

THE LAWN AT SHOE CREEK

Central, Louisiana



Ben Stalter
(225) 298-1250
bstalter@mmcre.com



Drew Gonzales
(225) 298-1250
dgonzales@mmcre.com

MAESTRI·MURRELL^{INC.}
REAL ESTATE

FOR LEASE OR SALE

Property	2.46 acres available off Sullivan Rd at the Settlement at Shoe Creek TND Development
Available	3,500 - 20,000 SF
Lease Rate	\$25/SF NNN
Sale Price	\$15-\$20 PSF
Traffic Count	19,000
Co-Tenancy	Walk-On's, Aldi, CC's, Jersey Mike's, Sport Clips, Five Guys, Tropical Smoothie, Raising Cane's, CVS, Bank of Zachary





**Subject
Property**



SITE PLAN

Ben Stalter
(225) 298-1250
bstalter@mmcre.com

Drew Gonzales
(225) 298-1250
dgonzales@mmcre.com

MAESTRI MURRELL INC.
REAL ESTATE



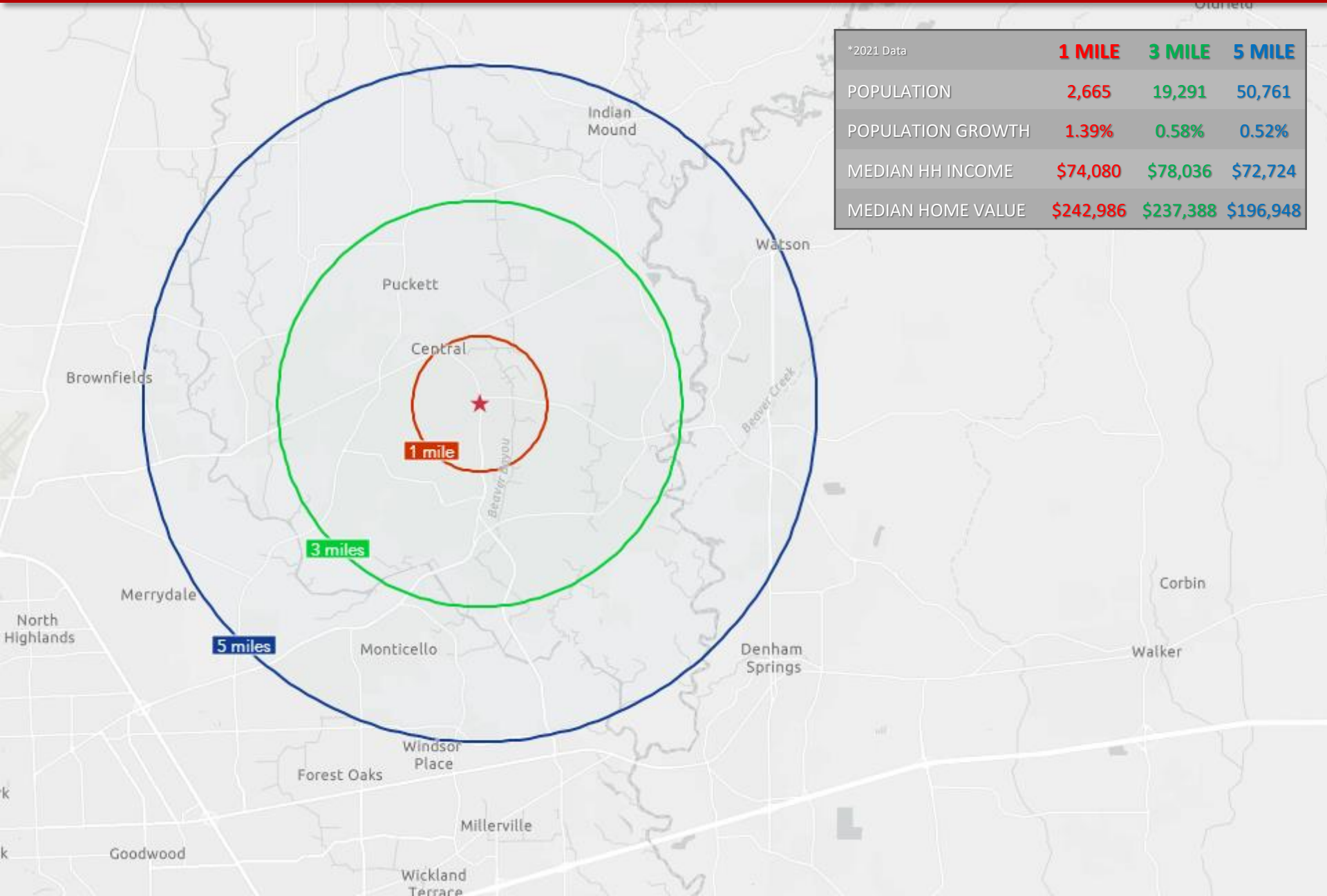
**Renderings are conceptual and subject to change*

DEMOGRAPHICS

Ben Stalter
(225) 298-1250
bstalter@mmcre.com

Drew Gonzales
(225) 298-1250
dgonzales@mmcre.com

MAESTRI·MURRELL
REAL ESTATE



*2021 Data	1 MILE	3 MILE	5 MILE
POPULATION	2,665	19,291	50,761
POPULATION GROWTH	1.39%	0.58%	0.52%
MEDIAN HH INCOME	\$74,080	\$78,036	\$72,724
MEDIAN HOME VALUE	\$242,986	\$237,388	\$196,948