

EXECUTIVE SUMMARY

RETAIL PROPERTY FOR LEASE // PARK TERRACE SHOPPING CENTER // 1005 NORTH PINE STREET // DE RIDDER, LA 70634



OFFERING SUMMARY

Available SF:	±16,000 - 35,000 SF
Base Lease Rate:	\$8.00 - \$12.00 SF/yr
Lot Size:	±6.49 Acres
Building Size:	±63,594 Square Feet

PROPERTY OVERVIEW

Park Terrace Shopping Center, a three (3) tenant retail shopping center anchored by Dollar General located at 1005 N Pine Street in De Ridder, LA.

The Property consists of a single-story building totaling ±63,185 SF and positioned on ±6.49 acres. The Property offers abundant surface spaces, visibility from N Pine Street (aka US-171), monument signage and multiple points of ingress.



RUBIN KREMLING, CPM, CCIM
713.805.8030
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AVAILABLE SPACES



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LEASE TYPE | NNN TOTAL SPACE | 16,000 - 35,000 SF LEASE TERM | Negotiable LEASE RATE | \$8.00 - \$12.00 SF/yr



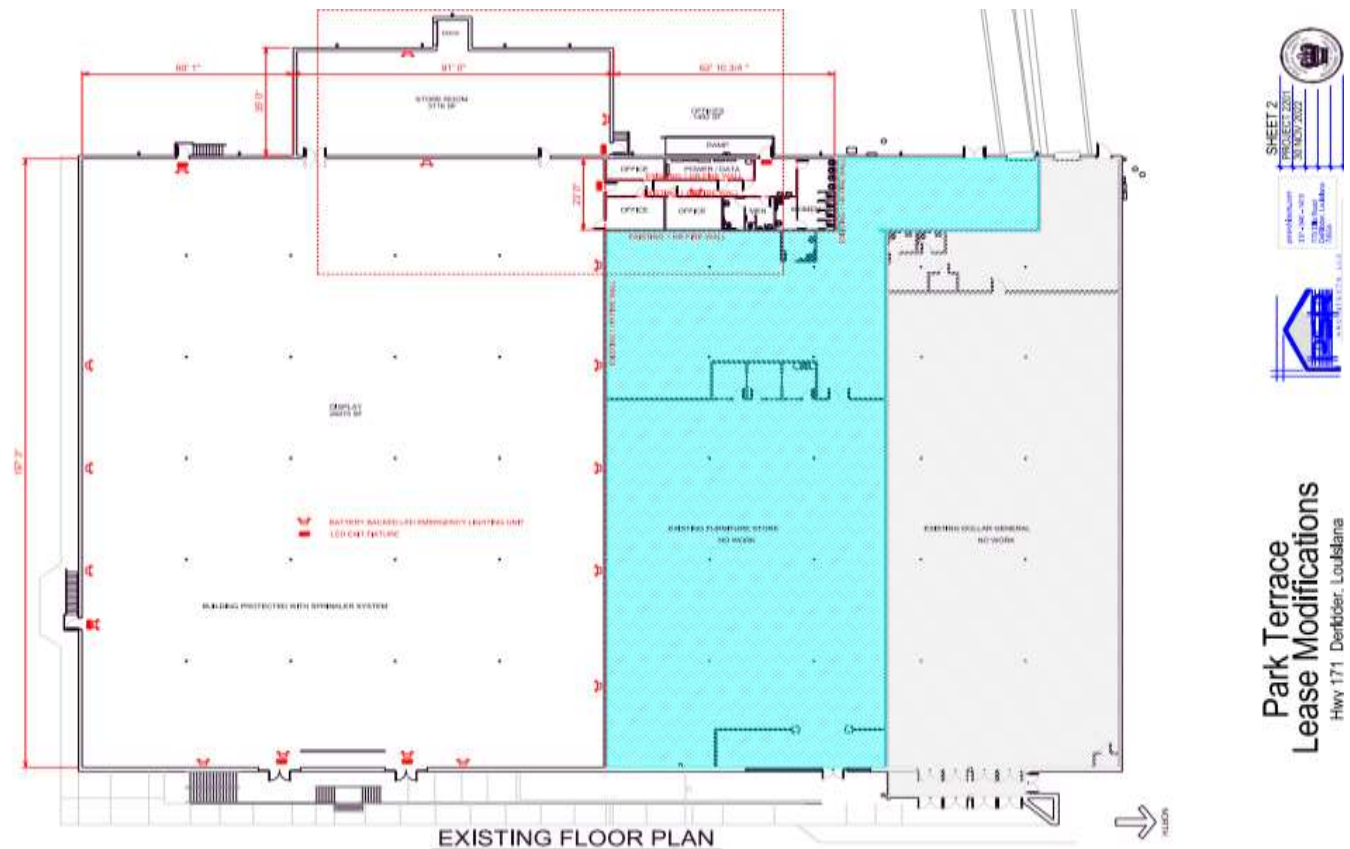
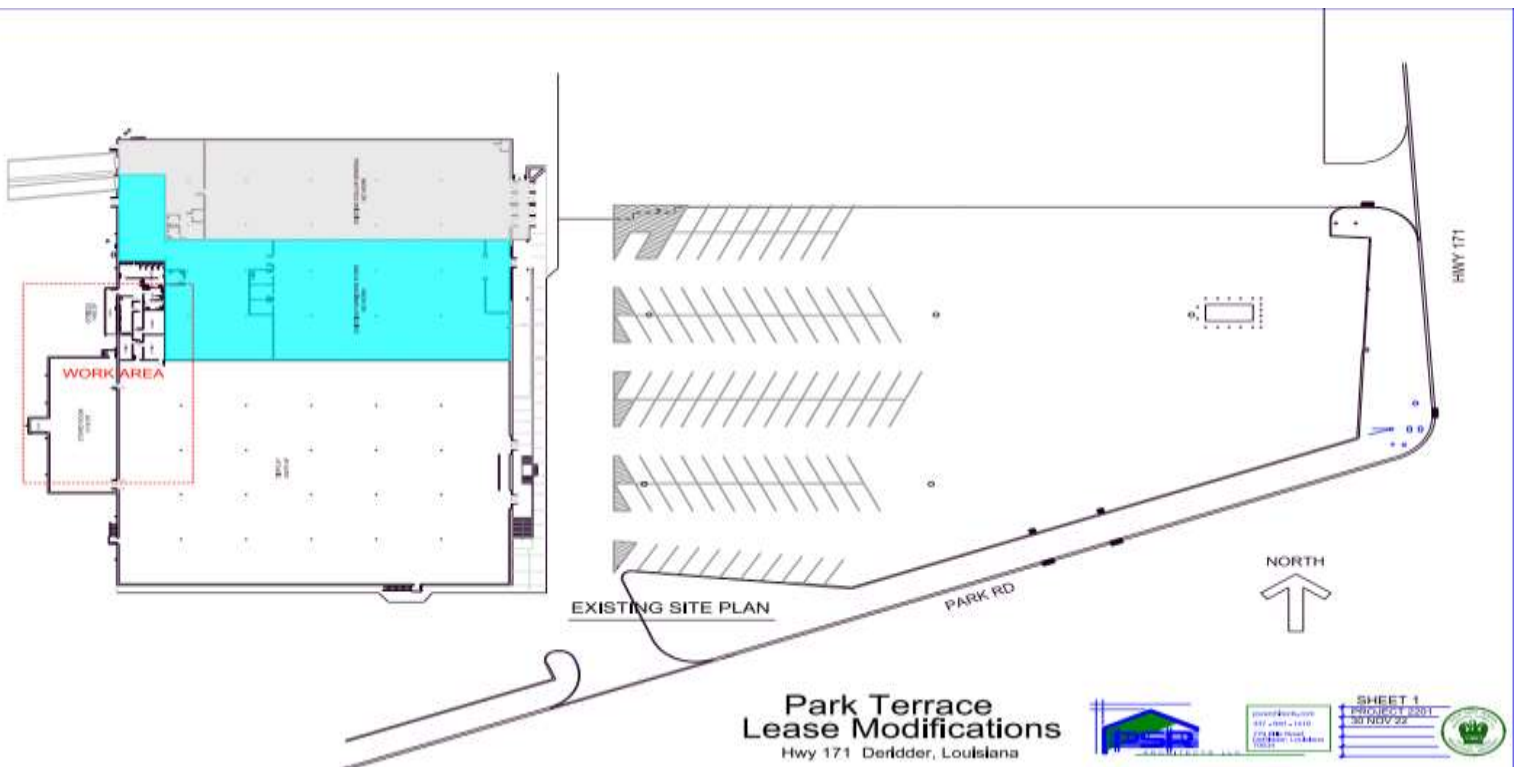
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
332-B	Available	16,000 SF	NNN	\$12.00 SF/yr
332-C	Available	35,000 SF	NNN	\$8.00 SF/yr



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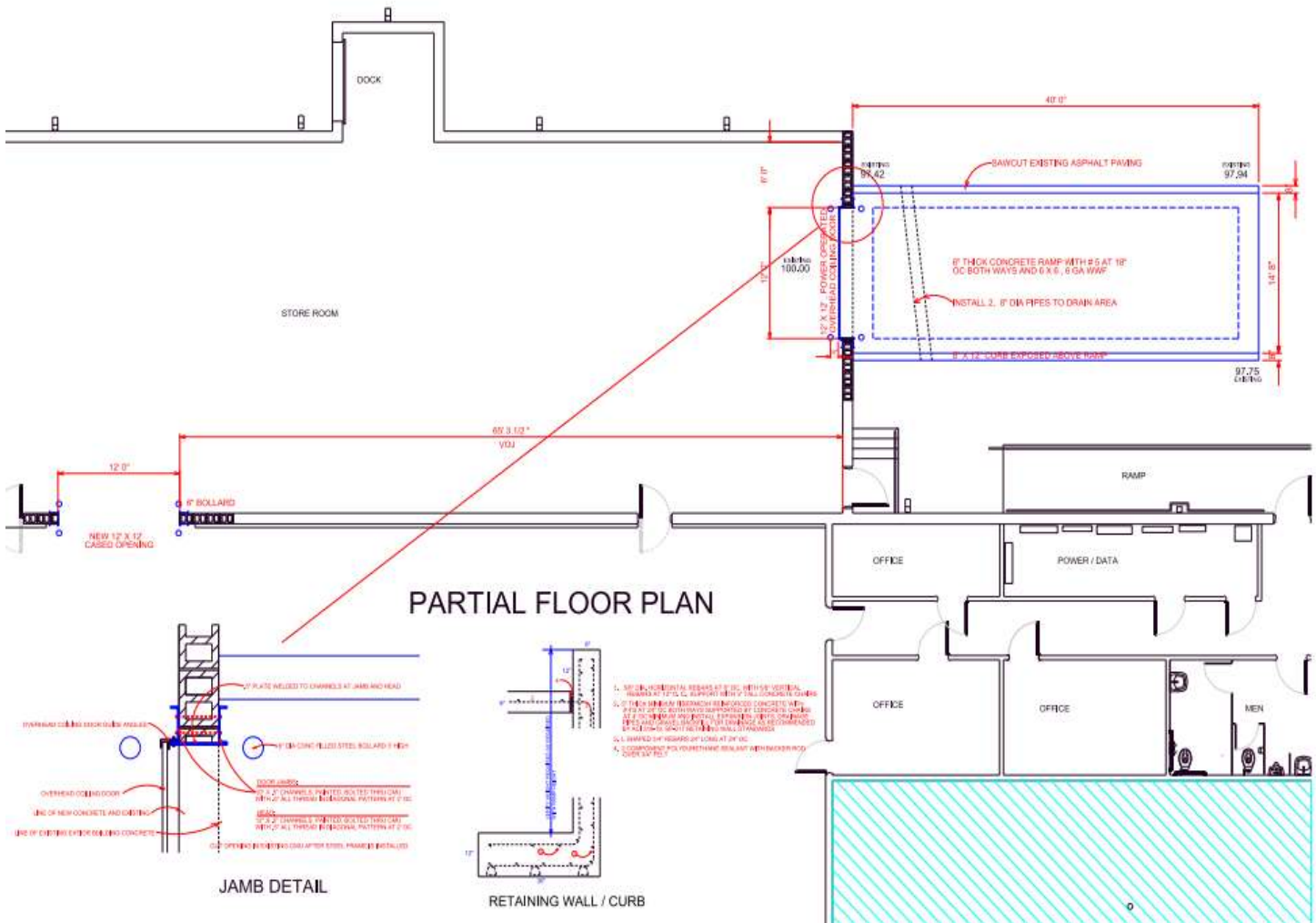
SPACE PLANS

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SPACE PLANS

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SHEET 3
PROJECT 2201
30 NOV 2022

ARCHITECT
TCP REALTY SERVICES, LLC
117 - 300 - 1419
773 - 88 - 1400
70634

Park Terrace Lease Modifications
Hwy 171 Deridder, Louisiana



DEMOGRAPHICS MAP & REPORT



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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	37,387	19,160	26,415
Median age	37.5	38.6	38.6
Median age (Female)	37.6	36	37.4
Median age (Male)	36.5	37	36.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	9,786	18,265	25,739
# of persons per HH	2.7	2.5	2.6
Average HH income	\$50,097	\$70,550	\$71,998
Average house value	\$141,600	\$180,500	\$229,800

* Demographic data derived from 2020 ACS - US Census



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