

## SUMMARY

## RETAIL COMPETITION MAP

## SITE PLAN

## DEMOGRAPHICS

## FOR LEASE

### PROPERTY OVERVIEW

Prime retail space available in New Roads: a 9,200 SF former Family Dollar and a 23,000 SF former Stage department store, conveniently located on Hospital Road, less than one mile from Walmart.

Please contact agent for more information.

### AVAILABLE

- Suite 100: 9,200 SF
- Suite 300: 23,000 SF

### PRICE

- Suite 100: \$8 PSF NNN
- Suite 300: \$5 PSF NNN

### TENANTS

- Snap Fitness
- Hibbett Sports
- T-Mobile

### TRAFFIC COUNT (ADT 2023)

- On Hospital Road, south of site: 14,661

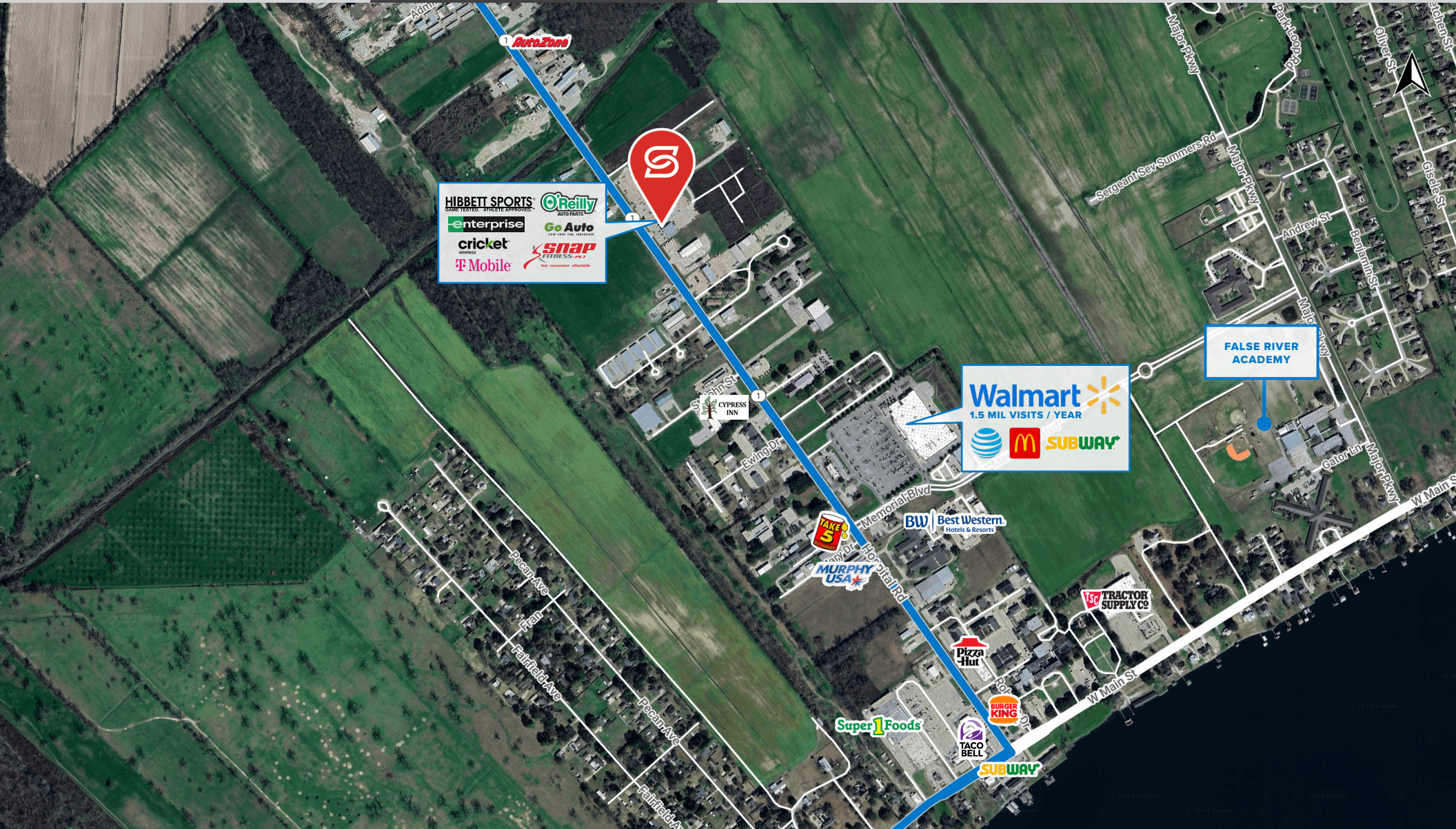


SUMMARY

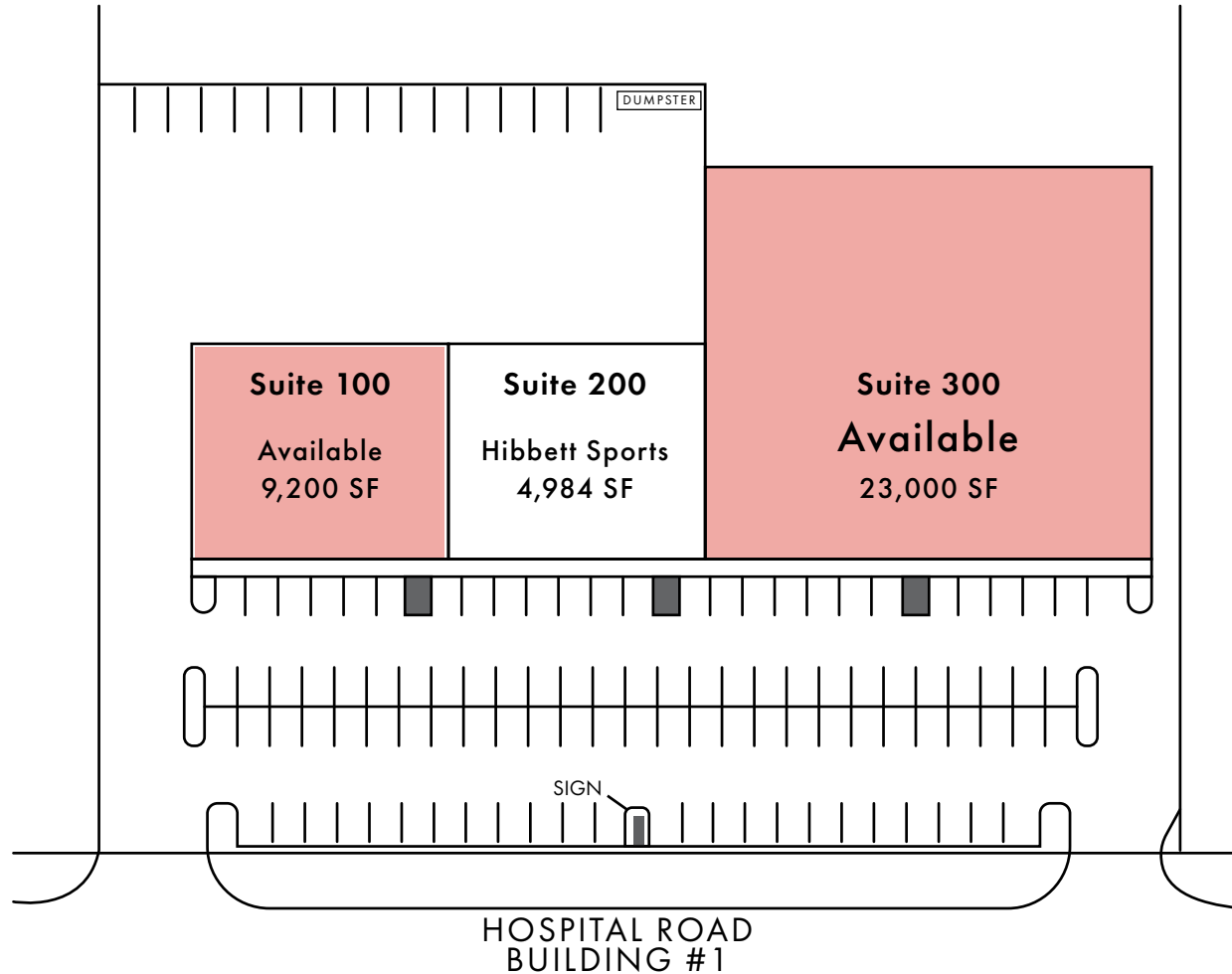
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Click image for larger view



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## 2024 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE	3 MILE	5 MILE	10 MILE	3 MILE	5 MILE	10 MILE
<b>POPULATION</b>	6,288	8,100	17,753						
<b>AVG. HH INCOME</b>				\$74,844	\$86,541	\$83,762			
<b>HOUSEHOLDS</b>							2,695	3,499	7,718