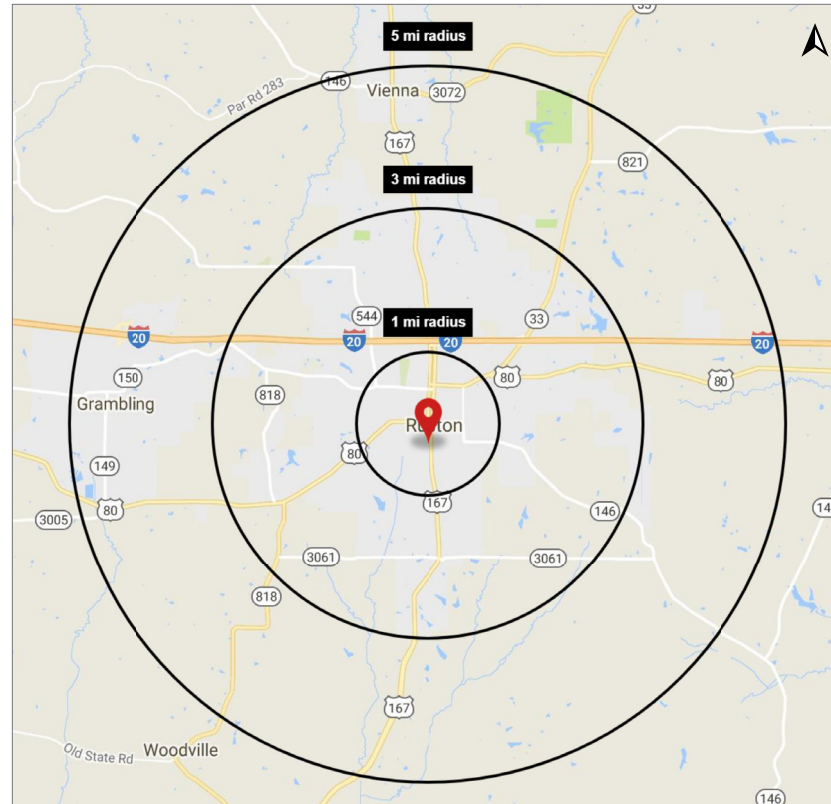
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Demographic Map



2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	8,856	23,762	34,034
Avg. HH Income	\$22,844	\$38,209	\$44,963
Daytime Pop.	11,391	24,828	31,536
Median Age	24.7	27.1	27.9