



FORMER RESTAURANT AVAILABLE FOR SUBLEASE

224 Blanchard St., West Monroe, LA 71291

Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	73,420
STREET	I-20
COUNT 2	28,385
STREET 2	Thomas Rd.

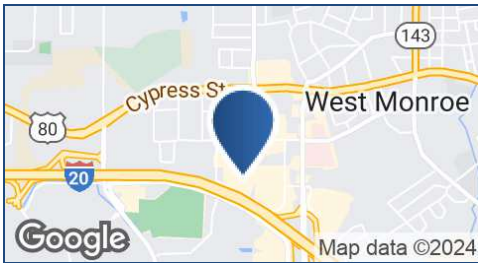
DEMOGRAPHICS - 2023

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Estimated Population	37,883	77,144	133,777
Average HH Income	\$66,731	\$74,608	\$74,808
Estimated Households	16,746	32,387	53,255

PROPERTY HIGHLIGHTS

- ±7,938 SF former Restaurant on ±1.7 AC with 138 parking spaces
- FF&E included
- Less than one mile from Glenwood Regional Medical Center and Glenwood Medical Mall
- Nearby retailers/restaurants include Walmart, Hobby Lobby, Big Lots, Cinemark, Academy Sports + Outdoors, Harbor Freight Tools, Office Depot, Walgreens, CVS Pharmacy, Dollar Tree, Walk-On's Sports Bistreaux, Buffalo Wild Wings, Texas Roadhouse, Logan's Roadhouse, Cracker Barrel, Chili's, Outback Steakhouse, and more
- Nearby hotels include Wingate by Windham, Woodspring Suites, Quality Inn & Suites, La Quinta Inn & Suites, Motel 6, Super 8 by Wyndham, Americas Best Value Inn, Comfort Inn, Holiday Inn Express & Suites, Hampton Inn, Hilton Garden Inn, Home2 Suites by Hilton and Best Western

* Figures shown represent estimates



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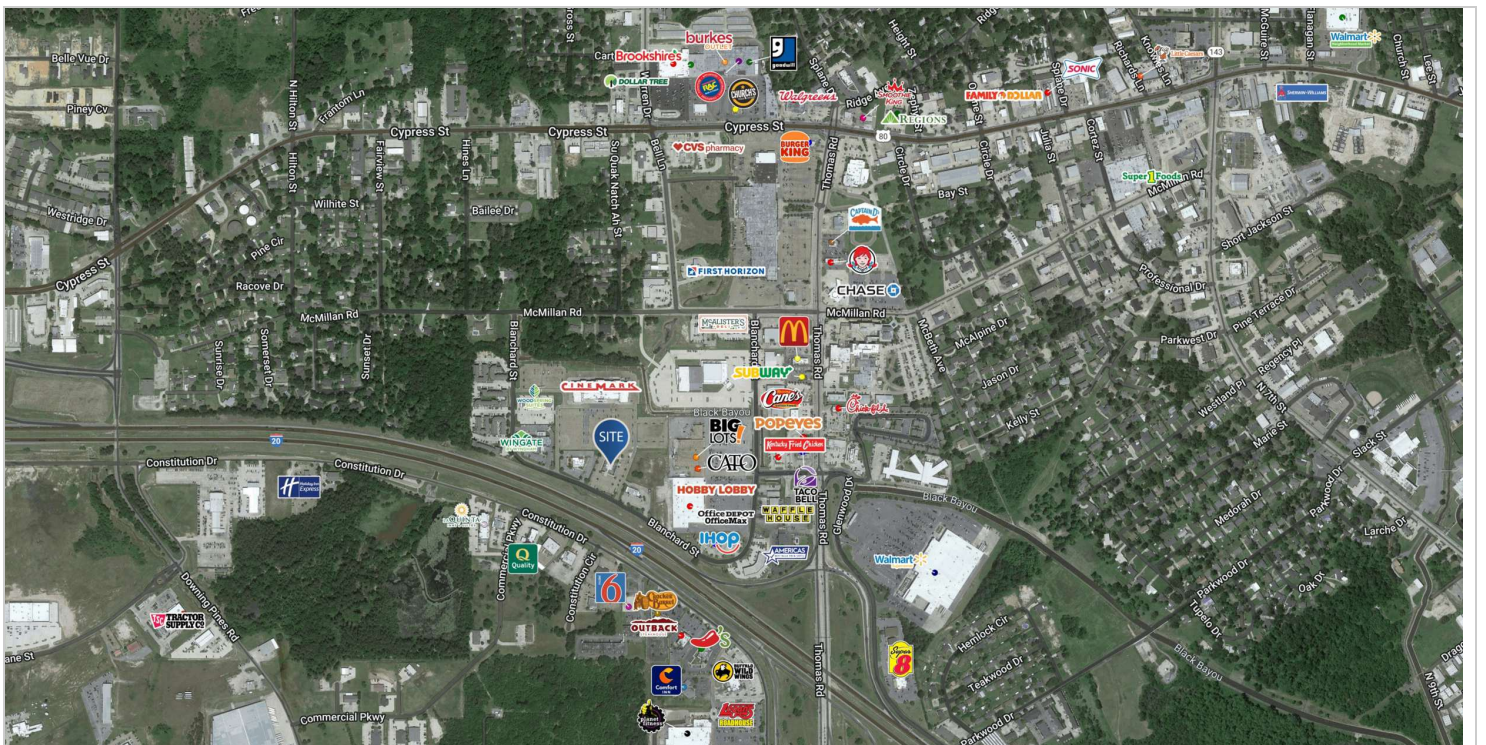
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Location Maps



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Additional Photos



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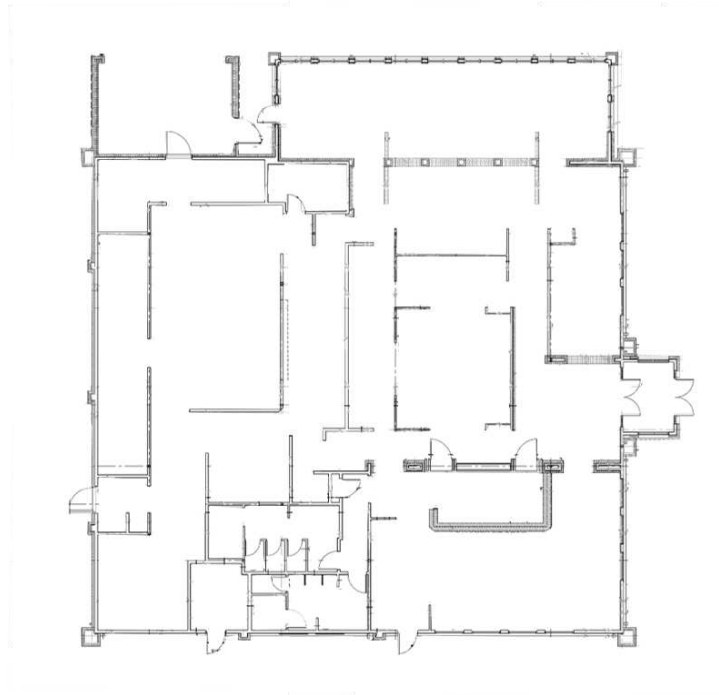
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FLOOR PLAN



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