

FOR SUBLEASE

PROPERTY SUMMARY

Former Family Dollar / Dollar Tree building, available in Newellton, LA, provides a great opportunity for a retail, office or medical user. The building was built in 2022 and is well positioned at the traffic signal intersection of Highway 65 and Verona Street. Highway 65 connects Interstate 20 to St. Joseph, the governmental seat of Tensas Parish.

AVAILABLE SUBLEASE

- Expires 3/31/2032

BUILDING SIZE

- 10,163 SF

PARKING

- 30 Spaces

AREA BUSINESSES

- Dollar General, Case HI located in Newellton, Mac Grocery, Dollar General, Family Dollar / Dollar Tree located in St. Joseph

AREA ATTRACTIONS

- Tensas Parish is known as the Sportsman's paradise.
- Lake Bruin State Park - 53-acre park along Lake Bruin as well as the oxbow lakes: Lake St. Joseph, Yucatan Lake, Lake St. John and Lake Concordia which offers fishing, camping, boating, and waterskiing.
- Tensas National Wildlife Refuge - 78,000 acres of bottomland forest, Buckhorn and Big Lake State Wildlife areas provides excellent hunting, fishing and hiking trails.

TRAFFIC COUNT (ADT 2023)

- On Verona Street (LA Hwy 4): 1,749

2023 DEMOGRAPHICS - TENSAS PARISH

Population: 3,864 Avg. Household Income: \$50,392



FLOOR PLAN

