

# Available for Sublease

Former KFC - DeRidder, LA



812 N Pine St DeRidder, LA

## Property Specifications

- 1,895 SF free-standing building located on 0.88 acre parcel.
- Located on a major north-south thoroughfare with 21,936 CPD.
- Adjacent to West Park with baseball/softball fields, tennis courts, walking trail, basketball court, and an outdoor pool.
- Lease end date 12/31/2039 with options available.  
Year built - 2018.



## Demographics

Source: Esri 2023

### 1 Mile

3,067 Estimated Population		5,220 Daytime Population	\$70,080 Average Household Income		39 Median Age
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### 3 Mile

11,873 Estimated Population		13,779 Daytime Population	\$81,144 Average Household Income		39.4 Median Age
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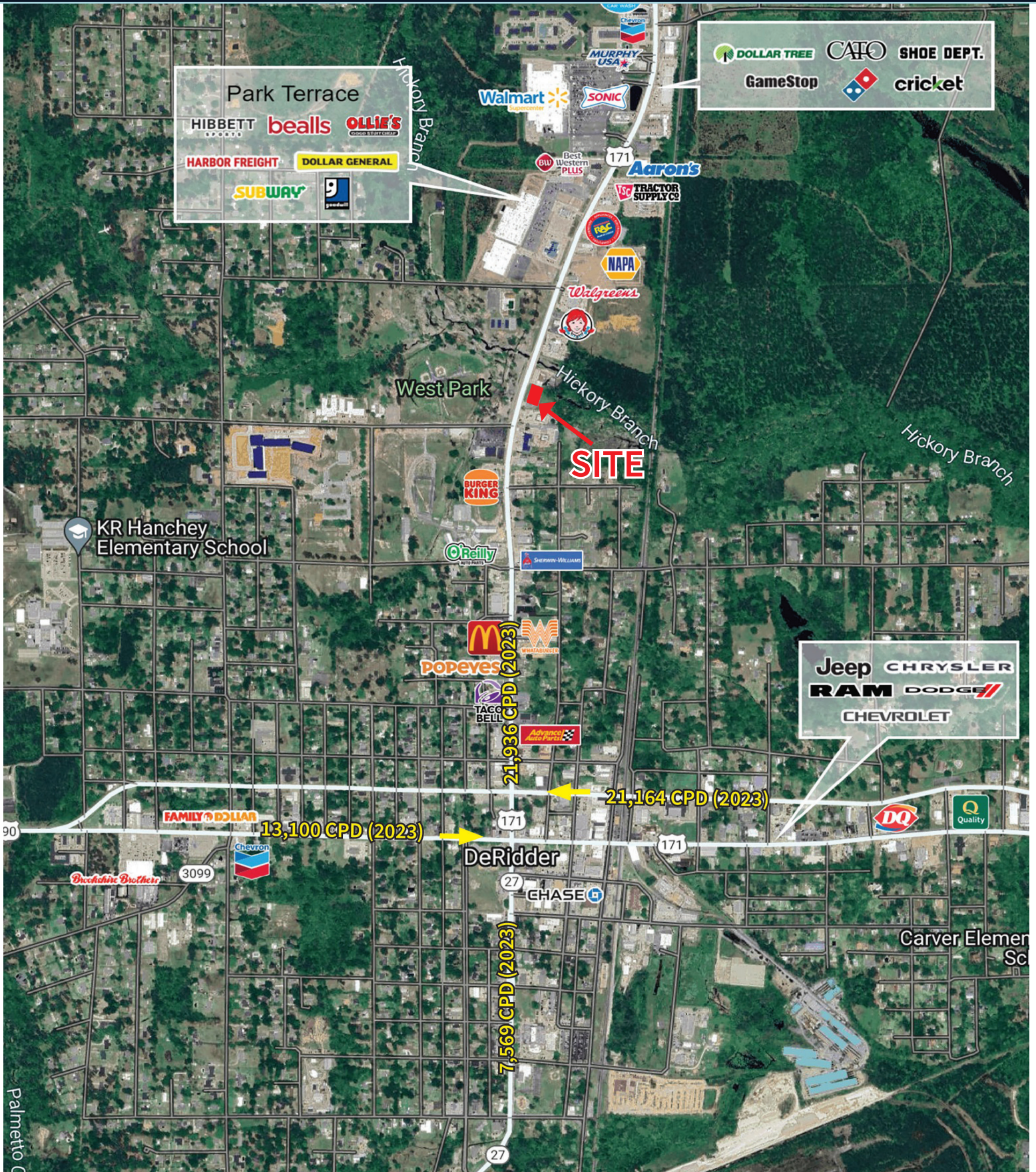
### 5 Mile

17,272 Estimated Population		18,248 Daytime Population	\$82,037 Average Household Income		39.1 Median Age
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