

SUMMARY

SITE PLAN

AERIAL

DEMOGRAPHICS

FOR SALE

PROPERTY OVERVIEW

Prime commercial land for sale at 46054 N. Puma Drive, Hammond, LA. This approximately 1.1-acre lot is conveniently located on the north side of Burger King and extends to the top center of the cul-de-sac. While it does not have direct interstate frontage, its location offers easy access. Furthermore, this location is less than 2 miles from Southeastern Louisiana University, making it ideal for businesses catering to students, faculty, and visitors.

TOTAL AVAILABLE

- 1.1 Acres (Max Contig. 10.69 Acres)

LIST PRICE

- \$479,160

CO-TENANTS

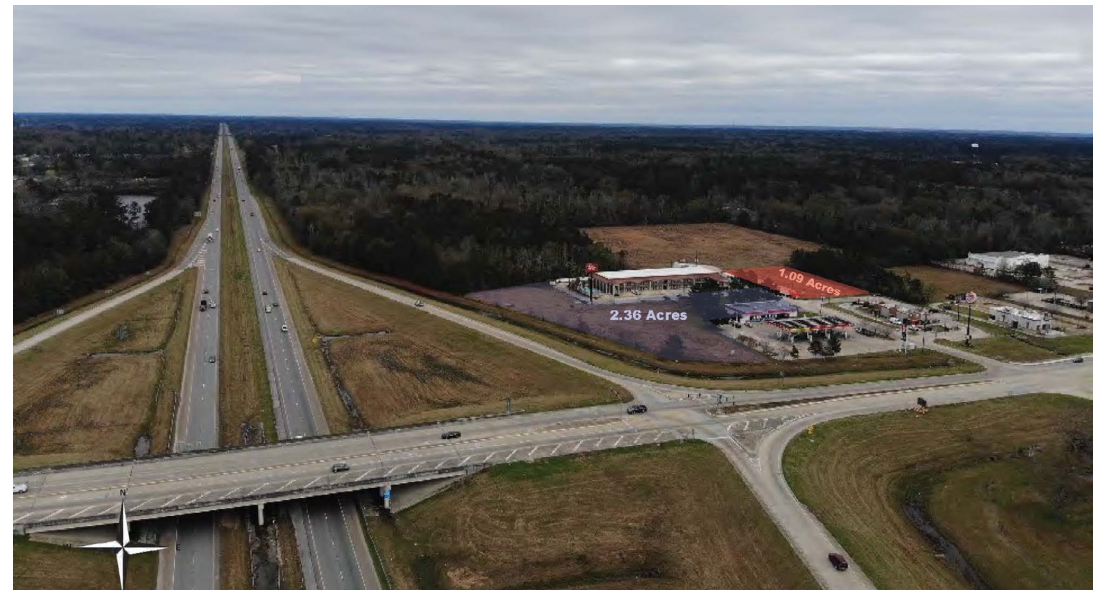
- Red Roof Plus
- Little Caesars
- Circle K
- Burger King

NEARBY BUSINESSES

- Taco Bell
- Wendy's
- Lake Urgent Care
- Sonic
- Subway
- Storage Rentals of America
- Popeyes
- PJ's Coffee

TRAFFIC COUNT (ADT 2025)

- On W University Ave, southeast of site: 17,382



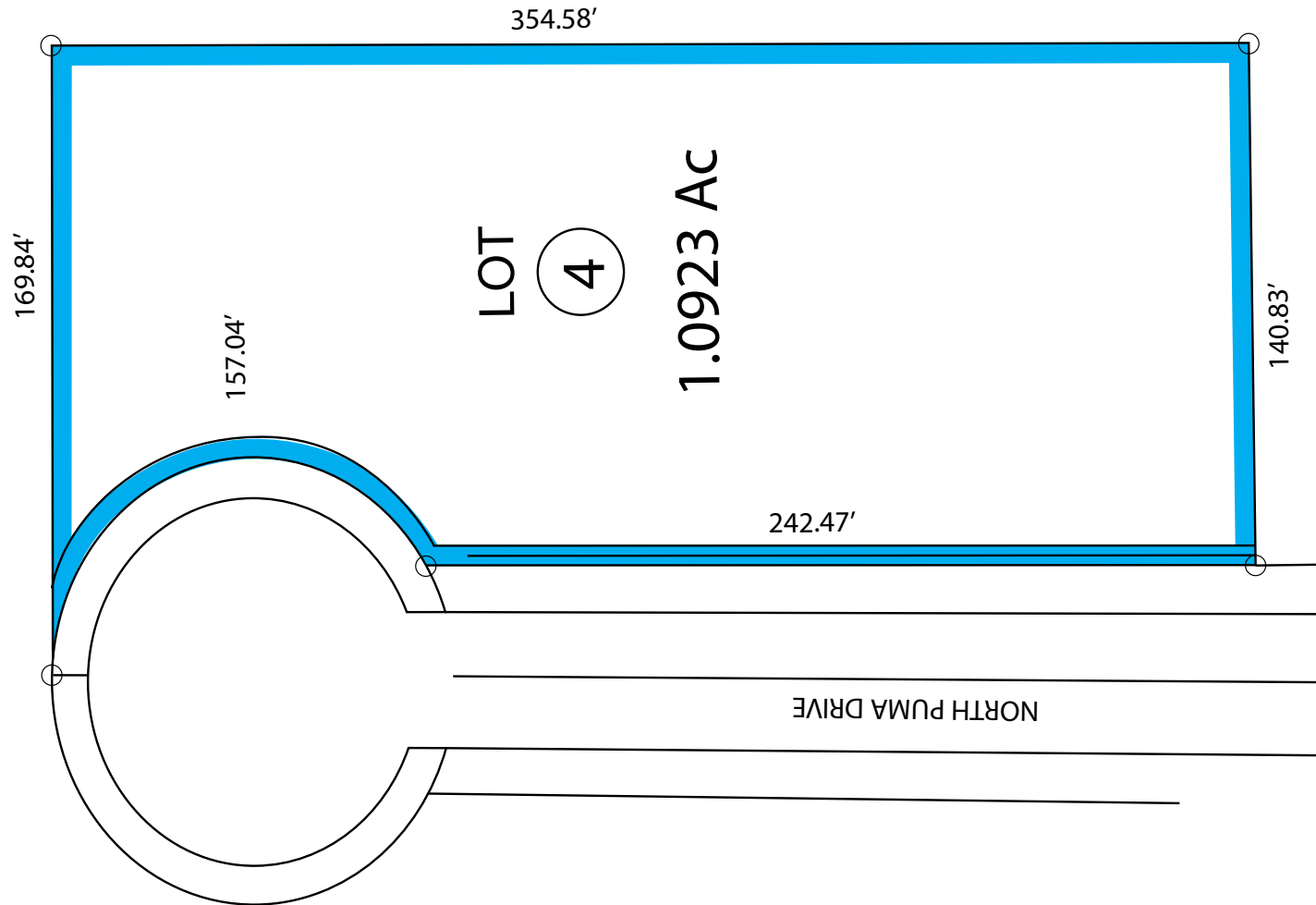
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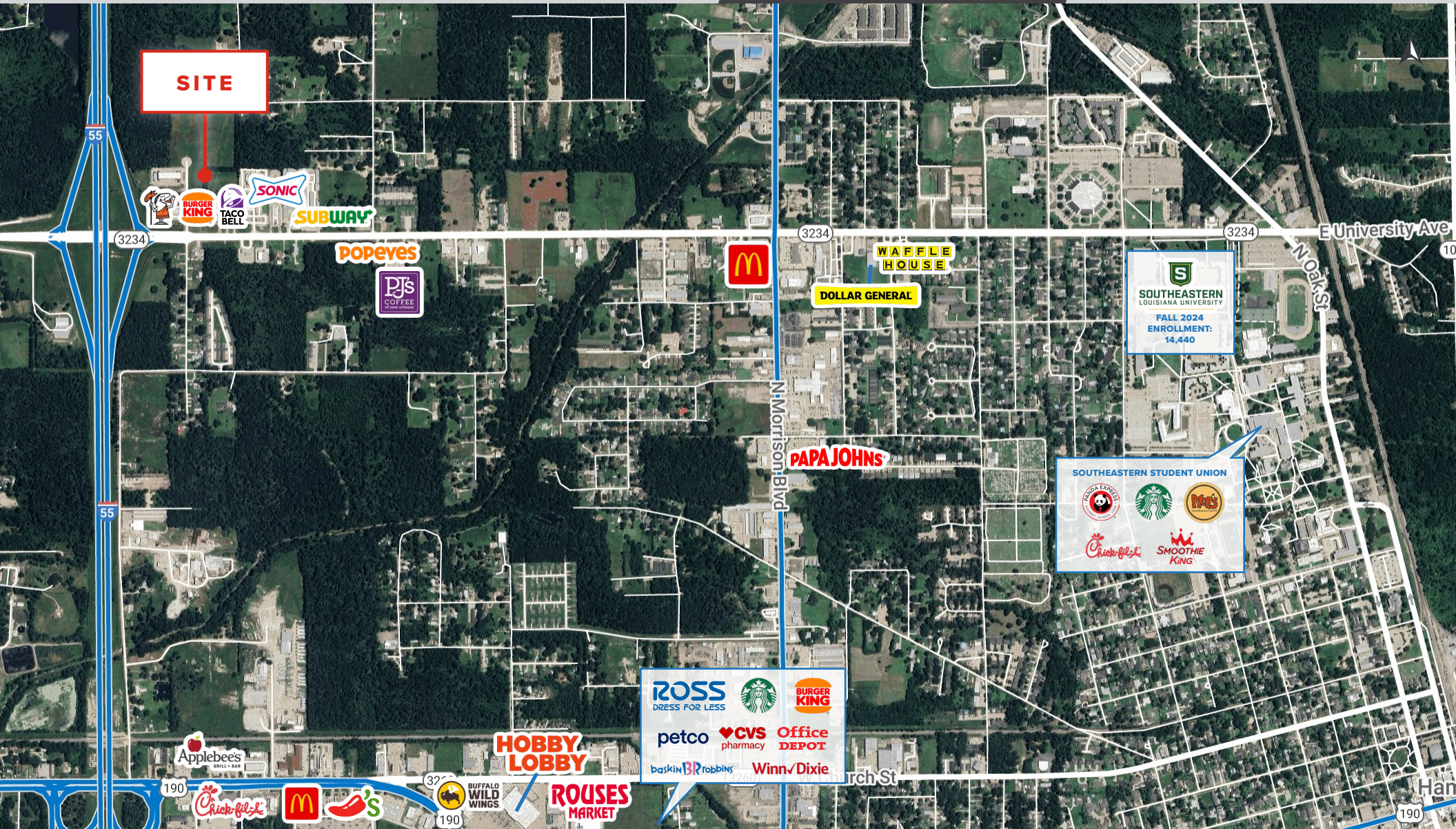


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SITE PLAN

RETAIL AERIAL

DEMOGRAPHICS

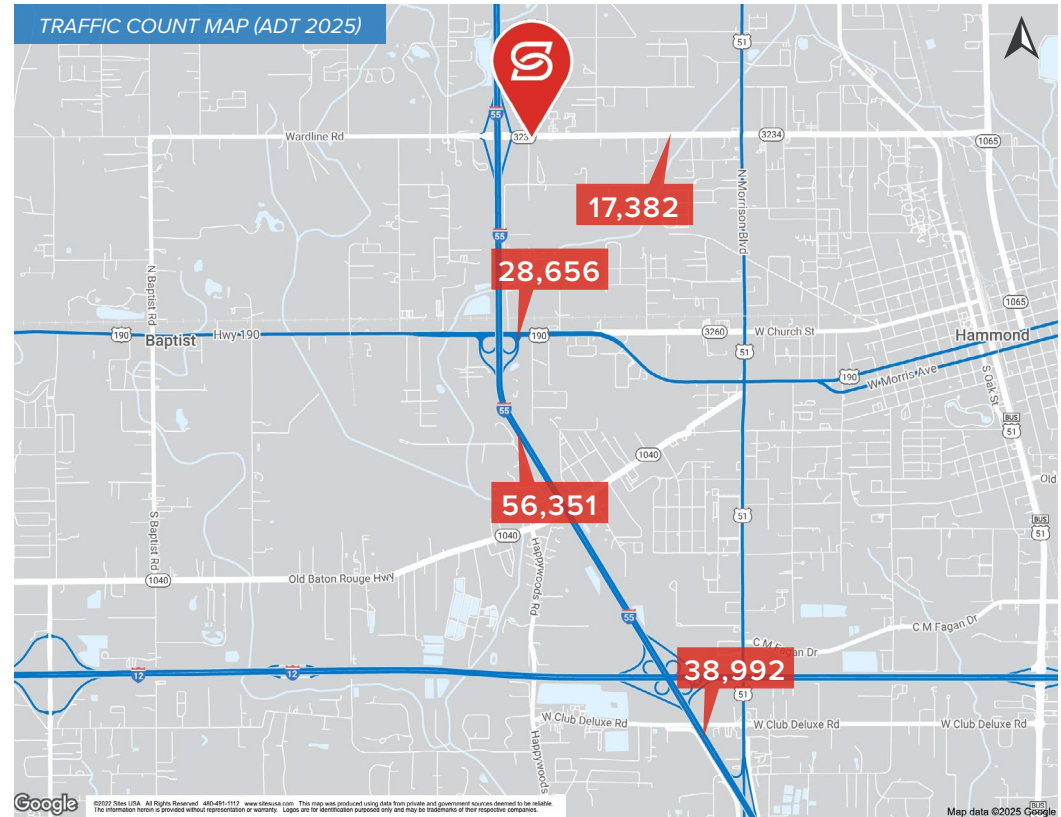
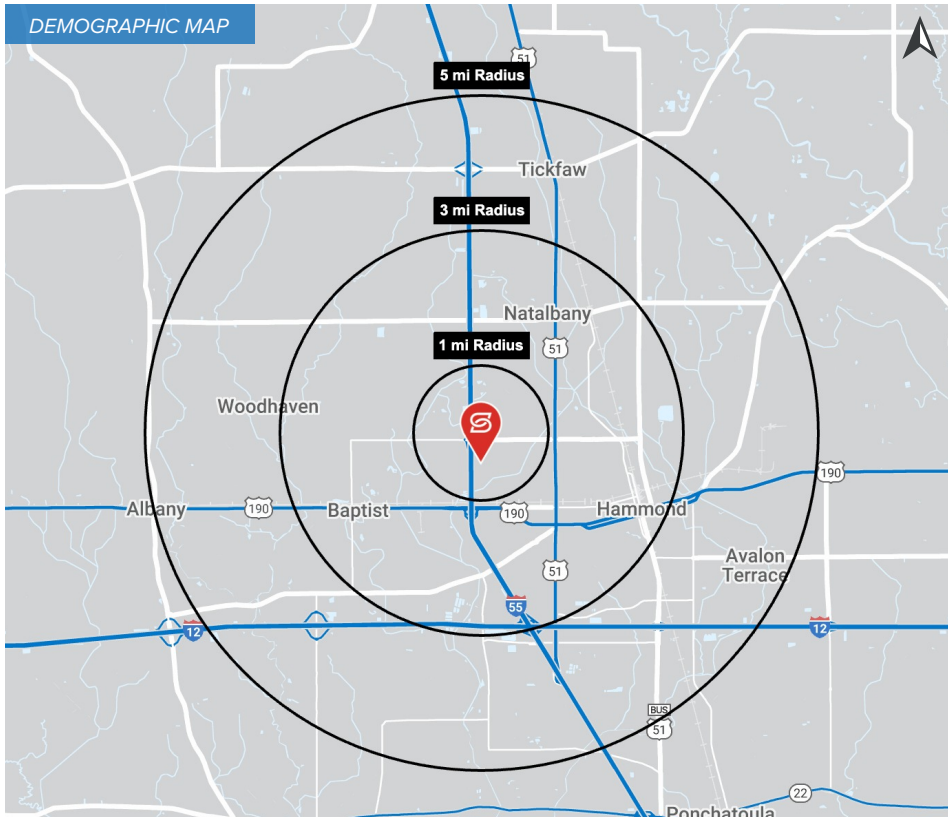


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DEMOGRAPHICS



2024 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

2,122

27,334

54,933

1 MILE

3 MILE

5 MILE



AVG. HH INCOME

\$55,750

\$67,234

\$71,345

1 MILE

3 MILE

5 MILE



HOUSEHOLDS

885

10,445

21,506