

AVAILABLE

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- 2,150 SF free-standing building
- Lease end 7/31/2039

NEARBY AMENITIES

- Heart of Cajun Country: rich culture, cuisine, and music
- Near Abbeville's central business district
- Easy access to U.S. Highway 167
- Less than 1 mile from South Louisiana Community College (4,691 students)

LOCATION HIGHLIGHTS

- St. Mary Magdalen Church
- Abbeville Cultural & Historical Museum
- C.S. Steen Syrup Mill
- Palmetto Island State Park
- Bayou Vermilion Paddle Trail

TRAFFIC COUNTS (ADT 2024)

- Veterans Memorial Drive: 21,739
- N State Street: 2,864
- Hwy 167: 15,494

2025 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	5,194	16,144	20,832
Avg. HH Income	\$62,742	\$64,318	\$69,858
Daytime Population	4,149	11,549	13,712



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