

AVAILABLE

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- 2,694 SF free-standing building
- Lease end date 10/31/2032

NEARBY RETAILERS

- Walmart Supercenter
- Dollar Tree
- Cato
- AT&T
- Tractor Supply Co
- Anytime Fitness
- O'Reilly
- Chevrolet

NEARBY LANDMARKS

- Lake D'Arbonne, a 655-acre state park, hosts 63k visitors per year
- Louisiana Delta Community College – Farmerville Campus
- Union General Hospital
- Union Christian Academy

NEARBY HIGHLIGHTS

- Farmerville's diverse economy features a mix of agricultural, manufacturing, and retail sectors
- Adjacent to a high-performing Walmart Supercenter, benefiting from significant foot traffic

TRAFFIC COUNTS (ADT 2024)

- Sterlington Hwy: 6,331
- Hwy 33: 10,585

2025 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	1,368	25,908	62,482
Avg. HH Income	\$135,297	\$116,847	\$103,732
Daytime Population	603	12,824	35,459



