

FOR SALE

PROPERTY SUMMARY

Pad sites for office, medical, and retail development located in the City of Central, Louisiana. The existing parking lot is adjacent to the pad sites and the pads are ready for immediate construction. Central Square is surrounded by national and regional retailers, banks and credit unions, Walmart Supercenter, and medical and professional office users. This is an ideal location for businesses looking to expand in Central, LA.

Pad sites are offered for sale as well as build to suit. Pad sites available from 3,000 sq. ft. up to 12,000 sq. ft. Turnkey build-out packages are also available.

Central is a city in East Baton Rouge Parish, Louisiana. It is a suburb of Baton Rouge, the state capital, and is part of the Baton Rouge MSA. The city was incorporated in April 2005. Central is known for its high quality of life, excellent schools, and convenient location. Central is home to several annual events and festivals, including the Central Market Days, which features local vendors, live music, and food.

SALE PRICE

• \$85.00/SF

LOT SIZE

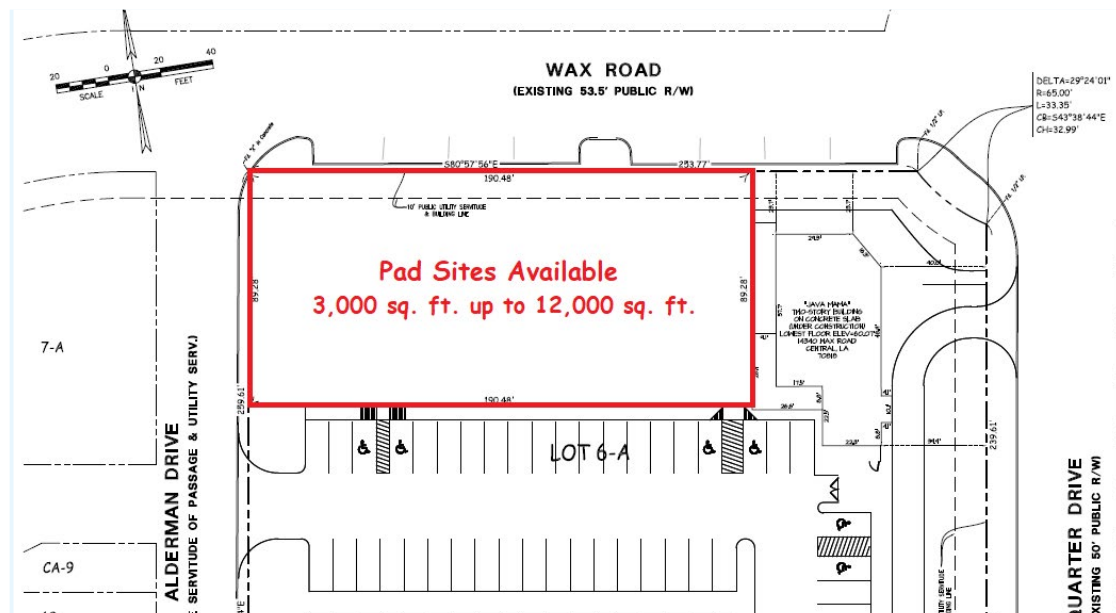
• 12,000 SF

PROPERTY HIGHLIGHTS

Land located within the Central Square Development on Wax Road, near the signalized intersection of Wax Road and Sullivan Road. The subject property is located adjacent to Shoe Creek and across the street from Walmart Supercenter.

2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	3,205	19,800	50,547
Avg. HH Income	\$116,677	\$118,534	\$104,325



stirling

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PAD SITES FOR SALE

BUILD TO SUIT AVAILABLE

Lot 6-A Wax Road, Baton Rouge, LA

