

## LAND FOR GROUND LEASE

### PROPERTY SUMMARY

This 4.69-acre property, located in Livonia, Louisiana, offers a prime opportunity for businesses seeking high visibility and accessibility along Hwy 190 (Airline Hwy). Positioned outside of the flood zone, with 350 feet of direct frontage on one of the state's major thoroughfares, the site provides excellent exposure to both local and passing traffic. The property is available for lease under an absolute net lease structure, meaning the tenant will be responsible for all property-related expenses, including taxes, insurance, and maintenance. This makes it an ideal option for companies looking for a long-term, hassle-free lease with the flexibility to develop the land to suit their specific needs.

Given its strategic location and ample size, this property is particularly attractive for Quick Service Restaurants (QSR), hospitality businesses, or travel stop users. The high-traffic nature of Hwy 190 makes it a perfect site for travelers, truckers, and locals seeking convenient dining, lodging, or rest stop services. Whether you're looking to build a fast-casual restaurant, a motel, or a service-oriented travel plaza, this site offers excellent potential for development and visibility in a growing area. The property's size and positioning make it a strong contender for a wide range of commercial uses.

### LEASE RATE

- \$5,000 Per Month (Absolute)

### SIZE

- 4.69 Acres
- 350' Frontage

### TRAFFIC COUNT (ADT 2024)

- On Hwy 190 (Airline Highway): 18,324

### 2024 DEMOGRAPHICS

	3 MI	5 MI	10 MI
Population	2,149	4,546	11,699
Avg. HH Income	\$75,103	\$77,274	\$85,494



# stirling

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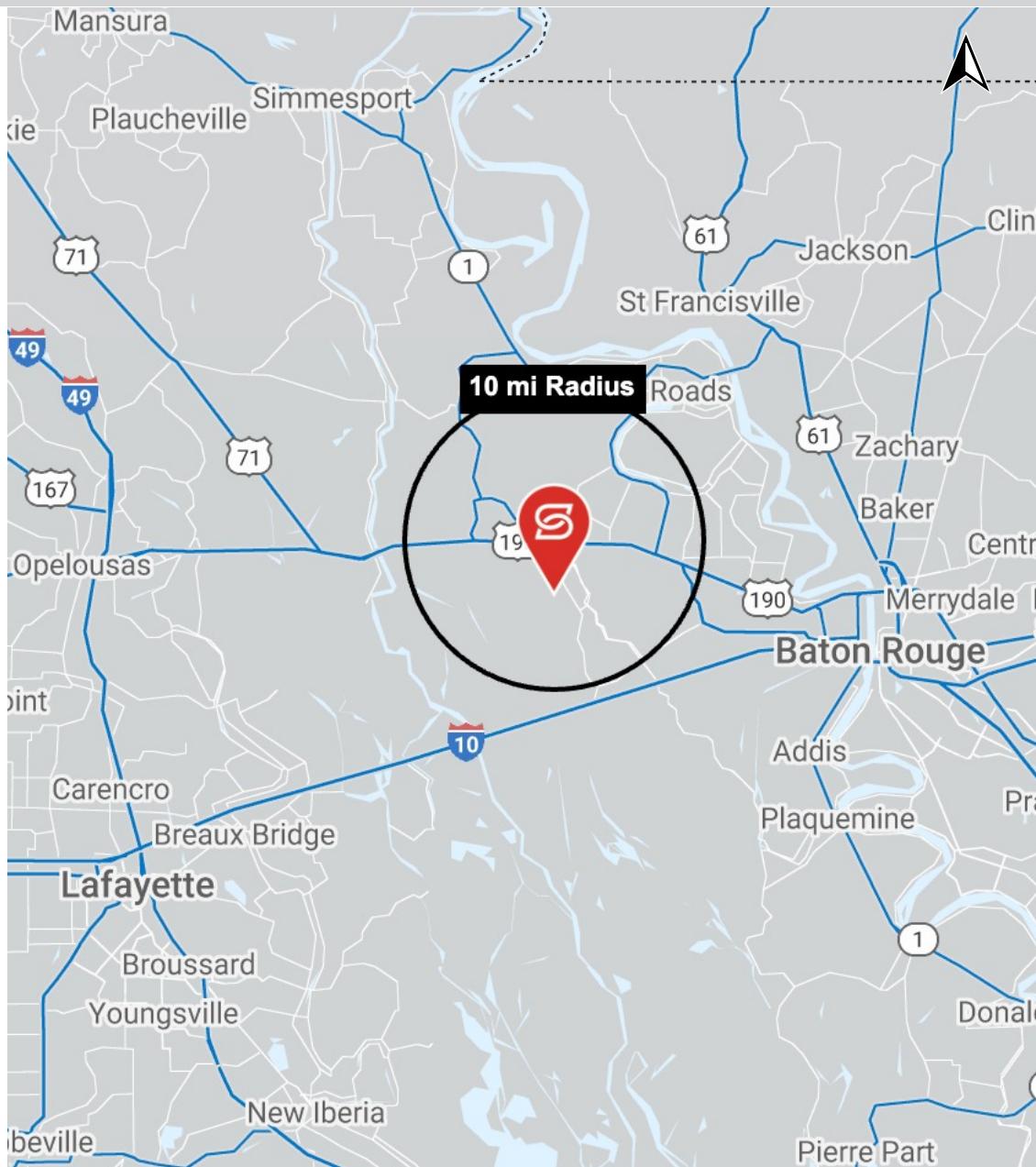
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4.69 ACRES

GROUND LEASE

8327 Airline Highway, Livonia, LA



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