

Available for Sublease

Former KFC - Farmerville, LA

725 Sterlington Hwy
Farmerville, LA

Property Specifications

- 2,694 SF free-standing building located on 0.82 acre parcel
- Adjacent to Walmart on Hwy 2 (10,177 CPD), the primary east/west thoroughfare and 2/3 mile from Hwy 33 (13,411 CPD)
- Farmerville's diverse economy features a mix of agricultural, manufacturing, and retail sectors
- Nearby Lake D'Arbonne, a 6550acred state park, hosts 63k visitors per year
- Lease end date 10/31/32 with options available.
Year built 2008.



stirling

Lynda Terreson

1 704.996.0033

lterreson@stirlingprop.com

Bridget Grams

JLL

jll.com

Demographics

Source: Esri 2023

1 Mile

1,813 Estimated Population		2,759 Daytime Population	\$49,911 Average Household Income		39.1 Median Age
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3 Mile

4,437 Estimated Population		5,016 Daytime Population	\$58,710 Average Household Income		40.1 Median Age
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5 Mile

6,623 Estimated Population		7,981 Daytime Population	\$69,080 Average Household Income		41.8 Median Age
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