

# Available for Sublease

## Former KFC - DeRidder, LA



812 N Pine St DeRidder, LA

### Property Specifications

- 1,895 SF free-standing building located on 0.88 acre parcel.
- Located on a major north-south thoroughfare with 21,936 CPD.
- Adjacent to West Park with baseball/softball fields, tennis courts, walking trail, basketball court, and an outdoor pool.
- Lease end date 12/31/2039 with options available.  
Year built - 2018.



| Demographics         |  |                    |                          |  |            |
|----------------------|--|--------------------|--------------------------|--|------------|
| 1 Mile               |  |                    |                          |  |            |
| 3,067                |  | 5,220              | \$70,080                 |  | 39         |
| Estimated Population |  | Daytime Population | Average Household Income |  | Median Age |
| 3 Mile               |  |                    |                          |  |            |
| 11,873               |  | 13,779             | \$81,144                 |  | 39.4       |
| Estimated Population |  | Daytime Population | Average Household Income |  | Median Age |
| 5 Mile               |  |                    |                          |  |            |
| 17,272               |  | 18,248             | \$82,037                 |  | 39.1       |
| Estimated Population |  | Daytime Population | Average Household Income |  | Median Age |

Source: Esri 2023

**stirling**

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**Bridget Grams**

JLL

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