

FOR LEASE

PROPERTY SUMMARY

Excellent I-49 frontage at the intersection of Pont Des Mouton Avenue. The site is directly adjacent to a Buffalo Wild Wings restaurant in an area of steady growth. This is a great opportunity for local and national retailers.. All Utilities are at the site.

AVAILABLE

- 2.68 Acres

PRICE

- \$ 1,167,408

PROPERTY INFORMATION

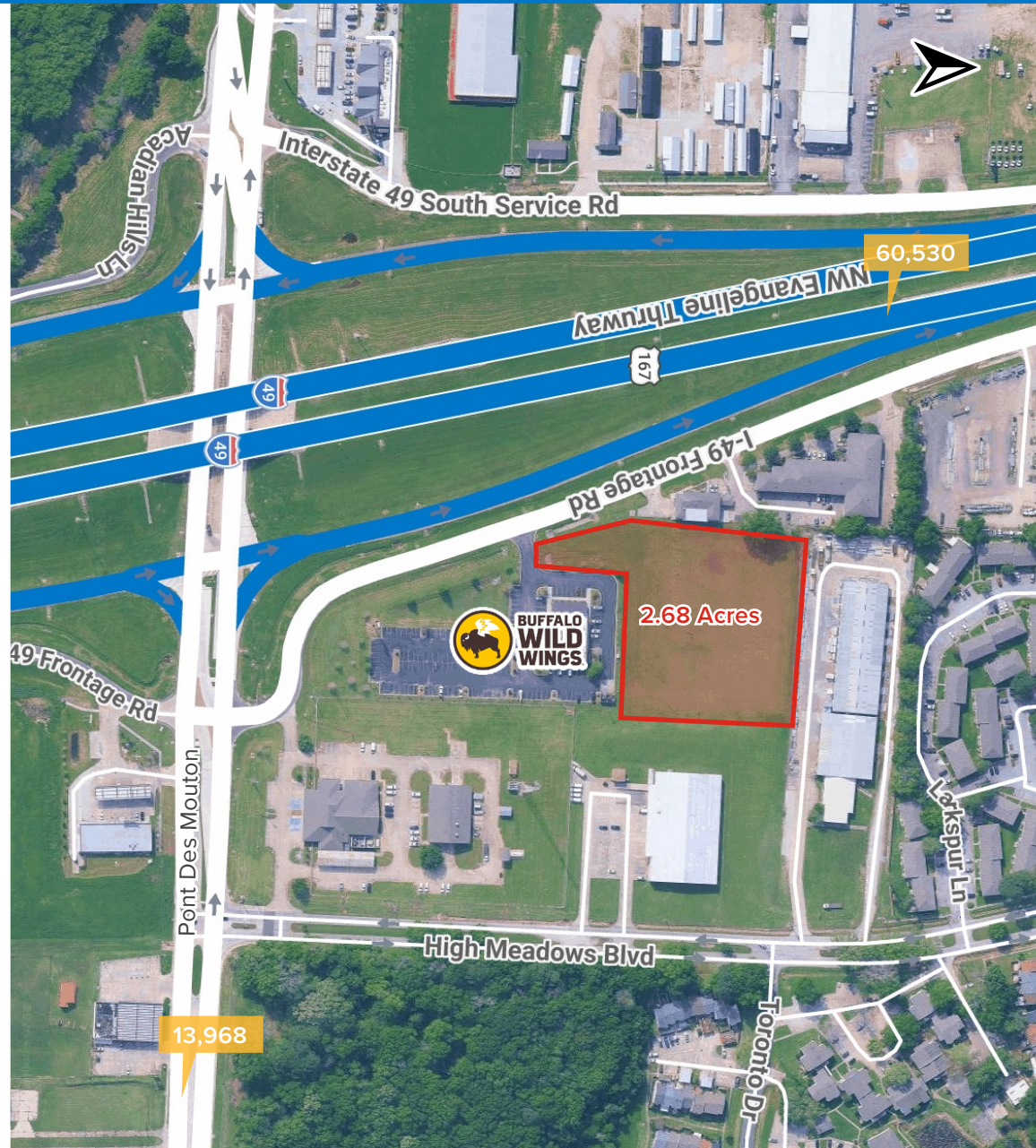
- Type: Vacant Land
- Zoning: Light Industrial
- Utilities: Available

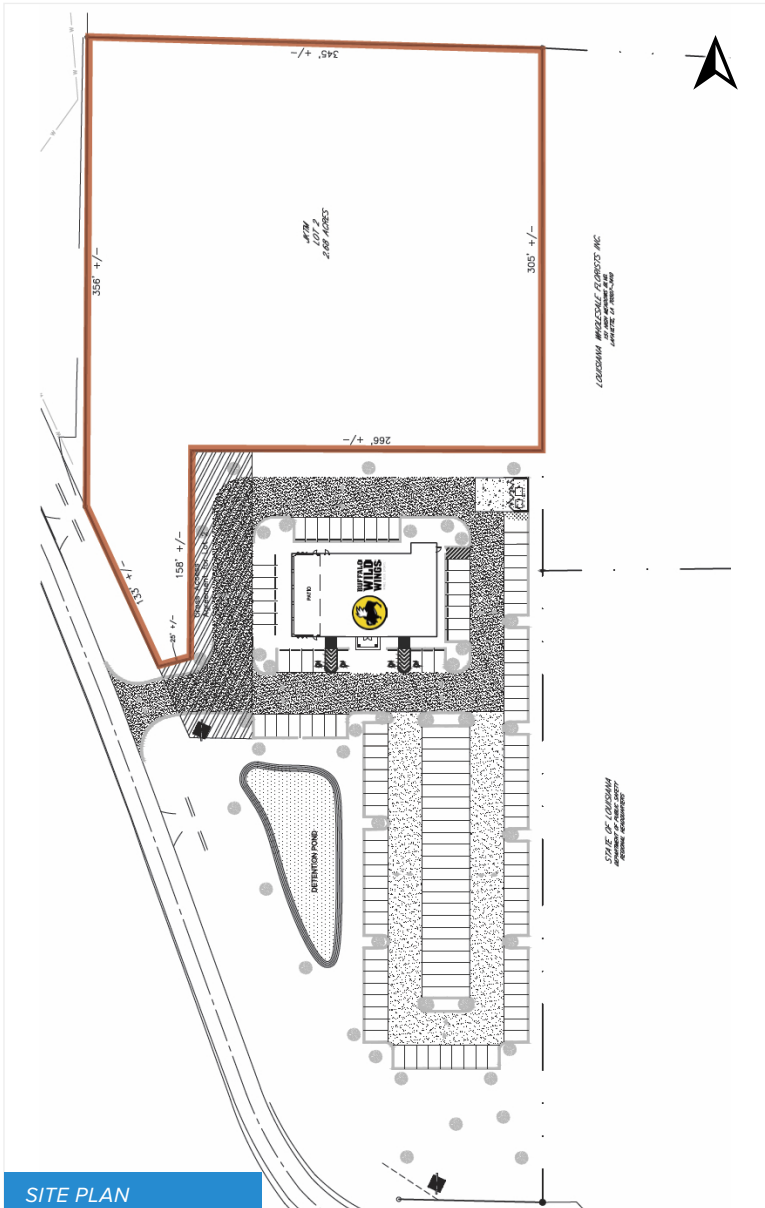
TRAFFIC COUNTS (ADT 2025)

- Pont Des Mouton: 13,968
- Interstate 49: 60,530

2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	7,662	24,289	124,289
Avg. HH Income	\$75,911	\$69,662	\$69,662





SITE PLAN



STIRLING LAFAYETTE SHOPPING CENTER

- TACO BELL
- target
- McDonald's
- ROSS DRESS FOR LESS
- CVS pharmacy
- JCPenney
- Academy SPORTS+OUTDOORS
- HIBBETT SPORTS