

AVAILABLE

PROPERTY INFO

- 2,500 SF free-standing building on 0.40-acre parcel
- Located in downtown Ruston
- Built in 2011
- Lease through 8/31/2036 (options available)

LOCATION HIGHLIGHTS

- Prime corner location at signalized intersection, W California Ave (10,940 ADT 2024) & S Monroe St
- Surrounded by medical offices, hotels, restaurants, and national retailers
- Only minutes away from I-20 access (52,504 ADT 2024)

AREA INFO

- New Buc-ee's opening in 2026, projected to draw 15,000+ cars/day
- Recognized by USA Today as a top "Best Historic Small Town" and "Best Small College Town"
- Thriving college-town economy anchored by Louisiana Tech and regional tourism

NEARBY LANDMARKS

- Louisiana Tech University – 12,600+ students, Ruston's largest employer
- Ruston Sports Complex – 500,000+ visitors in 2024
- Northern Louisiana Medical Center – 130 beds and 600+ employees

2025 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	8,569	23,760	33,721
Avg. HH Income	\$37,324	\$54,695	\$60,885
Daytime Population	8,283	21,781	28,103



