



### PROPERTY DESCRIPTION

Prime commercial retail or warehouse space available for lease in DeRidder, Louisiana, offering flexible options to accommodate a variety of users. Two spaces are available, approximately 16,000 SF and 35,000 SF, which may be leased separately or together depending on tenant needs. The property is well-suited for retail, service, warehouse or showroom users seeking ample parking located in an established commercial area.

### OFFERING SUMMARY

Lease Rate:	\$5.00 - \$6.00 SF/yr (NNN)
Number of Units:	2
Available SF:	16,000 - 35,000 SF
Building Size:	+/- 63,672 SF
Lot Size:	+/- 6.49 Acres
Address:	1005 North Pine Street, DeRidder, LA 70634

SPACES	LEASE RATE	SPACE SIZE
332-C	\$5.00 SF/yr	35,000 SF
332-B	\$6.00 SF/yr	16,000 SF

NVST Real Estate Solutions, LLC  
500 Kirby Street, Lake Charles, LA 70601  
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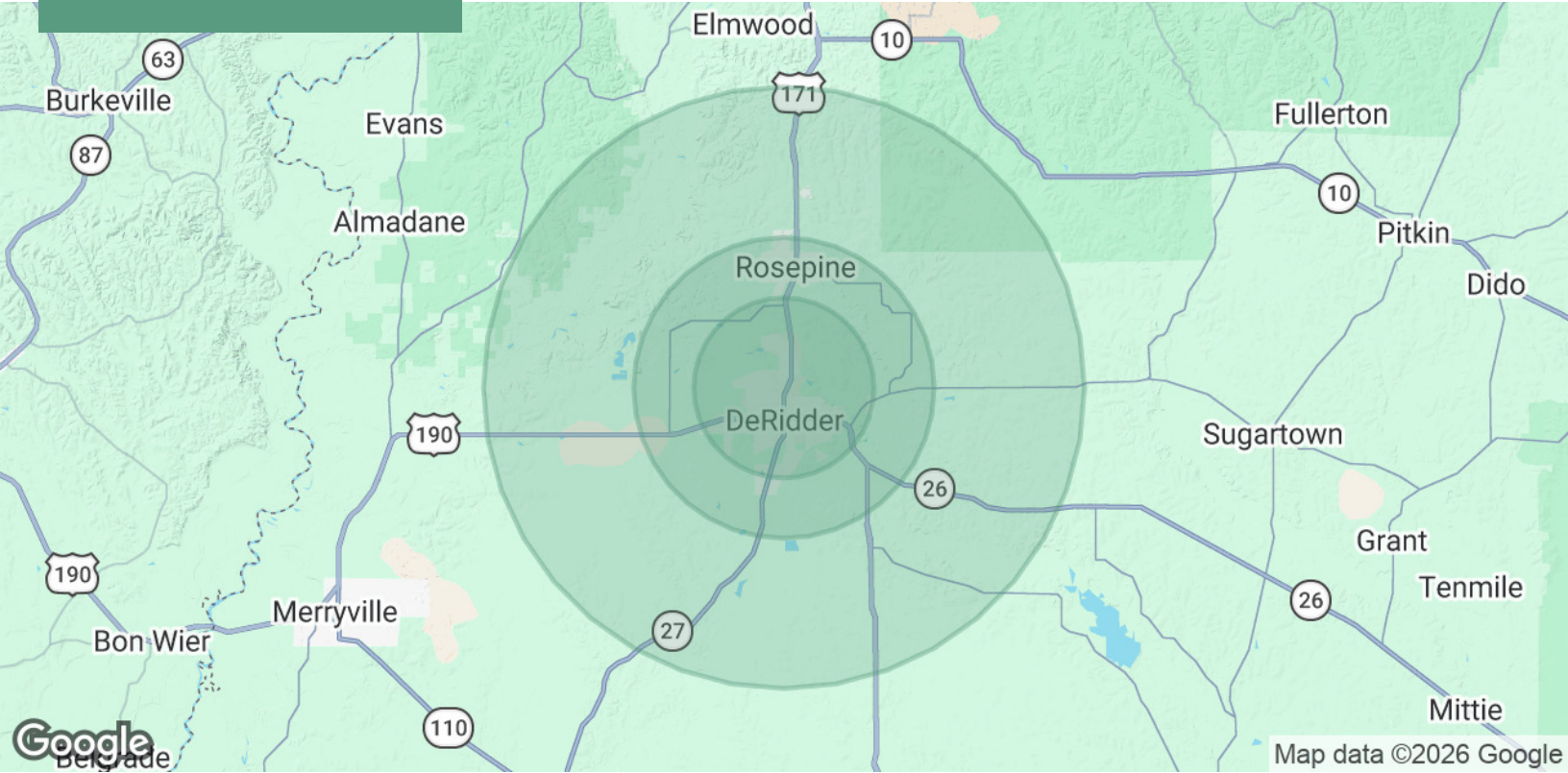
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,212	17,190	24,440
Average Age	41	41	40
Average Age (Male)	39	39	39
Average Age (Female)	43	42	41
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,542	6,853	9,603
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$88,721	\$90,379	\$93,900
Average House Value	\$207,953	\$204,679	\$199,220

Demographics data derived from AlphaMap



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