

NEW RETAIL DEVELOPMENT

2335 N Parkerson Avenue | Crowley, LA 70526



PROPERTY INFORMATION

- Join Starbucks and T-Mobile at this new retail development with **1,600 SF** available for lease
- Great visibility just south of I-10 on N. Parkerson Avenue, a major thoroughfare in Crowley
- With proximity to Walmart Supercenter, Lowe's Home Improvement and Ochsner Acadia General Hospital other retailers
- Retail and restaurant opportunity available

Aerial



Rice Capital Pkwy

VFW Dr



13



SITE



U-HAUL



Blue Lake Dr

Odd Fellows Rd



Judge Canan Dr



Henrietta Dr

13



Willow Oaks Dr

Governor Edwards Dr

N Ave D

W Park St

9 C

E 17th St

E 16th St

Geesey Ave

James St

Lewis St

Stutes St

Huval

Odd Fellows Rd

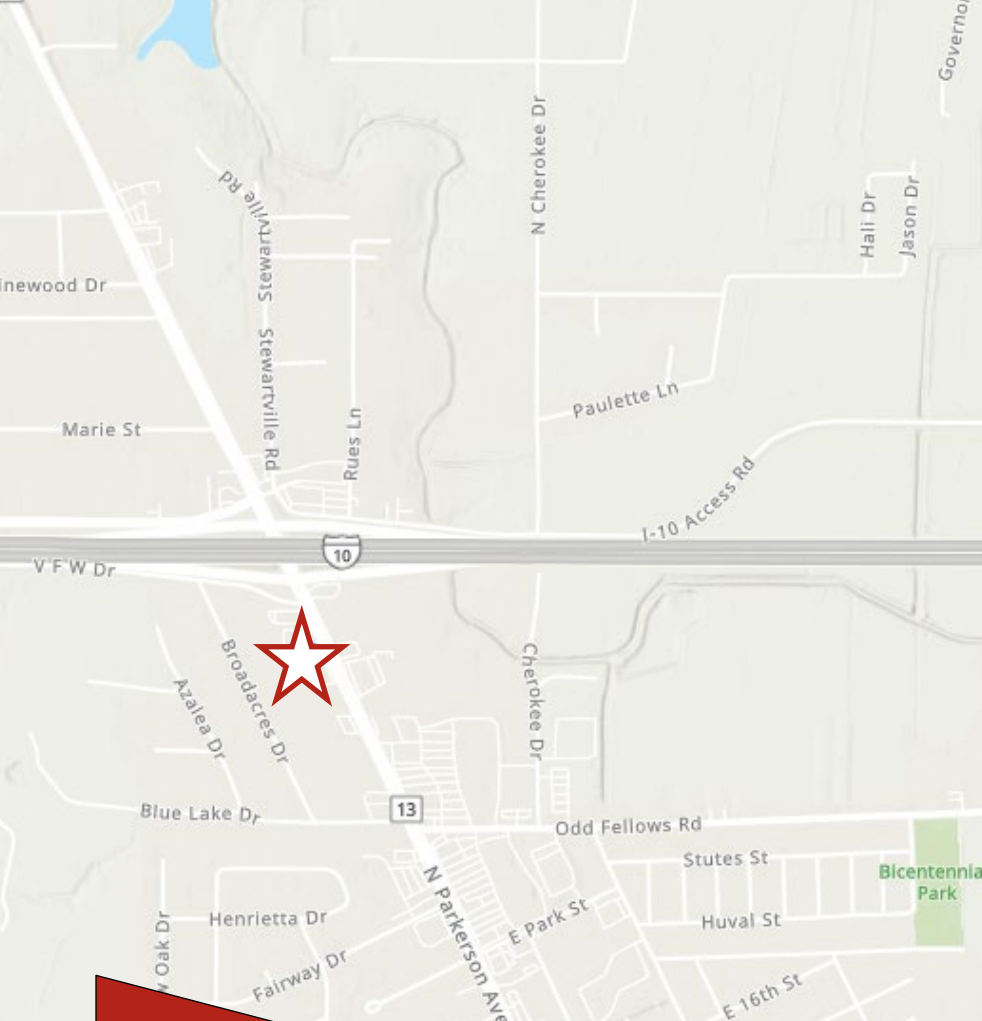
Par Rd 1653

Brook Dr




Azalea Dr

Biodecres Dr

Cypress Dr



DEMOGRAPHICS

	1-MILE	3- MILES	5 - MILES
POPULATION 	3,072	15,073	17,886
HH INCOME Average 	\$62,324	\$49,303	\$51,573
Median	\$38,785	\$32,951	\$36,778
DAYTIME Population 	2,136	8,038	8,424

SITE OVERVIEW

The development is conveniently located off the I-10 exit. N. Parkerson Avenue features quick-service restaurants and grocery stores, a local home and yard center, and Shetler-Corley Ford Motors auto dealership as well as residential areas and schools. It also provides an easy connection to the Walmart Supercenter, Lowe's Home Improvement, and Ochsner Acadia General Hospital, approximately 2.5 miles to the east.

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55 Parking spaces shared with co-tenants

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