

## SUMMARY

# 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

## SITE PLAN

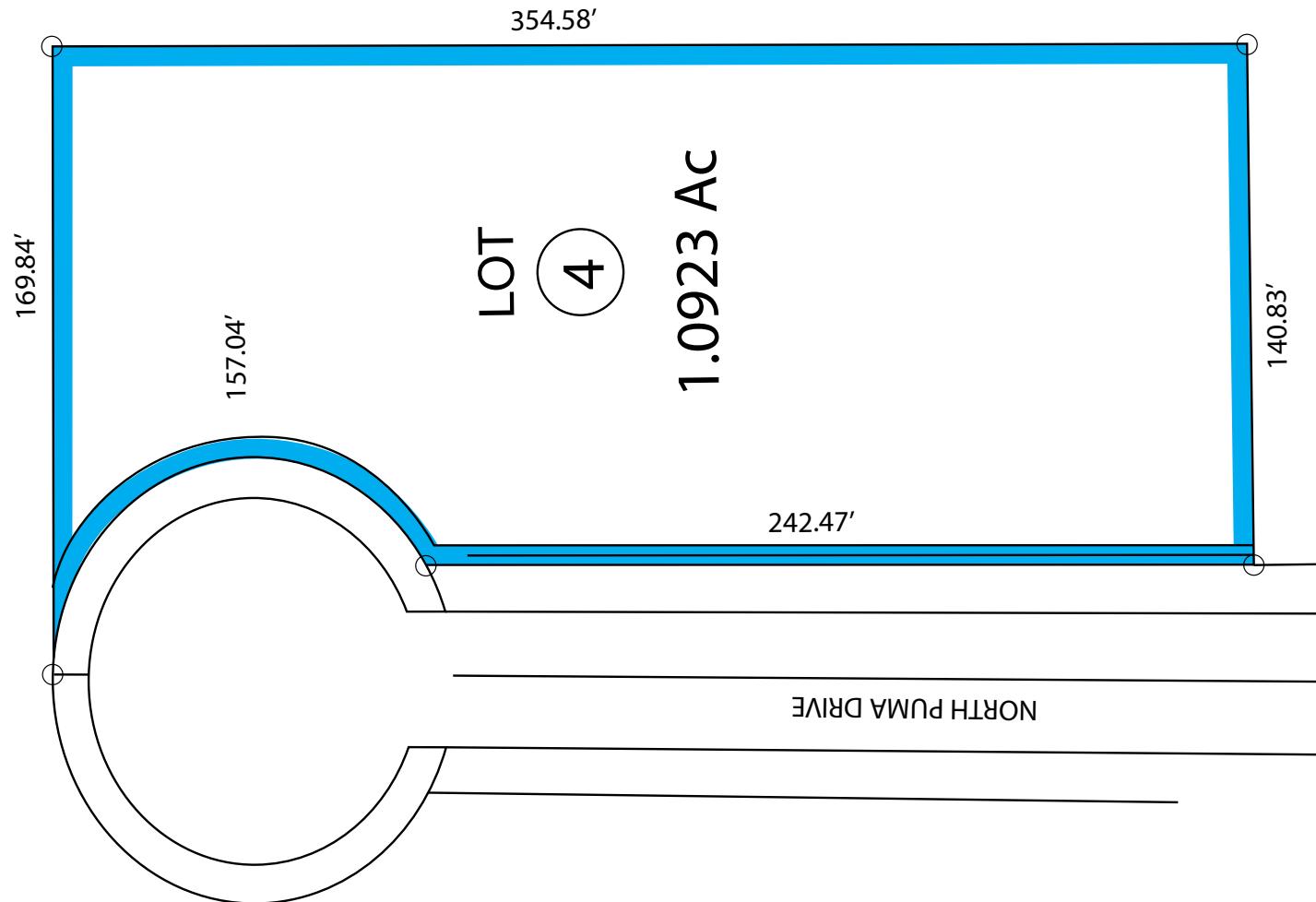
## AERIAL

## DEMOGRAPHICS



[SUMMARY](#)[SITE PLAN](#)[AERIAL](#)[DEMOGRAPHICS](#)

Click image for larger view



# stirling

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# PRIME COMMERCIAL LOT

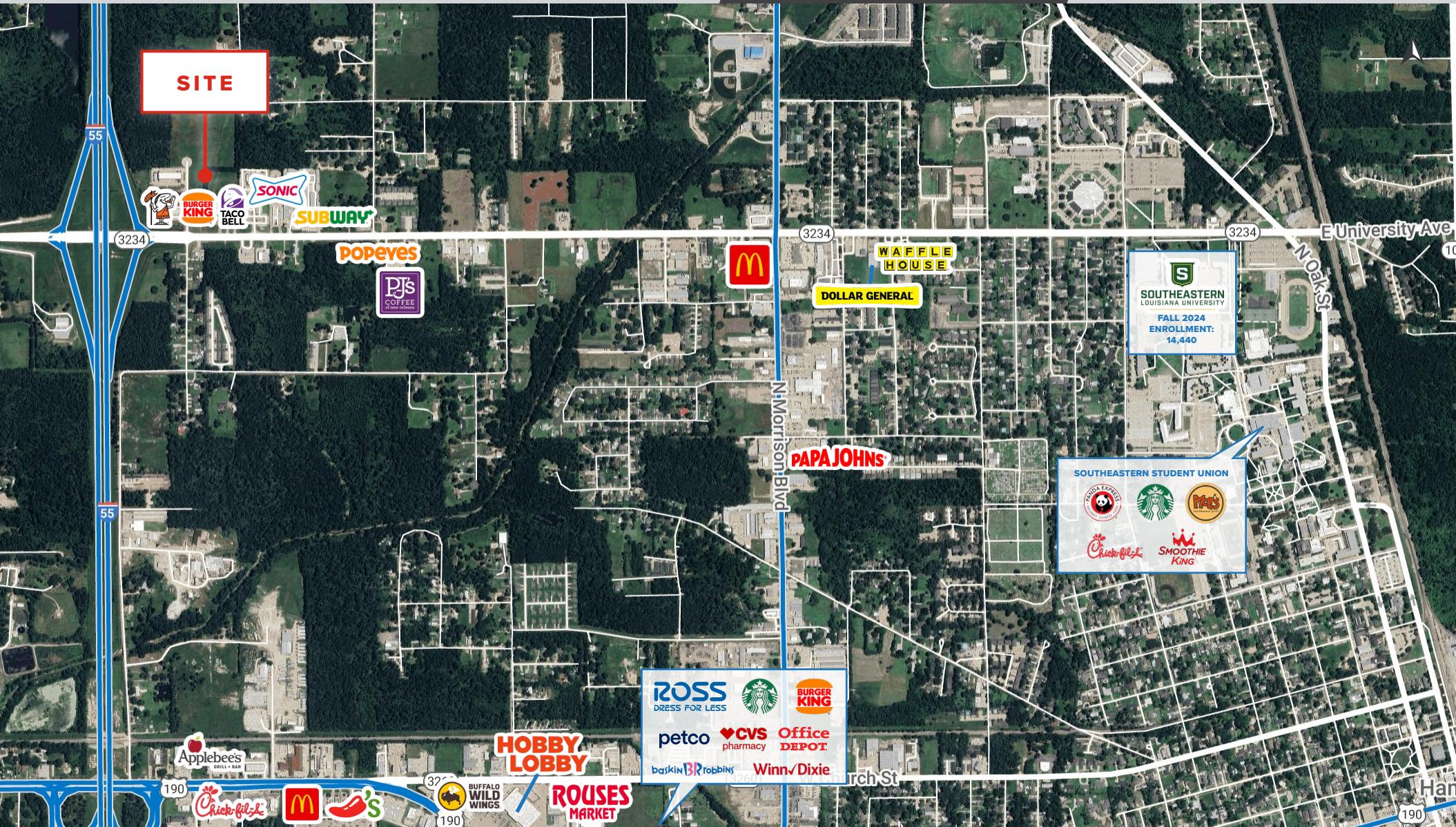
46054 N. Puma Dr. Hammond, LA 70401

## SUMMARY

## SITE PLAN

## RETAIL AERIAL

## DEMOGRAPHICS



The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 3/25

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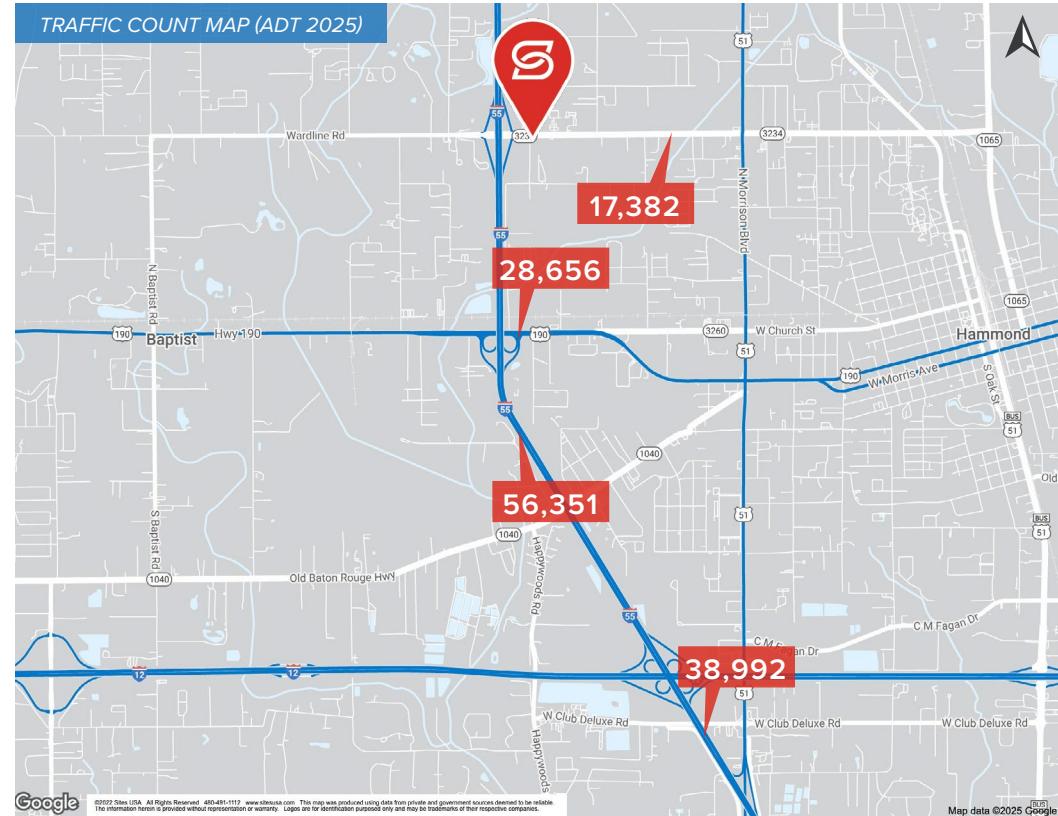
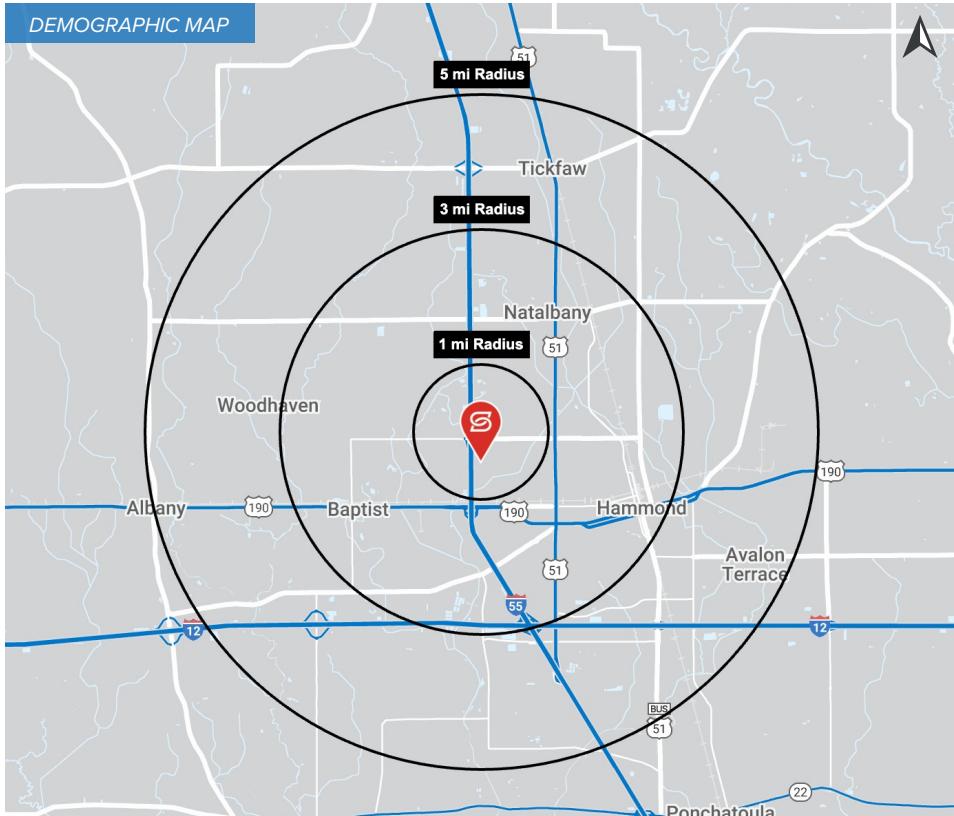
PRIME  
COMMERCIAL LOT  
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## 2024 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



2,122

27,334

54,933



1 MILE

3 MILE

5 MILE

\$55,750

\$67,234

\$71,345



1 MILE

3 MILE

5 MILE

885

10,445

21,506

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