

FOR SALE OR LEASE

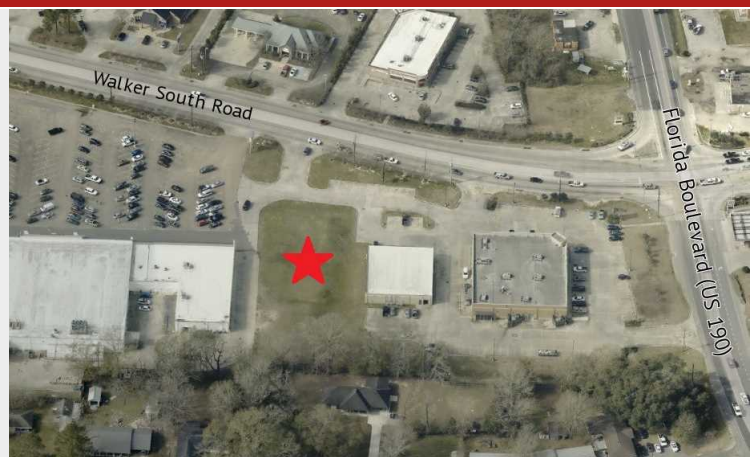


1.27 ACRE RETAIL LOT - WALKER SOUTH RD.

29780 WALKER SOUTH ROAD • WALKER, LA 70785

SUMMARY

Price:	\$975,000
Lease Rate:	\$18 - \$26 SF Annual
Year Built:	Build to Suit for Lease Option
Lot Size:	1.27 Acres
Traffic Count:	33,922 VPD (Walker South Rd)
Zoning:	Commercial



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Property Description

Positioned along Walker South Rd with traffic counts exceeding 33,900 vehicles per day, this site offers excellent visibility, accessibility, and strong retail synergy. The property sits directly adjacent to O'Riley Auto Parts, benefiting from a high-traffic corridor with national retailers, service businesses, and residential rooftops nearby.

Property Highlights

- Build-to-Suit for Lease Option
- Retail / Office / Warehousing / Commercial Service
- Strong traffic counts and visibility on Walker South Rd
- Flexible development potential for multiple uses
- Convenient access to I-12 and the Denham Springs trade area

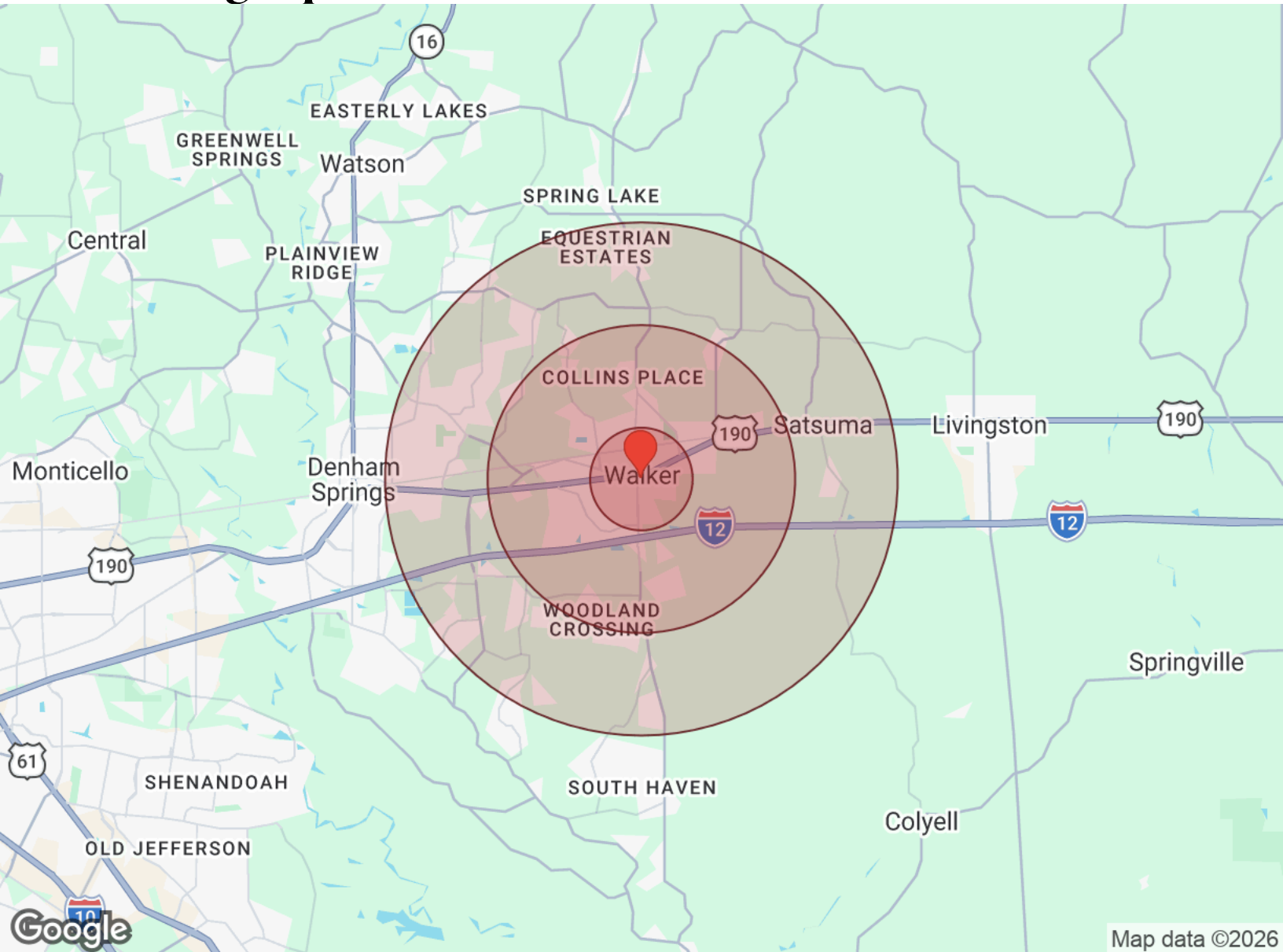


Aerial Photos





Demographics



Map data ©2026

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,941	9,268	24,101
Female	2,141	9,706	24,936
Total Population	4,082	18,974	49,037

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,124	14,728	37,866
Black	583	2,309	6,081
Am In/AK Nat	2	15	44
Hawaiian	1	4	10
Hispanic	247	1,378	3,619
Asian	53	218	579
Multiracial	72	323	839
Other	N/A	N/A	N/A

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,819	7,828	20,147
Occupied	1,673	7,249	18,723
Owner Occupied	1,075	5,454	13,923
Renter Occupied	598	1,795	4,800
Vacant	145	580	1,425

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	795	3,968	10,329
Ages 15 - 24	557	2,542	6,527
Ages 25 - 54	1,546	7,885	20,622
Ages 55 - 64	480	1,979	5,134
Ages 65+	704	2,598	6,428

Income	1 Mile	3 Miles	5 Miles
Median	\$78,037	\$85,543	\$85,224
Under \$15k	192	548	1,235
\$15k - \$25k	147	342	932
\$25k - \$35k	164	597	1,245
\$35k - \$50k	107	619	1,907
\$50k - \$75k	206	1,082	3,008
\$75k - \$100k	169	1,032	2,532
\$100k - \$150k	480	1,713	4,585
\$150k - \$200k	155	852	2,035
Over \$200k	53	462	1,246