# stirling

## **RANKIN BIHM**

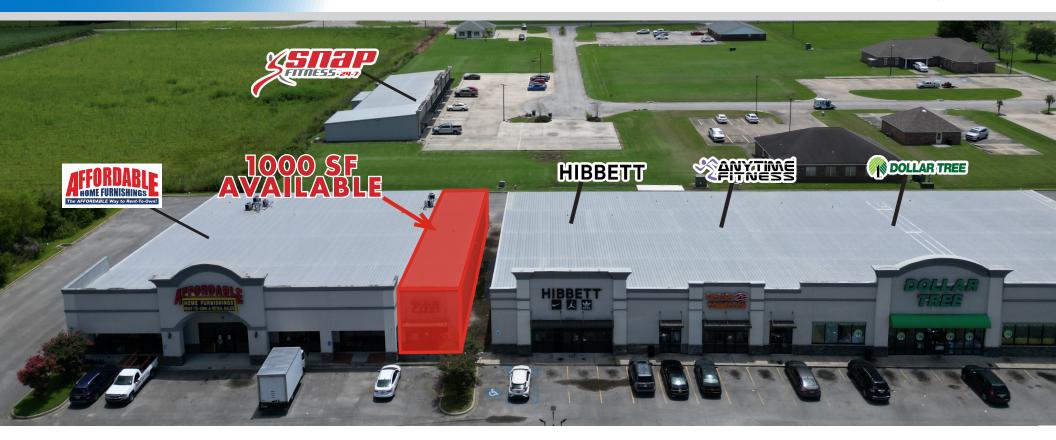
Office: 337-234-4481 Direct: 337-572-0276 rbhim@stirlingprop.com

### **SETH CITRON**

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# **3019 VETERANS** MEMORIAL DRIVE

Abbeville, LA 70510



# FOR LEASE

#### PROPERTY SUMMARY

1,000 SF retail/office space available in the most visited retail sector in the Abbeville market. The site is strategically postioned near several national retailers, namely, Walmart Supercenter, Lowes, Hibbett Sports, Dollar Tree, and many more, making it an attractive site within the Abbeville market.

#### **AVAILABLE**

#### LEASE RATE

1.000 SF

\$16 SF NNN

#### **NEARBY RETAIL**

- Walmart
- Affordable Home Furniture
- Hibbett
- Dollar Tree
- AT&T
- · Factory Connection
- **Snap Fitness**

#### **TRAFFIC COUNTS (ADT 2025)**

On Veterans Memorial Drive: 13.992

2025 DEMOGRAPHICS	1 MI	2 MI	3 MI
Population	1,797	6,698	13,776
Avg. HH Income	\$62,492	\$57,012	\$62,807

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