



WOODCREST
CAPITAL, LLC

Freestanding Pitkin LA

12884 Highway 10 | Pitkin LA

FOR SALE
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
10,675 SF



- 10,675 SF Freestanding Retail
- Vernon Parish, Louisiana
- 2022-Built Former Family Dollar/Dollar Tree
- Excellent Visibility on Hwy 10

Type	PSF
NNN's	TBD
Lease Rates	Call for Rates

Traffic Counts	
Highway 10	3,386 VPD
LA-113	1,794 VPD



Demographics	1-mile*	3-mile	5-mile
Population	286	677	1,160
Households	117	278	472
Average HH Income	\$64,453	\$62,068	\$61,924

* 1, 3, and 5 mile radius data provided by CoStar Group, 2024 dataset.

** Traffic Count (VPD) data provided by CoStar Group, 2025 dataset.

Woodcrest Capital, LLC

3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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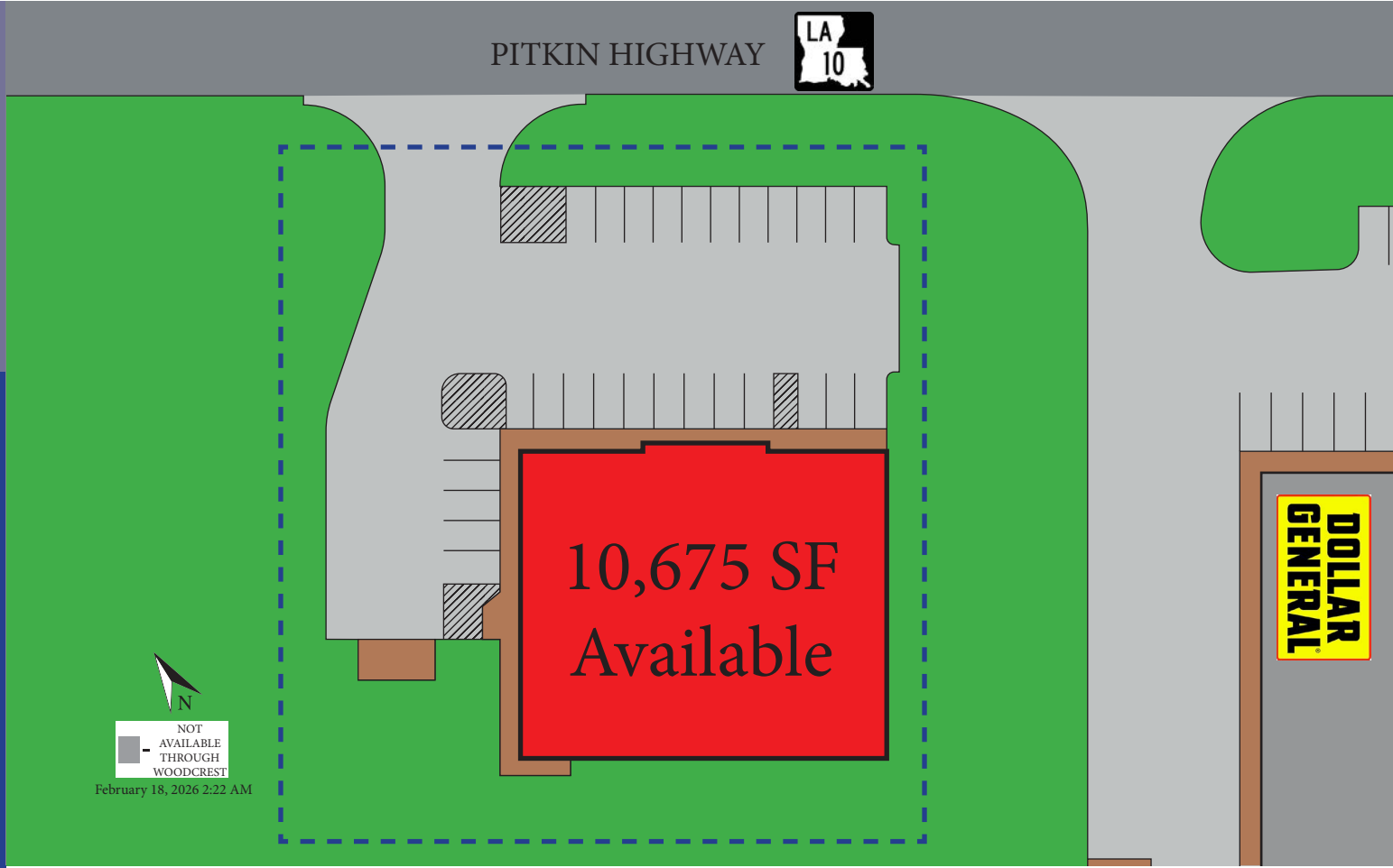
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