



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	7,500 SF
Available SF:	1,200 - 1,500 SF
Lot Size:	77,437 SF
Number of Units:	12
Year Built:	2011
Zoning:	B4

LOCATION OVERVIEW

The Quarters at Central Square is strategically located at the signalized intersection of Wax Road and Sullivan Road in the City of Central, one of the area's most active commercial corridors with approximately 37,000 vehicles per day traveling through the intersection. The property benefits from excellent visibility and access and is surrounded by strong national and local retailers including Walmart Supercenter, CVS, Starbucks, Raising Cane's, and CC's Coffee House. The center is also adjacent to The Settlement at Shoe Creek, a 150-acre master-planned traditional neighborhood development, providing a built-in residential customer base and consistent daytime and evening traffic.



LEASE DESCRIPTION

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PROPERTY HIGHLIGHTS

- Signalized corner with +/- 37,000 VPD
- Strong national co-tenancy including Walmart, CVS, and Starbucks
- Adjacent to the 150-acre Settlement at Shoe Creek development
- Attractive street-loaded retail with convenient on-site parking.

JOHN DEARMOND

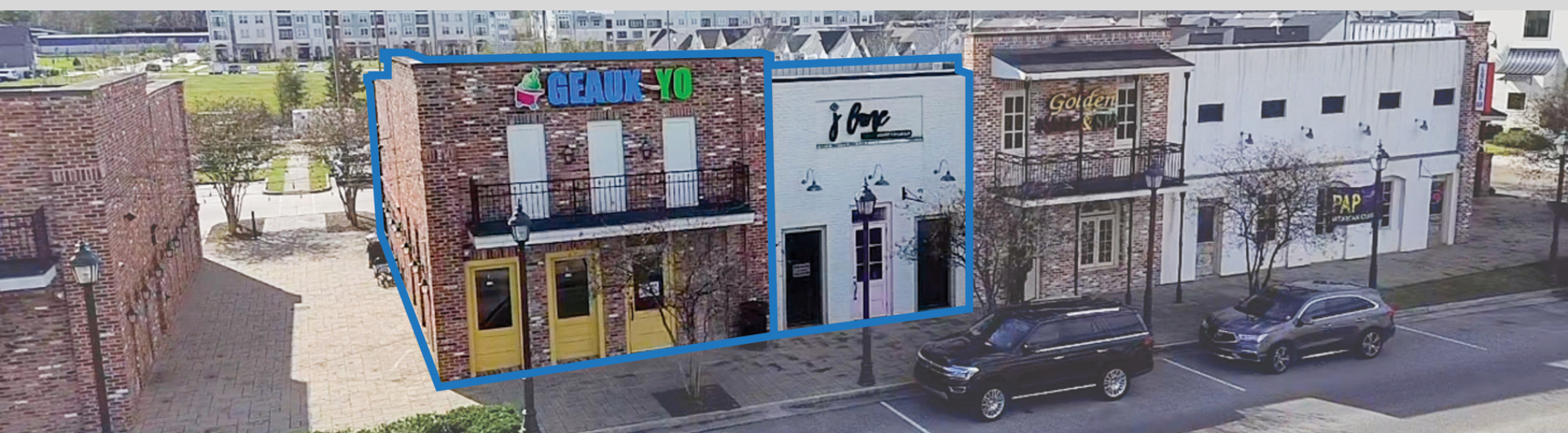
Licensed in LA
225.202.4649

jdearmond@stirlingprop.com

JUSTIN LANGLOIS, CCIM

Licensed in LA
225.329.0287

jlanglois@stirlingprop.com



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,200 - 1,500 SF

Lease Term:	Negotiable
Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
14350 Wax Road	Available	1,500 SF	NNN	\$20.00 SF/yr	-
14350 Wax Road	Available	1,200 SF	NNN	\$20.00 SF/yr	-

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14350 WAX RD
BATON ROUGE, LA 70818
Retail Property For Lease



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JOHN DEARMOND
Licensed in LA
225.202.4649
jdearmond@stirlingprop.com

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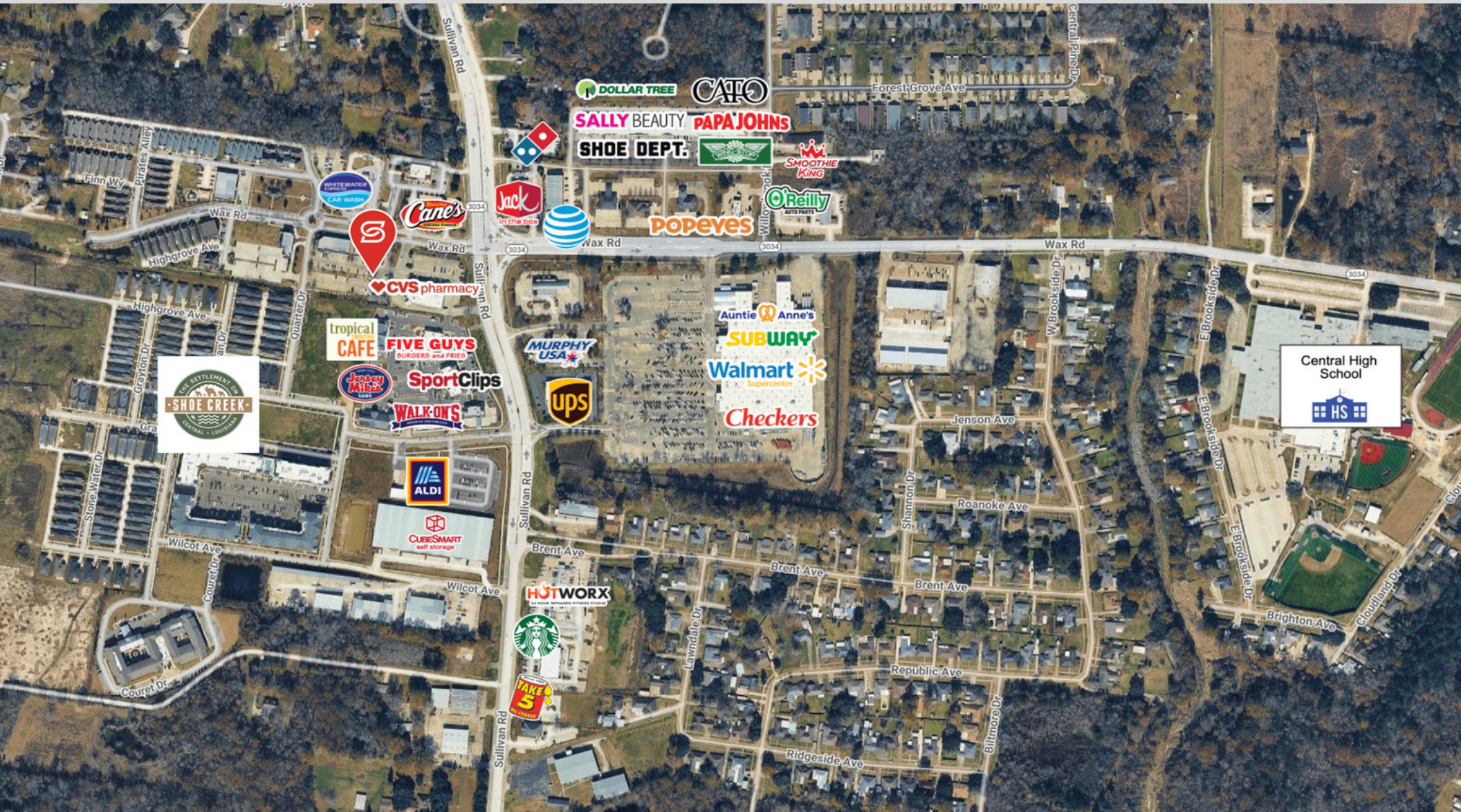
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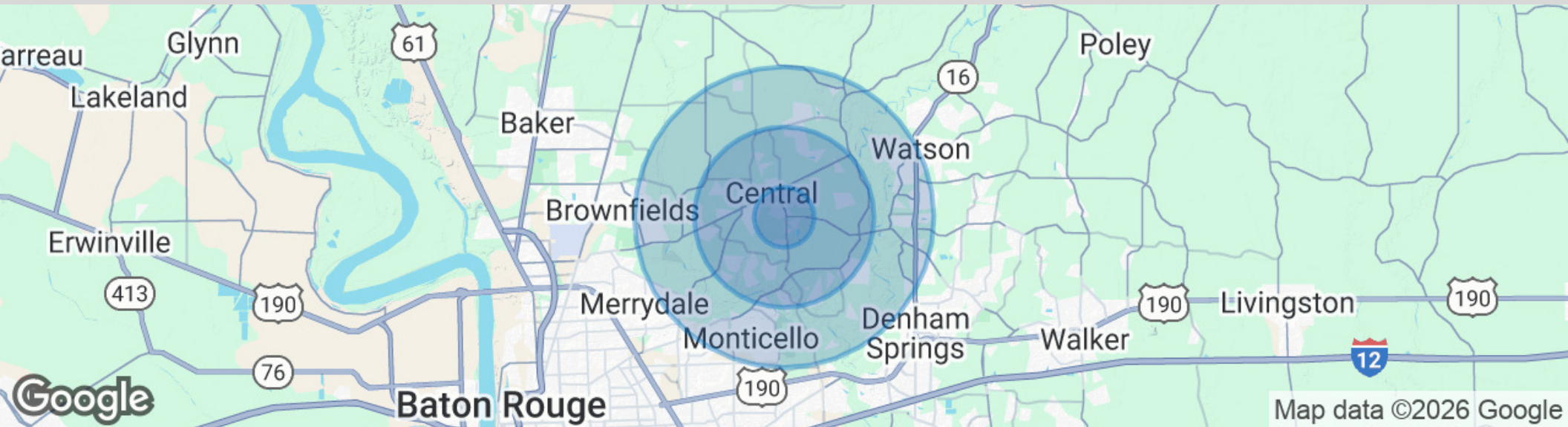
jlanglois@stirlingprop.com

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,615	18,370	49,291
Average Age	40	41	40
Average Age (Male)	39	40	39
Average Age (Female)	40	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	982	7,035	18,527
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$114,717	\$111,583	\$101,357
Average House Value	\$315,081	\$314,383	\$293,733

Demographics data derived from AlphaMap