# stirling

#### **BEN GRAHAM**

Office: 225-926-4481 Direct: 225-802-6619 bgraham@stirlingprop.com Office: 337-234-4481 Direct: 337-572-0276

**RANKIN BIHM** 

Direct: 337-572-0276 rbihm@stirlingprop.com

# 19027 CROWLEY EUNICE HWY

Crowley, LA 70526 | Retail Property for Sale



## FOR SALE

#### PROPERTY OVERVIEW

Discover an exceptional retail redevelopment opportunity at this prime location. The site offers direct visibility to I-10 and is situated at a hard corner for a retail business, along with prominent signage opportunities. Adjacent site also available.

Please contact agents for more information

#### PROPERTY HIGHLIGHTS

- Prime location on I-10 at LA 13
- Direct visibility to I-10
- Hard corner with signalized intersection
- Adjacent site also available
- Excellent exposure for retail business
- Contact agentd for additional information

#### OFFERING SUMMARY

 Sale Price:
 \$775,000

 Lot Size:
 31,000 SF | .71 Acres

 Building Size:
 1,000 SF

### TRAFFIC COUNT (ADT 2024)

· On Highway 13, north of site: 10,844

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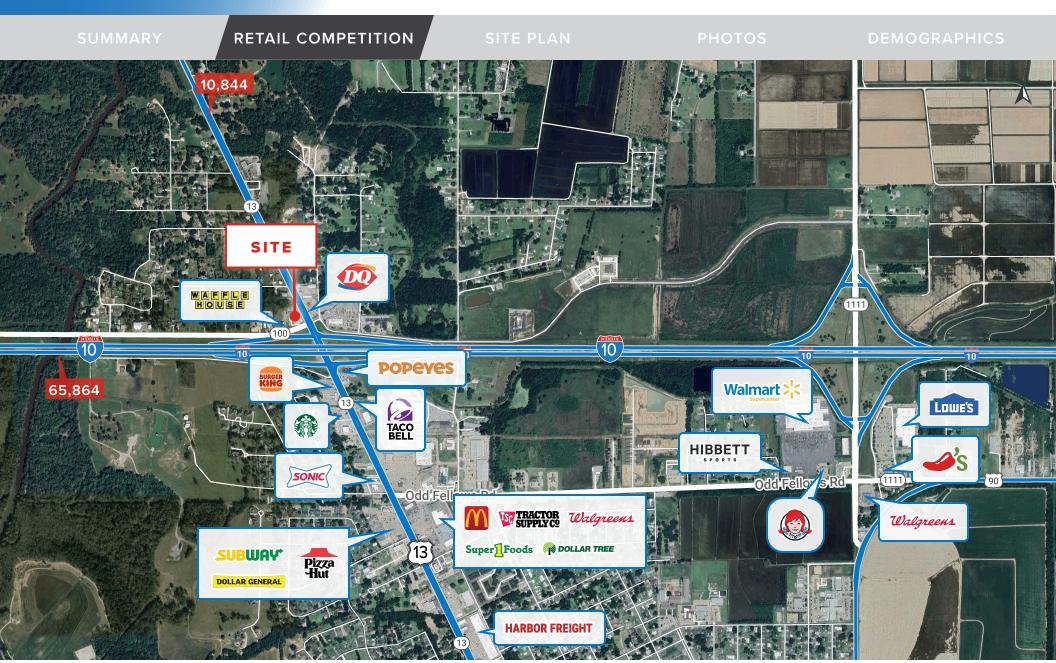
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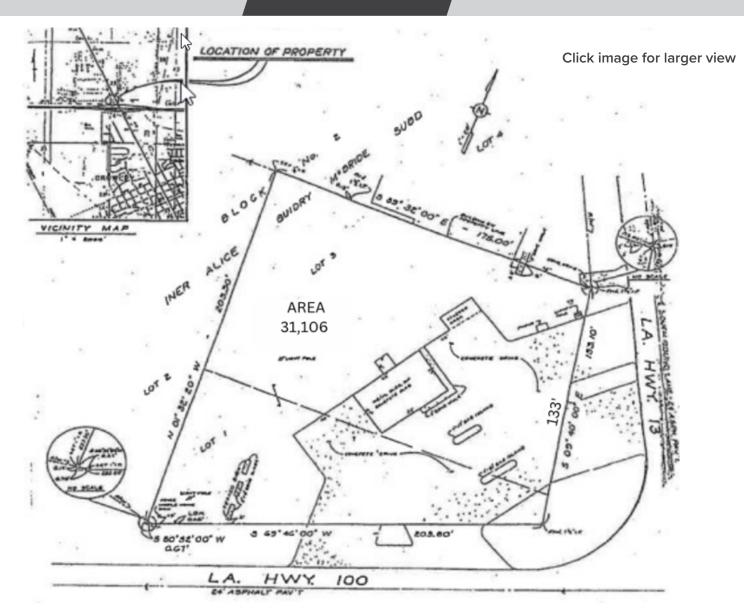
SUMMARY

RETAIL COMPETITION

SITE PLAN

**PHOTOS** 

DEMOGRAPHICS







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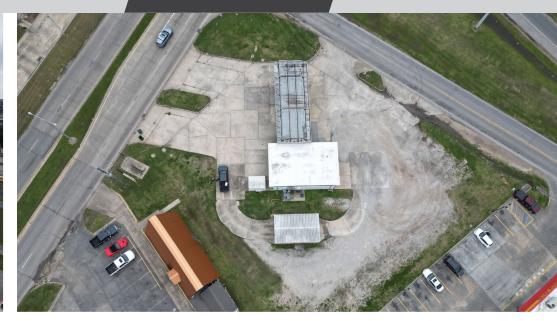
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**PHOTOS** 













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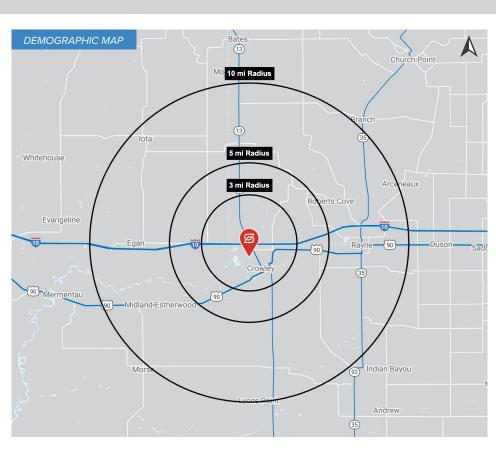
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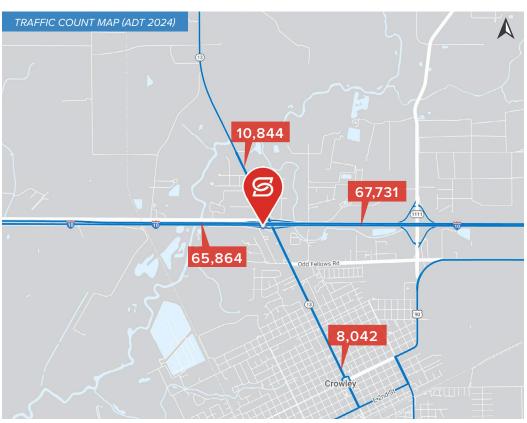
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**DEMOGRAPHICS** 





### 2024 DEMOGRAPHICS

_	3 MILE	5 MILE	10 MILE
POPULATION	13,565	15,888	34,022

	3 WILE	5 MILE	10 MILE
AVG. HH INCOME	\$65,493	\$67,118	\$66,042

	3 MILE	5 MILE	10 MILE
HOUSEHOLDS	5,365	6,223	13,187

40 MILE