



RITE AID FOR LEASE NATCHITOCHES, LA

601 KEYSER AVENUE, NATCHITOCHES, LA 71457



- Located adjacent to Natchitoches Regional Medical Center
- Building size 15,504 square feet
- Lot size 63,582 square feet (1.46 acres)
- Available April 1, 2017
- Existing Drive-in Window

For more information, contact:

C. Bickham Dickson III CCIM, SIOR, Associate Broker | **Hilary Bransford**

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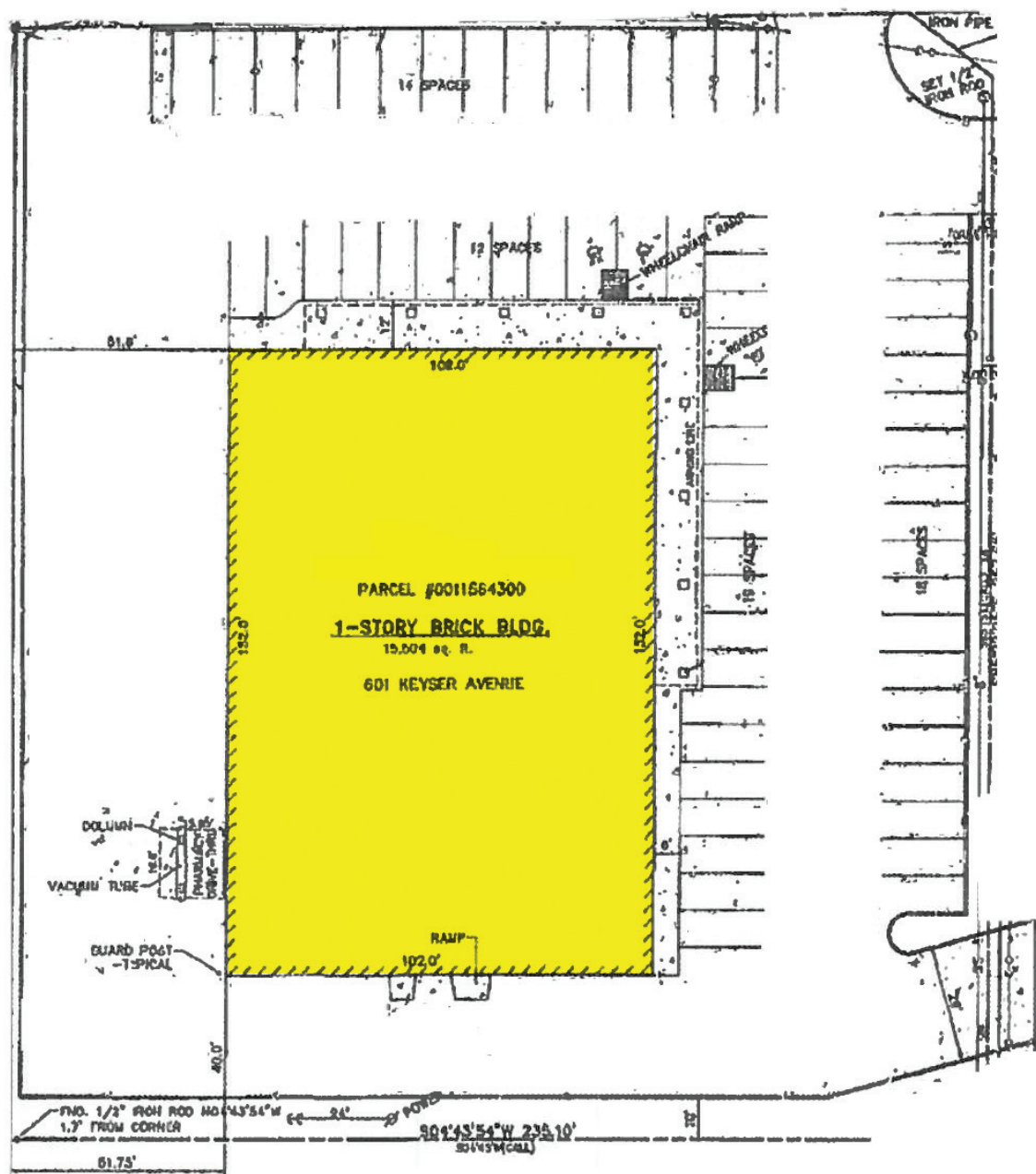
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SITE PLAN

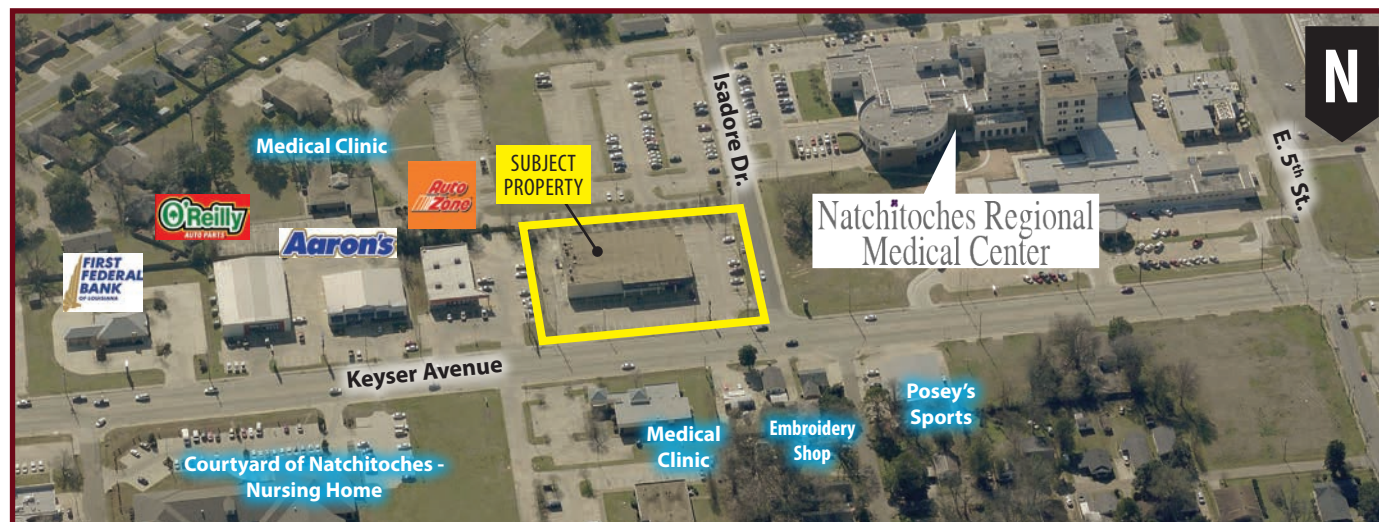


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DEMOGRAPHIC OVERVIEW - 3, 5, AND 10 MILE RADIUS

	3 miles	5 miles	10 miles
Population			
2000 Population	20,323	23,395	29,088
2010 Population	20,461	23,913	29,835
2016 Population	20,530	24,119	30,309
2021 Population	20,562	24,217	30,543
2000-2010 Annual Rate	0.07%	0.22%	0.25%
2010-2016 Annual Rate	0.05%	0.14%	0.25%
2016-2021 Annual Rate	0.03%	0.08%	0.15%
2016 Male Population	46.4%	46.9%	47.5%
2016 Female Population	53.6%	53.1%	52.5%
2016 Median Age	28.7	30.0	31.9

In the identified area, the current year population is 30,309. In 2010, the Census count in the area was 29,835. The rate of change since 2010 was 0.25% annually. The five-year projection for the population in the area is 30,543 representing a change of 0.15% annually from 2016 to 2021. Currently, the population is 47.5% male and 52.5% female.

Median Household Income

2016 Median Household Income	\$26,055	\$27,634	\$29,047
2021 Median Household Income	\$28,339	\$31,159	\$33,062
2016-2021 Annual Rate	1.69%	2.43%	2.62%

Average Household Income

2016 Average Household Income	\$44,616	\$47,992	\$49,455
2021 Average Household Income	\$48,204	\$52,184	\$53,759
2016-2021 Annual Rate	1.56%	1.69%	1.68%

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

November 03, 2016



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