

FOR LEASE

PROPERTY SUMMARY

The property offers excellent visibility and accessibility, with frontage on E. Madison Avenue and rear access via Park Loop Drive. The standalone, single-tenant building is approximately 7,000 square feet, featuring:

- An open floor plan
- Two restrooms
- One roll-up door at the rear
- Dock-high loading capabilities

Built in 2000, the building is made of cinder block construction and sits on a 0.927-acre lot. It is zoned CC-2, which designates it as part of Bastrop's commercial corridor.

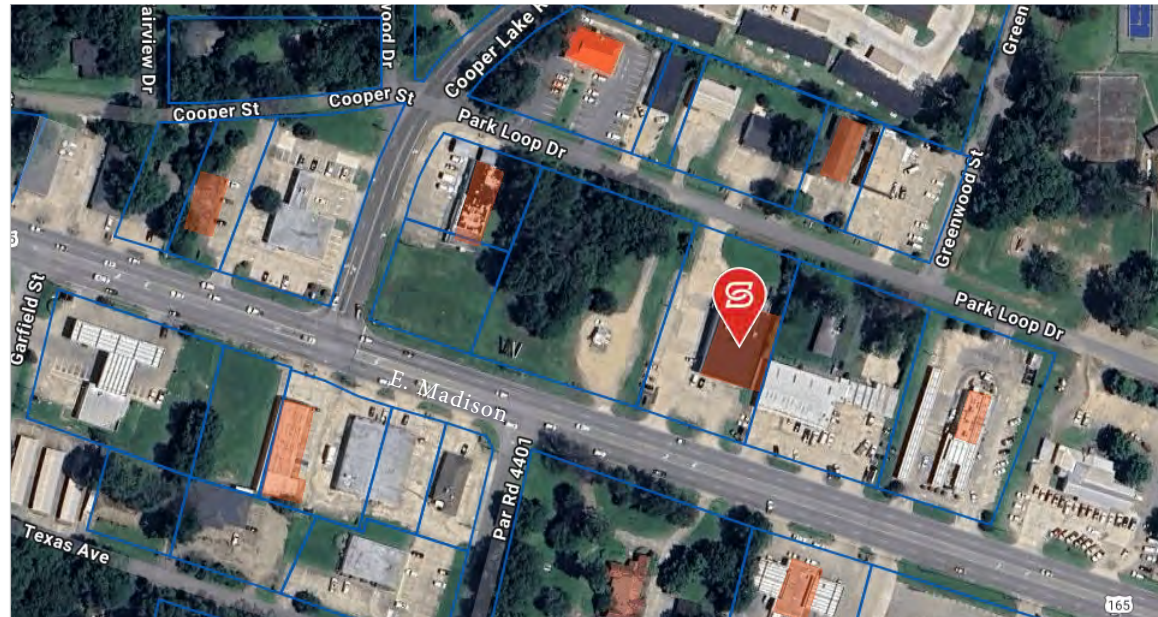
Approximately 155' of frontage along E. Madison Ave. which is the City's primary commercial corridor. The site allows for rear access to Park Loop Drive.

TRAFFIC COUNTS (ADT 2025)

- On E Madison Ave. : 11,807

2024 DEMOGRAPHICS

	3 MI
Population	3,425
Avg. HH Income	\$46,348
Median Age	39.4



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