



PROPERTY DESCRIPTION

Retail suite for lease in multi-tenant Walmart shadow anchored strip center in Central, LA. Strip center is situated near one of the busiest intersections in the Central area (+/- 37,000 VPD) and is surrounded local & national retailers, schools, and residential rooftops. Retail center is directly across Sullivan Road from The Settlement at Shoe Creek, a 150-acre traditional neighborhood development.

Former Laced Up has retail area and back-office/storage space with restroom. Suite C is +/-1,400 SF. Co-Tenants include Sleep City, Central Nails & Spa, China Wok, Fantastic Sam's, iVape, and coming soon The UPS Store.

PROPERTY HIGHLIGHTS

- Walmart Shadow Strip Center with 1 available space for lease
- Ample retail space with countertops and display shelving throughout front of the store
- Located in the heart of Central's retail corridor this is an ideal location for retailers looking to expand their brand in the area

OFFERING SUMMARY

| | |
|-----------------------|---------------------|
| Lease Rate: | \$18.00 SF/yr (NNN) |
| Available SF: | 1,400 SF |
| Lot Size: | 1.23 Acres |
| Building Size: | 14,525 SF |



JUSTIN LANGLOIS, CCIM

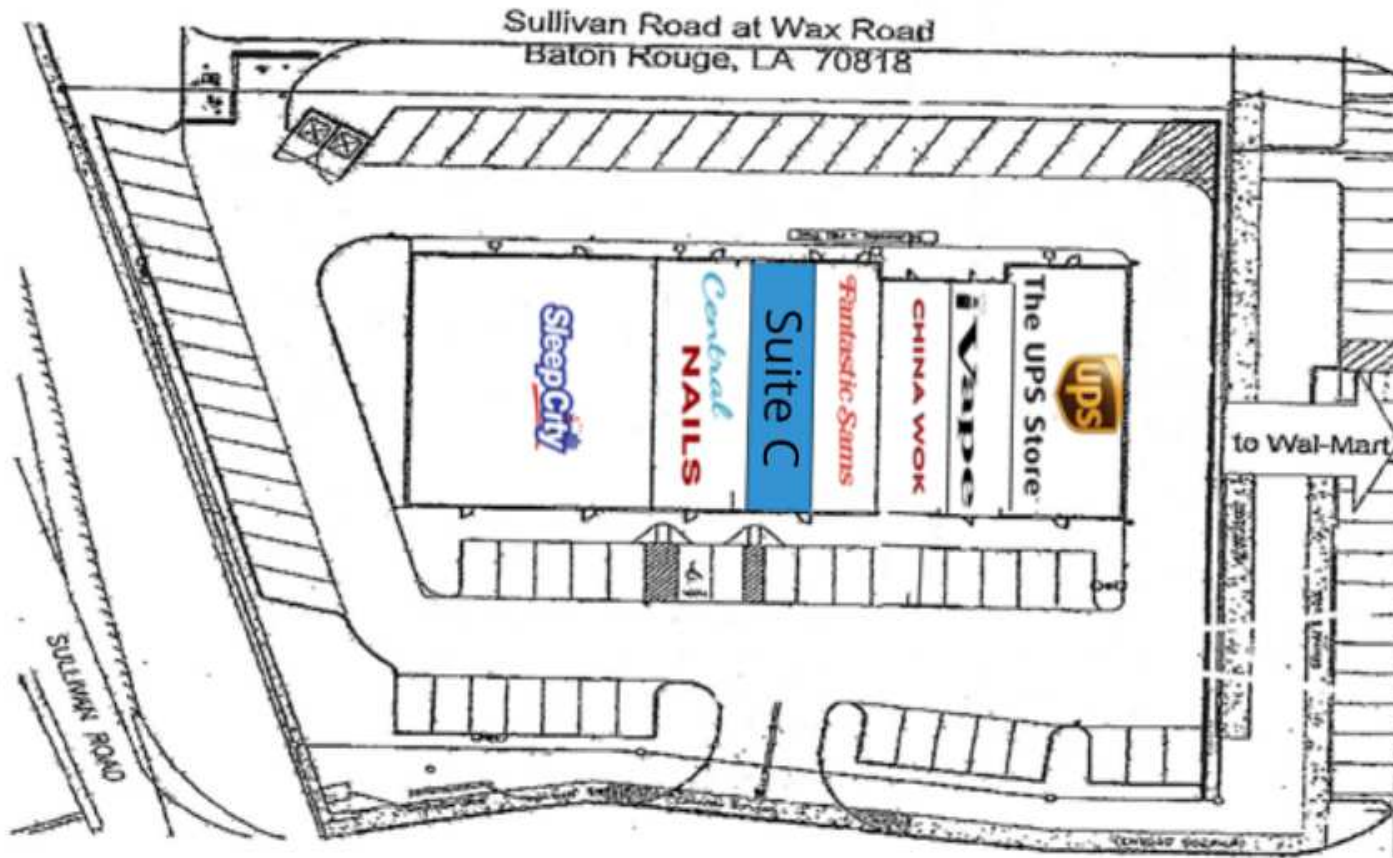
Licensed in LA

225.329.0287

janglois@stirlingprop.com

STIRLINGPROPERTIES.COM / [f](#) [t](#) [@](#) [in](#)

Member of  **RETAIL BROKERS NETWORK**



AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | LEASE RATE | NNN RATE |
|---------|-----------|----------|------|---------------|--------------|
| Suite C | Available | 1,400 SF | NNN | \$18.00 SF/yr | \$4.50 SF/yr |

JUSTIN LANGLOIS, CCIM

Licensed in LA

225.329.0287

jlanglois@stirlingprop.com

STIRLINGPROPERTIES.COM /    

Member of  /3

RETAIL BROKERS NETWORK



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

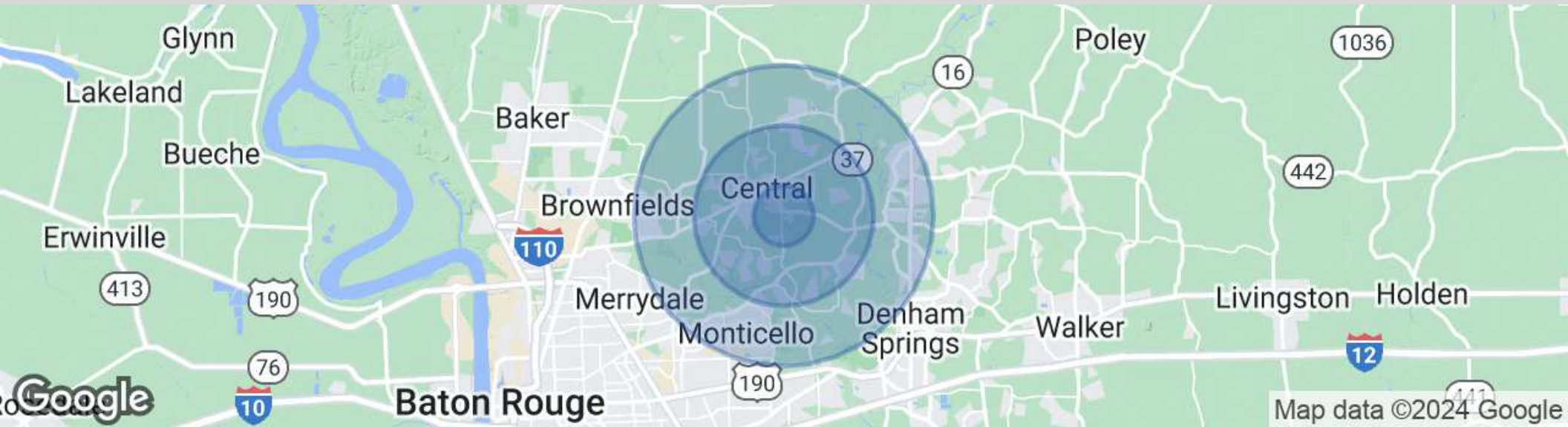
JUSTIN LANGLOIS, CCIM

Licensed in LA
225.329.0287
jlanglois@stirlingprop.com

STIRLINGPROPERTIES.COM / f t i in

Member of /4
RETAIL BROKERS NETWORK

The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice.



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,888 | 18,098 | 49,379 |
| Average Age | 36.0 | 37.2 | 37.3 |
| Average Age (Male) | 35.3 | 35.3 | 36.7 |
| Average Age (Female) | 37.8 | 38.5 | 38.8 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 741 | 6,852 | 19,721 |
| # of Persons per HH | 2.5 | 2.6 | 2.5 |
| Average HH Income | \$94,509 | \$95,795 | \$75,288 |
| Average House Value | \$262,174 | \$253,879 | \$224,258 |

* Demographic data derived from 2020 ACS - US Census