

For Lease

CENTRAL PLAZA SHOPPING CENTER

14455 WAX ROAD, CENTRAL, LA, 70818

\$16.00 - \$20.00 PSF
NNN

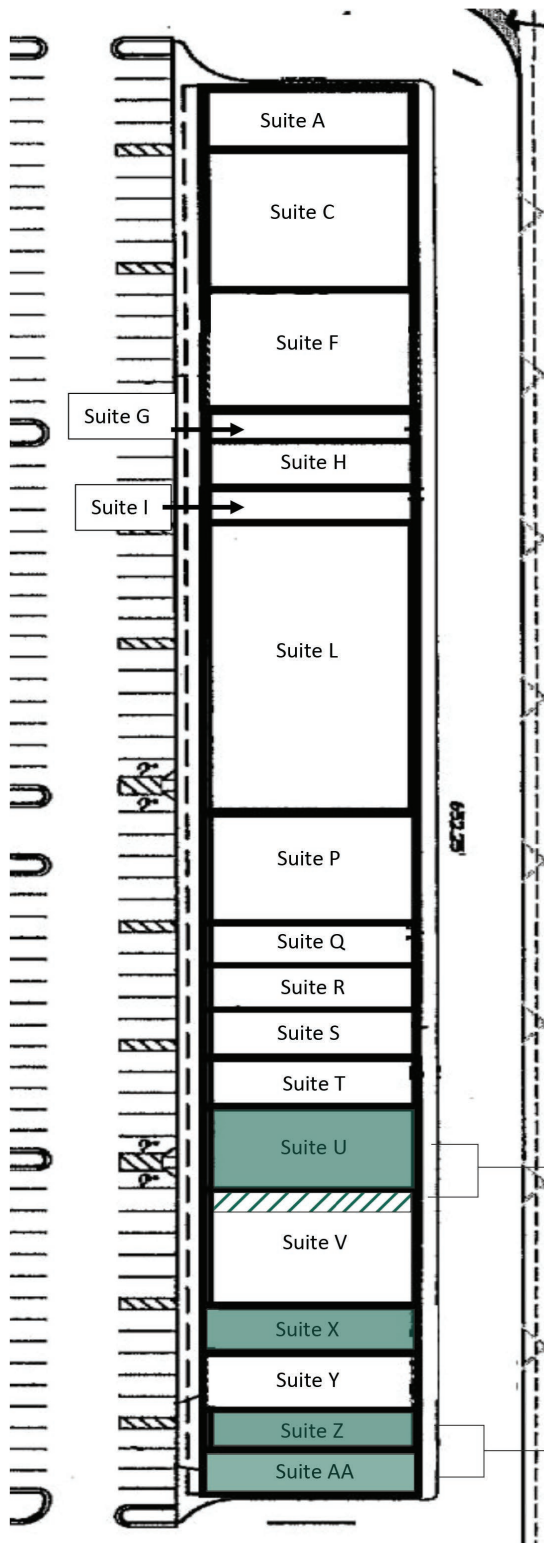


PROPERTY INFO:

- Available: 1 end-cap w/ drive-thru and 3 in-line suites
- Available Suites: 1,200 to 2,870 SF
- Prime location adjacent to Walmart Supercenter, driving consistent customer traffic
- Strong co-tenant mix featuring national retailers including CATO, Shoe Show, Wingstop, Dollar Tree, and Papa John's
- Located approximately 30 minutes from the renowned LSU campus and in close proximity to top-ranked Central High School
- Strong visibility, consistent foot traffic, and excellent long-term growth potential for businesses

CHARLIE COLVIN | [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com
ANDREW HOOVER | [225] 279-9318 | c [225] 335-6627 | f [225] 408-9596 | andrew@momentum-commercial.com

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Central Plaza
14455 Wax RD.
Baton Rouge, LA 70818

Suite	SQ. FT
A	2,380
C	4,875
F	4,022
G	1,200
H	1,510
I	1,500
L	9,975
P	3,900
Q	1,500
R	1,500
S	1,750
T	1,800
U	2,870
V	3,975
X	1,501
Y	2,058
Z	1,200
AA	1,510
TOTAL	49,026

EXPANSION INTO SUITE V -
AVAILABLE TO 1,000 SF

DEMISABLE

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CENTRAL AREA

Central is a fast-growing and family-oriented community that blends small-town charm with the conveniences of modern suburban living. Known for its strong sense of community, highly rated school districts, and well-maintained neighborhoods, it has become one of the most desirable places to live in the Baton Rouge metropolitan area. The city offers a welcoming environment with tree-lined streets, newer residential developments, and ample green space that appeals to families and professionals alike.

Central's continued population growth is driven by its reputation for excellent public schools, community-focused planning, and quality-of-life amenities. Residents enjoy easy access to parks, recreational facilities, local restaurants, and everyday conveniences, while still maintaining a quieter pace than neighboring urban centers. The city's strategic location provides straightforward access to Baton Rouge, major employment hubs, and regional roadways, making commuting both practical and efficient. Whether you're drawn to its award-winning schools, expanding residential options, or strong community values, Central, Louisiana offers a stable and attractive real estate opportunity in a city that continues to grow with intention and pride.

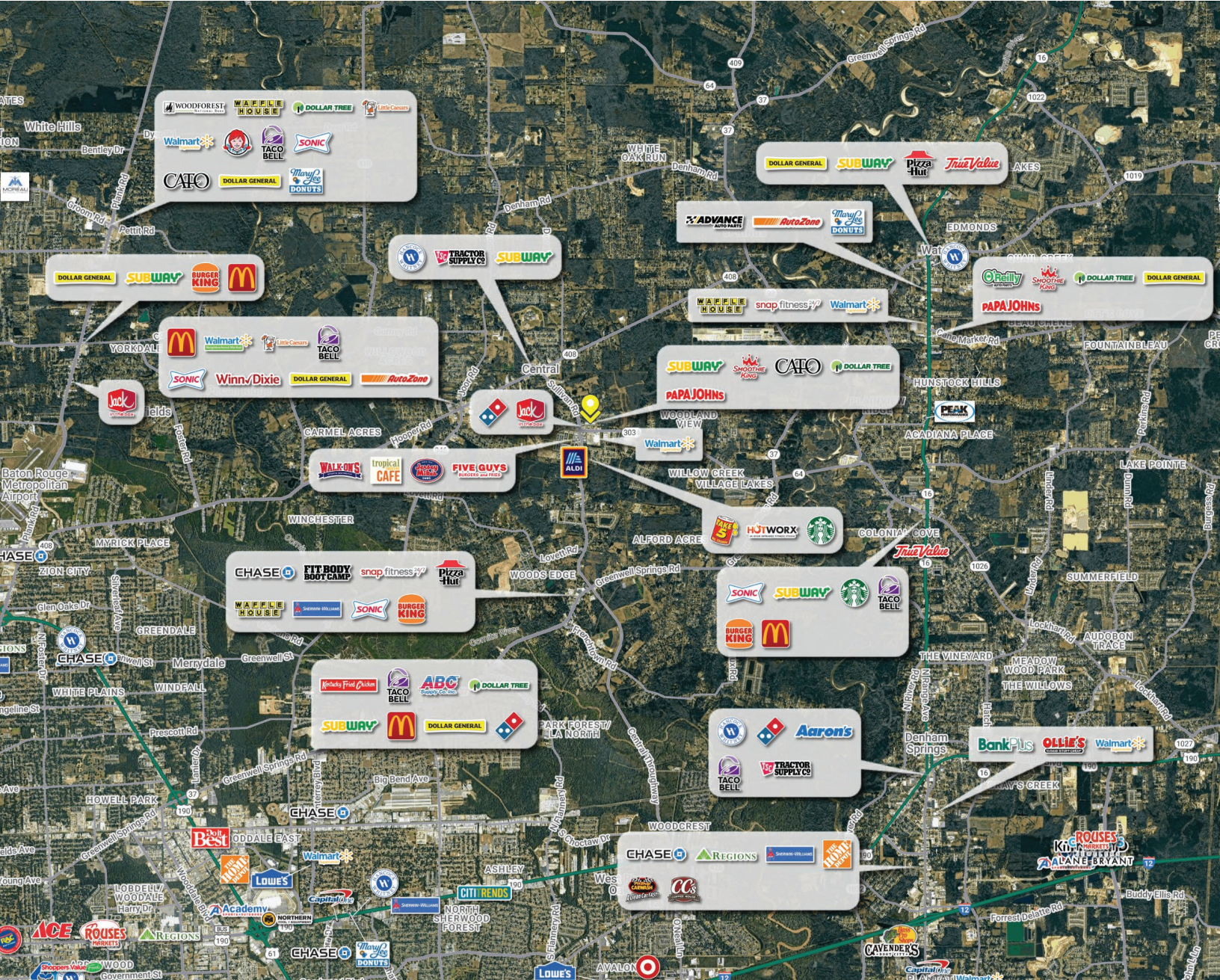
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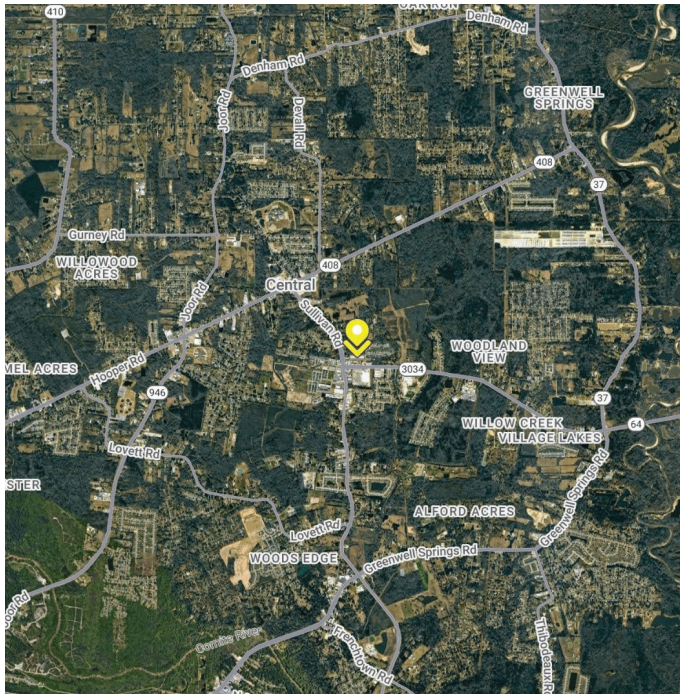
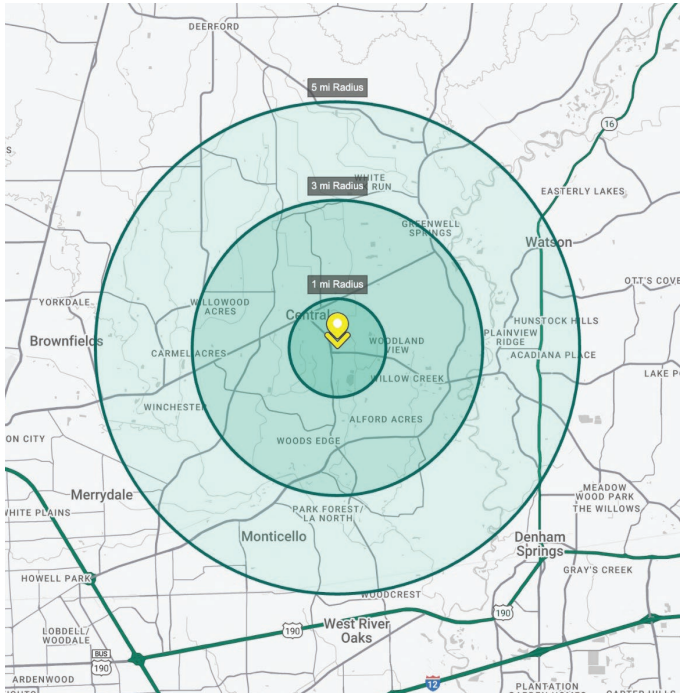


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1 mi radius **3 mi radius** **5 mi radius**

Population

2025 Estimated Population	3,186	20,966	50,022
2030 Projected Population	3,197	20,744	49,857
2020 Census Population	2,692	21,119	50,250
2010 Census Population	2,346	19,300	47,480
Projected Annual Growth 2025 to 2030	-	-0.2%	-
Historical Annual Growth 2010 to 2025	2.4%	0.6%	0.4%
2025 Median Age	38.1	40.0	38.2

Households

2025 Estimated Households	1,185	7,823	18,528
2030 Projected Households	1,224	7,973	18,984
2020 Census Households	1,024	7,995	18,697
2010 Census Households	890	7,302	17,383
Projected Annual Growth 2025 to 2030	0.7%	0.4%	0.5%
Historical Annual Growth 2010 to 2025	2.2%	0.5%	0.4%

Race and Ethnicity

2025 Estimated White	66.7%	70.2%	60.9%
2025 Estimated Black or African American	22.6%	21.7%	31.1%
2025 Estimated Asian or Pacific Islander	2.0%	1.6%	1.4%
2025 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2025 Estimated Other Races	8.4%	6.3%	6.3%
2025 Estimated Hispanic	8.8%	6.3%	6.3%

Income

2025 Estimated Average Household Income	\$118,510	\$123,802	\$107,231
2025 Estimated Median Household Income	\$108,365	\$99,313	\$84,585
2025 Estimated Per Capita Income	\$44,087	\$46,205	\$39,730

Education (Age 25+)

2025 Estimated Elementary (Grade Level 0 to 8)	0.9%	0.9%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.4%	4.3%
2025 Estimated High School Graduate	26.1%	31.8%	33.9%
2025 Estimated Some College	32.0%	24.5%	24.6%
2025 Estimated Associates Degree Only	5.1%	6.3%	6.6%
2025 Estimated Bachelors Degree Only	19.8%	23.1%	19.0%
2025 Estimated Graduate Degree	12.7%	10.1%	9.8%

Business

2025 Estimated Total Businesses	157	759	1,686
2025 Estimated Total Employees	1,324	5,462	11,094
2025 Estimated Employee Population per Business	8.4	7.2	6.6
2025 Estimated Residential Population per Business	20.2	27.6	29.7

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