

## FOR LEASE

### PROPERTY OVERVIEW

Former Family Dollar building available in Derrider, LA, providing a great opportunity for a restaurant, retail, office, or medical tenant. This building was built in 2013 and is well positioned along Highway 171.

### BUILDING SIZE

- 8,804 SF

### LEASE RATE

- \$6.00 PSF NNN

### PARKING

- 38 Spots in Front

### AREA BUSINESSES

- Dollar General
- True Value
- Brookshire Brothers
- AutoZone Auto Parts
- CBG Buick GMC
- Dairy Queen
- Fausto's Fiesta Cafe
- Green Chrysler Plymouth Dodge
- Cecil's Cajun Kitchen

### TRAFFIC COUNT (ADT 2017)

- On E. 1st Street, east of site: 13,037
- On Highway 171, west of site: 34,548

### 2020 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	9,269	83,525	181,407
Avg. HH Income	\$96,475	\$76,098	\$69,670



