

RETAIL PROPERTY FOR LEASE
AUGUST 2025

**8621 AIRLINE
HWY**

LIVONIA, LA

stirling





PROPERTY DESCRIPTION

Now available for lease, 8621 Airline Hwy presents a prime commercial opportunity in Livonia, LA. This versatile property features a flexible layout that can be tailored to a wide range of business operations, from retail and quick-service restaurants to professional office use. With ample on-site parking, strong visibility from the highway, and convenient access for both pedestrians and vehicles, the space is ideal for tenants seeking a high-traffic, high-exposure location.

PROPERTY HIGHLIGHTS

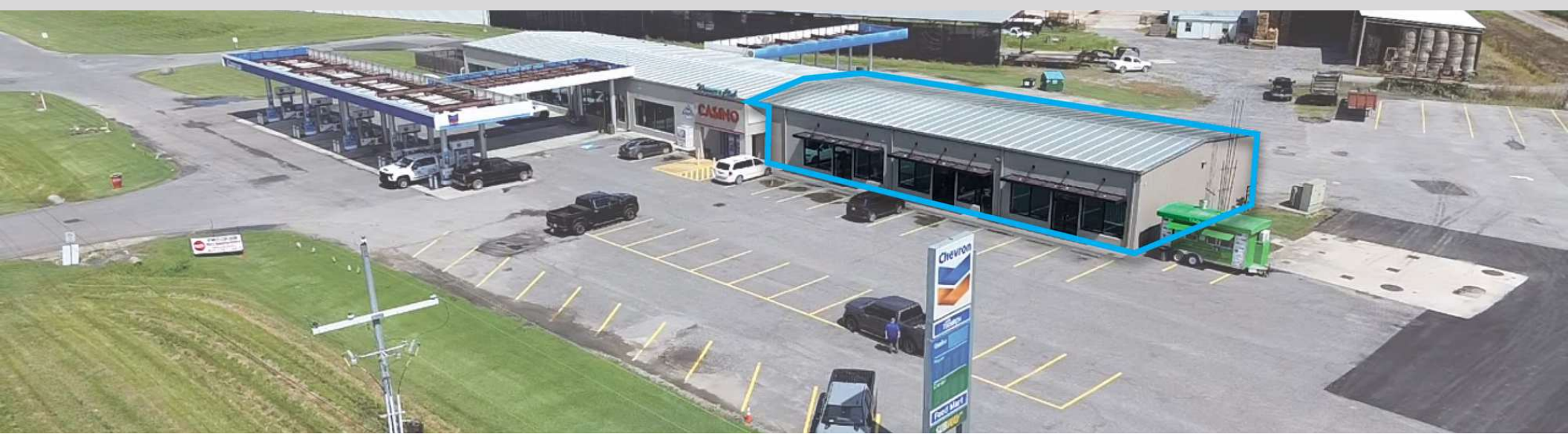
- Flexible space suitable for retail, restaurant, or office use
- Ample on-site parking
- Easy access to Baton Rouge, New Roads, and surrounding areas

LOCATION DESCRIPTION

Situated along the well-traveled U.S. Highway 190 (Airline Highway) in Livonia, Louisiana, 8621 Airline Hwy benefits from excellent visibility and accessibility in one of Pointe Coupee Parish's most active corridors. The property is strategically positioned near local businesses, schools, and residential communities, making it an ideal site for retail, service-oriented, or office uses. This highly visible frontage location ensures consistent exposure and foot traffic throughout the day.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Number of Units:	3
Available SF:	1,425 - 1,662 SF
Lot Size:	50,477 SF
Building Size:	10,000 SF



LEASE INFORMATION

Lease Type:	MG
Total Space:	1,425 - 1,662 SF

Lease Term:	Negotiable
Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite D	Available	1,662 SF	Modified Gross	\$15.00 SF/yr	Former Subway
Suite E	Available	1,425 SF	Modified Gross	\$15.00 SF/yr	White Box with 2 restrooms
Suite F	Available	1,425 SF	Modified Gross	\$15.00 SF/yr	White Box with 1 restrooms



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/Geo

JOHN DEARMOND

Licensed in LA

225.202.4649

jdearmond@stirlingprop.com

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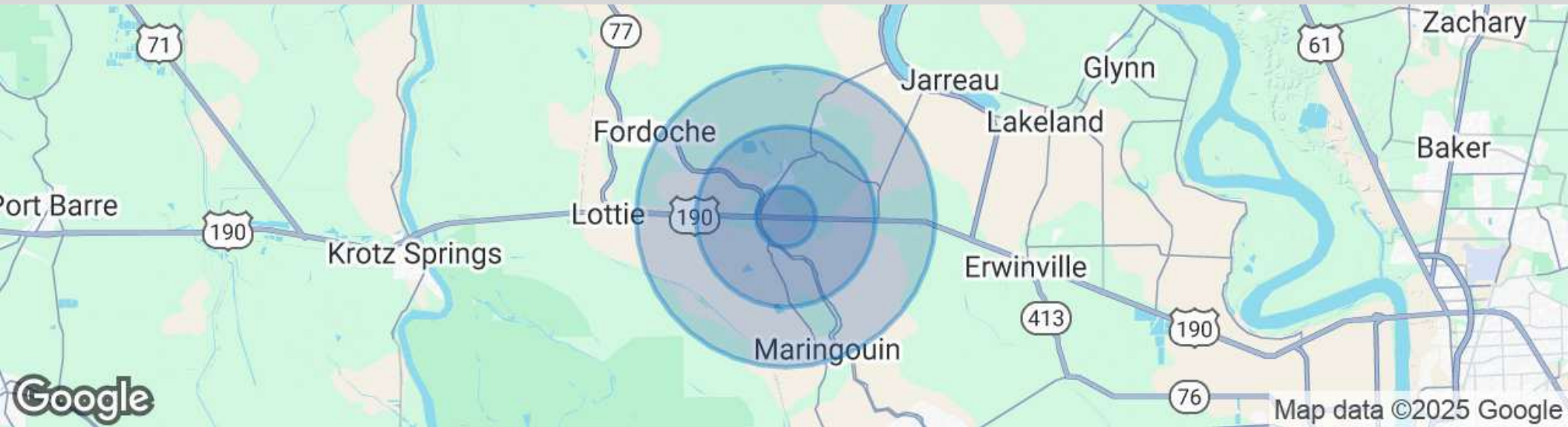
225.202.4649

jdearmond@stirlingprop.com

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	770	2,230	4,968
Average Age	41	42	42
Average Age (Male)	39	40	41
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	320	917	2,057
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$87,431	\$90,511	\$84,189
Average House Value	\$194,117	\$206,831	\$208,123

Demographics data derived from AlphaMap

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