

SUMMARY

SITE PLAN

LOCATION AERIAL

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Prime commercial land for sale at 46011 N. Puma Drive, Hammond, LA 70401. This approximately 2.37-acre parcel boasts large frontage along the interstate, offering exceptional visibility and signage potential. Situated between a motel and a gas station, the property benefits from its proximity to University Ave, home to numerous national quick service restaurants and retail establishments. Furthermore, this excellent commercial location is less than 2 miles from Southeastern Louisiana University, making it ideal for businesses catering to students, faculty, and visitors.

AVAILABLE

- Land size: \pm 2.3 Acres
- Total price: \$ 1,202,256

ZONING

- C-2 Commercial

NEARBY RETAILERS

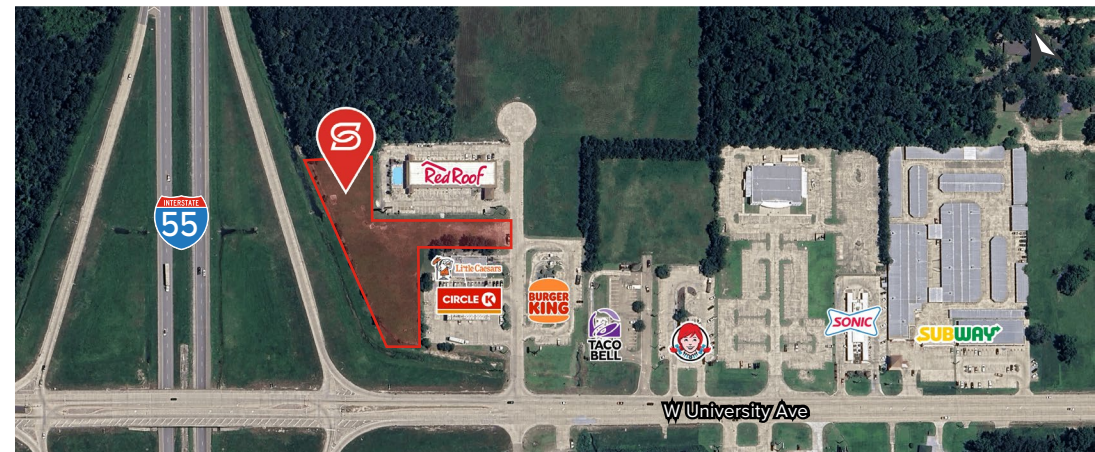
- Circle K
- Little Caesars Pizza
- Burger King
- RedRoof
- Taco Bell
- Wendy's
- Sonic
- Subway

NEARBY AMENITIES

- Proximity to Southeastern Louisiana University
- Ideal for commercial development
- Convenient location near Interstate 55

LOCATION HIGHLIGHTS

- Close to downtown Hammond
- High-traffic and visible area
- Surrounded by essential businesses



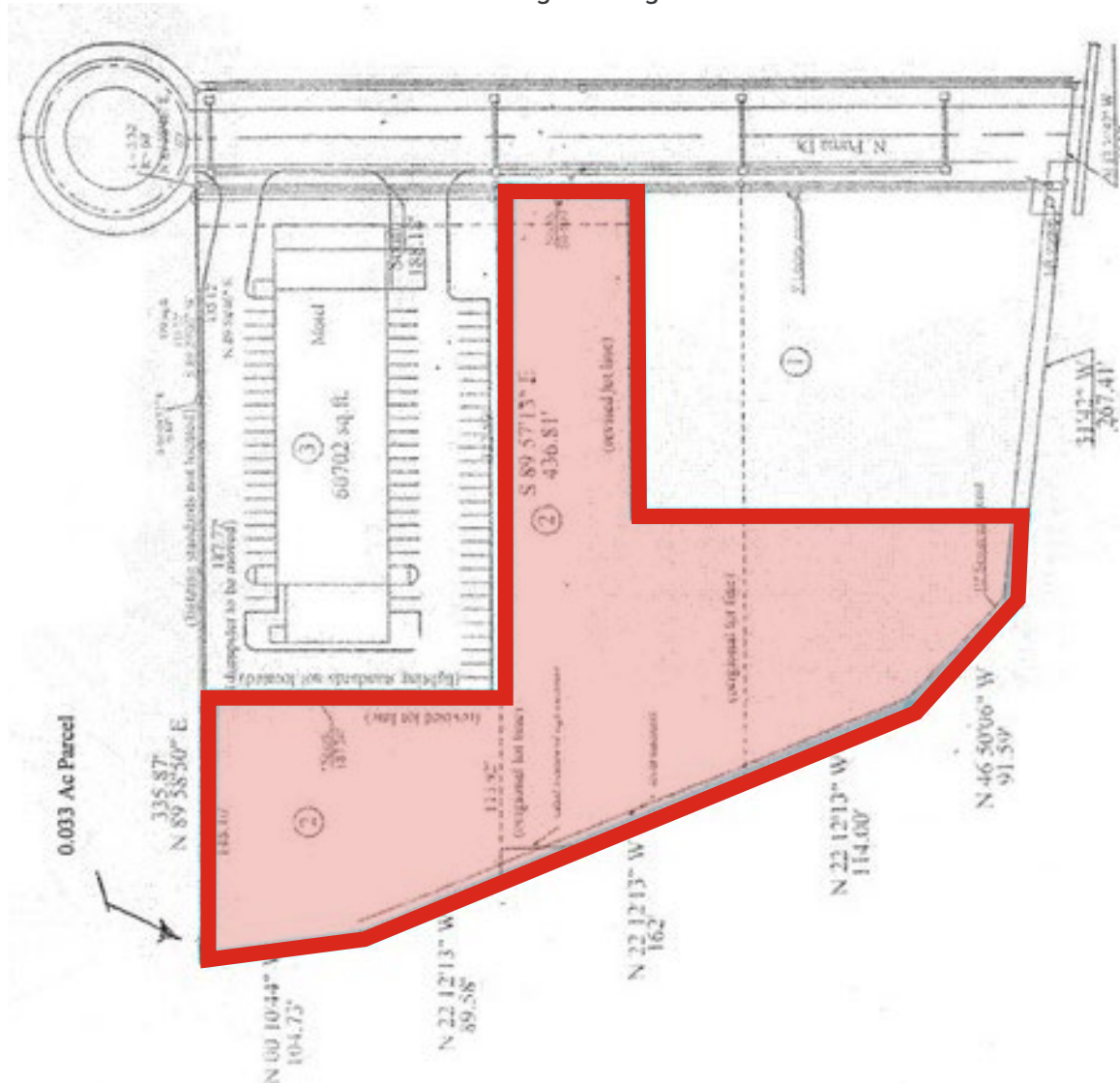
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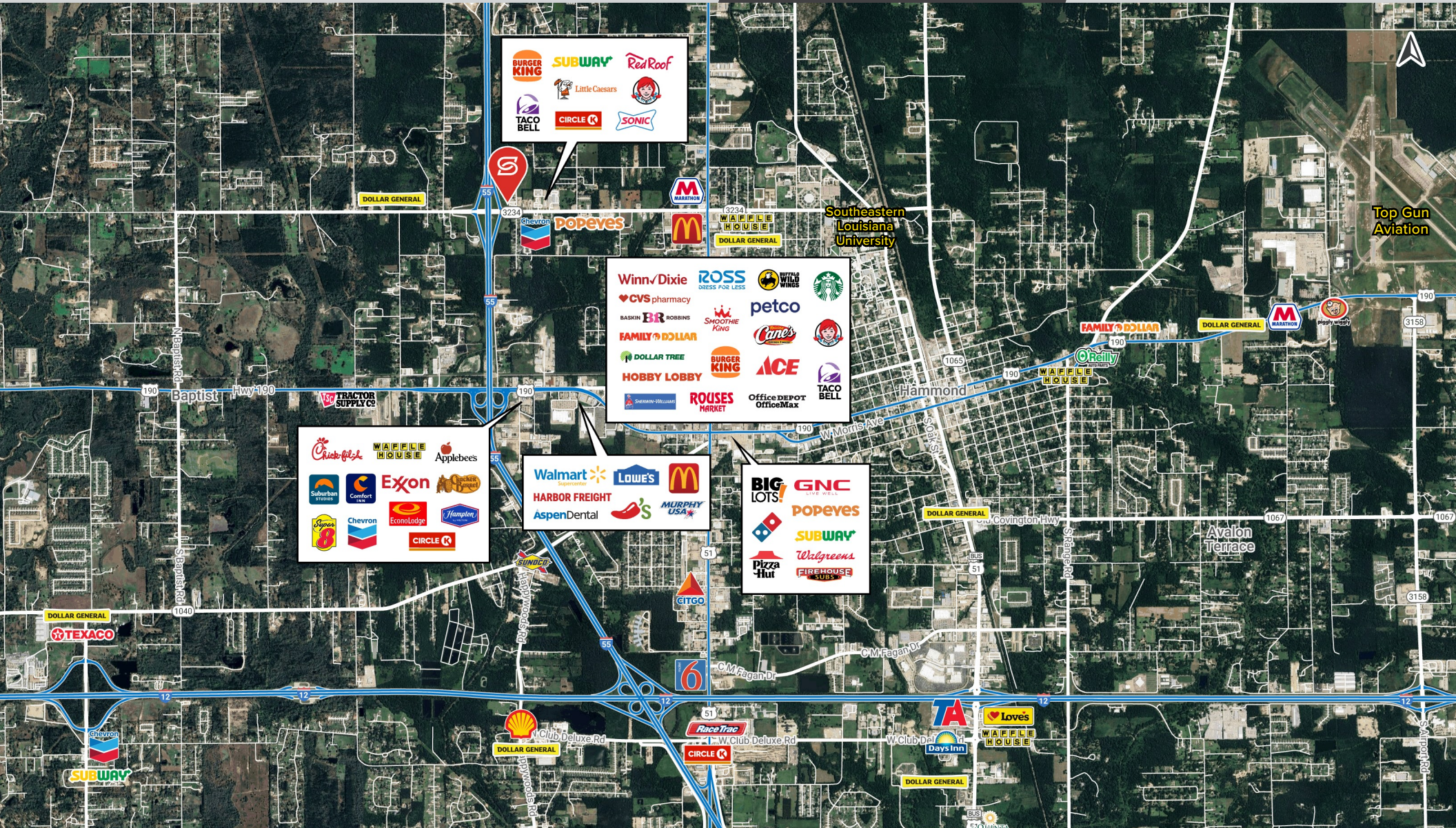


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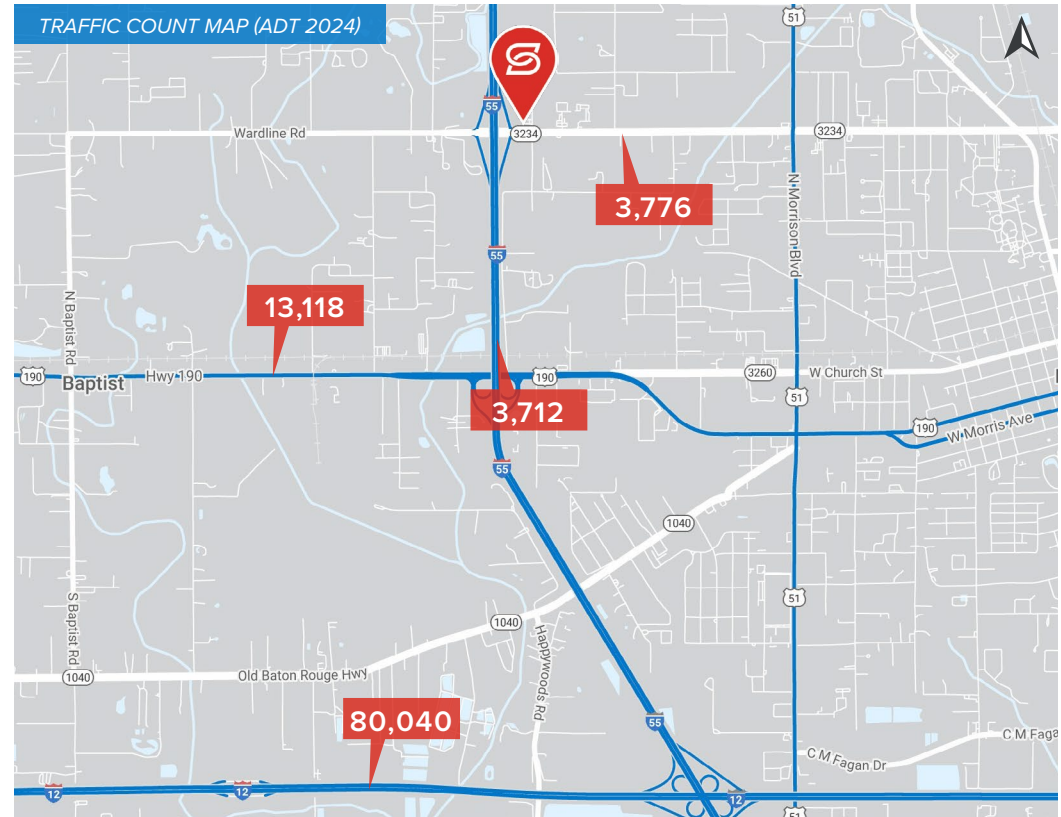
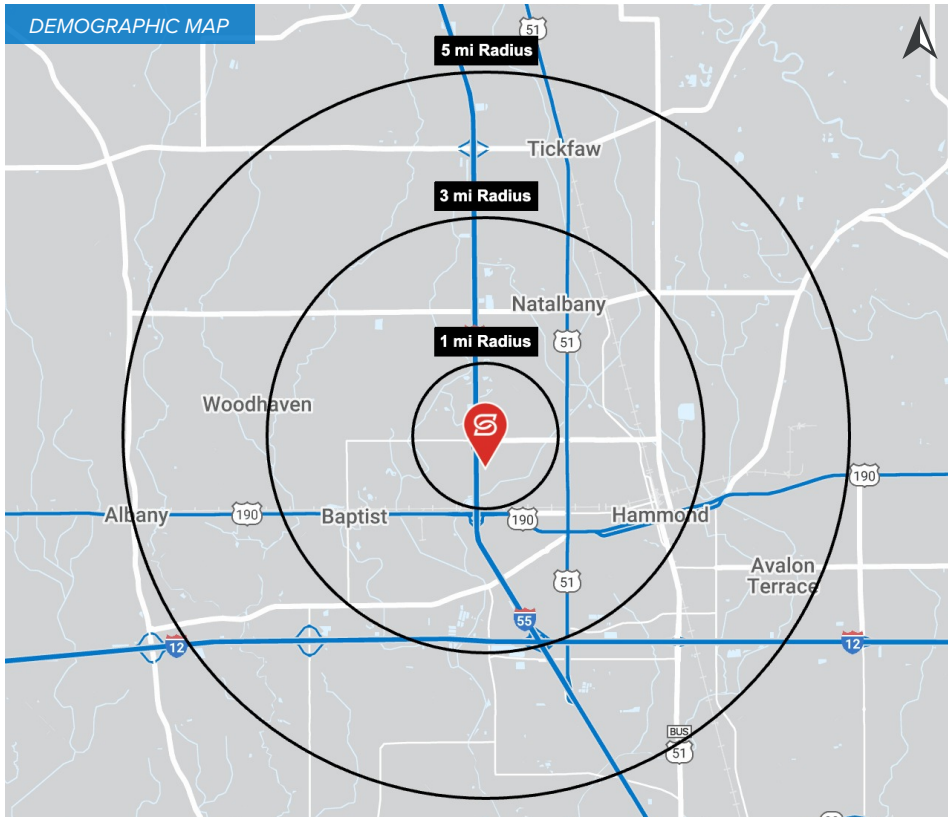


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2024 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

2,121

27,336

54,960

1 MILE

3 MILE

5 MILE



AVG. HH INCOME

\$55,867

\$67,247

\$71,347

1 MILE

3 MILE

5 MILE



HOUSEHOLDS

885

10,446

21,517