

SULLIVAN OFFICE DEVELOPMENT

9850 SULLIVAN ROAD
CITY OF CENTRAL, LA



SUMMARY

PROPERTY TYPE

Garden Office

GROSS BUILDING AREA:

20,600 Sq. Ft. (3 buildings)

OFFICE SPACE AVAILABLE

1,100 – 10,500 Sq. Ft.

LEASE RATE

\$24 per Sq. Ft.

LEASE TYPE

Modified Gross

OFFICE PARKING RATIO

1:205 Sq.Ft. (100 Spaces)

ZONING

C-1 Commercial

DELIVERY DATE

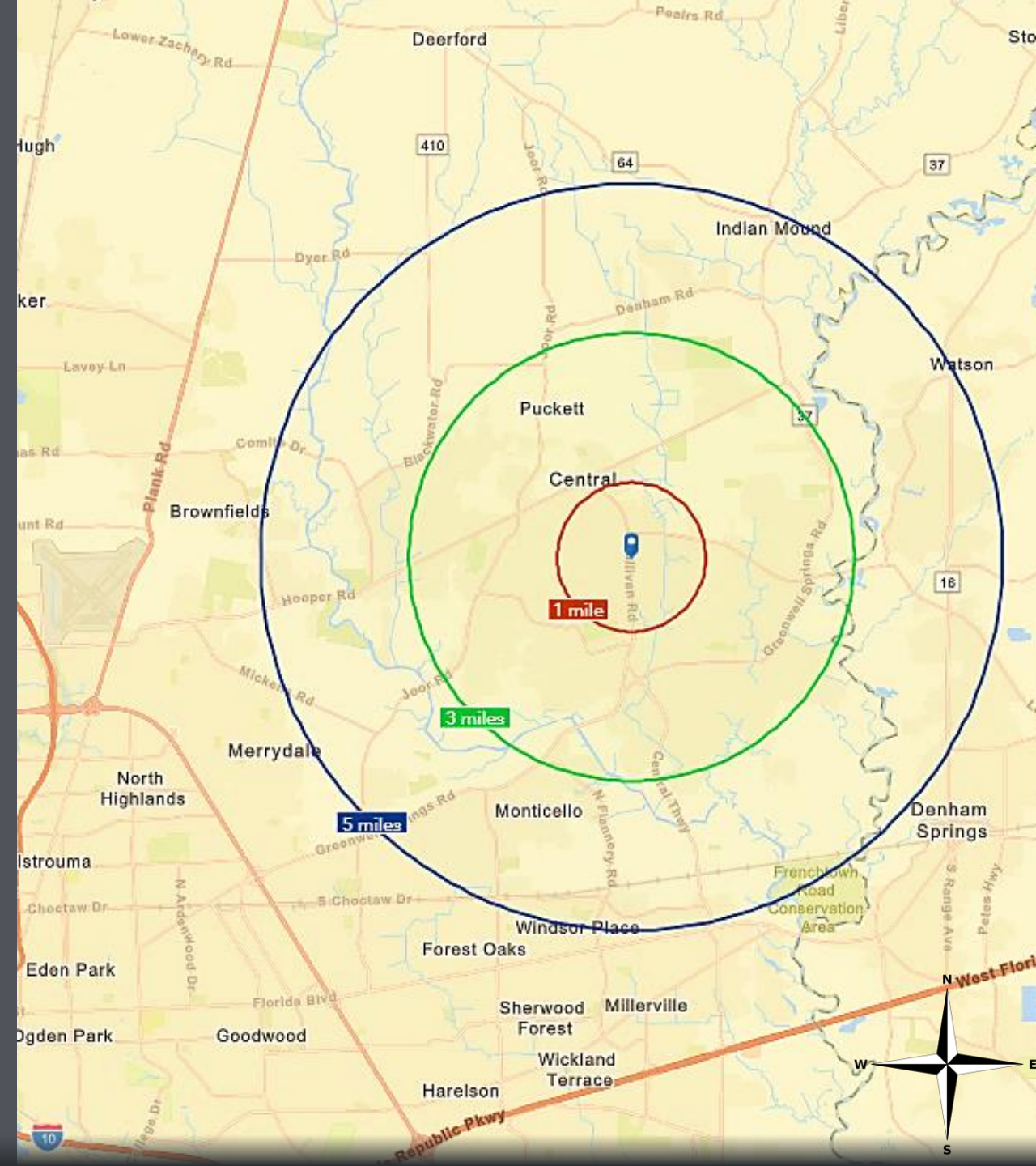
Q4 2024

TRAFFIC COUNT

27,364 VPD (2017)

RETAIL TENANTS

Starbucks, LIT Pizza, Smoothie King, Hotworx, Merci Nail Spa, Izzo's Illegal Burrito



MASTER SITE PLAN



AERIAL



DOLLAR TREE
GameStop
PAPA JOHN'S
WING-STOP
USAGENCIES
SUBWAY
LOW COST AUTO INSURANCE

Walmart

O'Reilly
AUTO PARTS

POPEYES

RED RIVER BANK

PEOPLES BANK

AT&T

Jack
in the box

Domino's
Pizza

Canes
CHICKEN FINGERS

Ochsner

CVS
pharmacy

Neighbors

MURPHY
USA

T-Mobile
GNC

CENTRAL
PHARMACY

SMOOTHIE
King
izzo's
ILLEGAL BURRITO

Starbucks
Lit
PIZZA
BLAST FIRED
HOTWORX
MERCY NAIL SPA

SHOE CREEK
CENTRAL • LOUISIANA

ALDI

CUBESMART
self storage

FIVE GUYS
SportClips
HAIRCUTS
Marble SLAB & GREAT AMERICAN COOKIES
CC's COFFEE HOUSE

FAT'S
HOME CENTER

TAKE 5
OIL CHANGE

WAX RD

15,123 VPD (2014)

SULLIVAN RD
27,364 VPD (2017)

20,000 Sq. Ft.
Garden Office Park

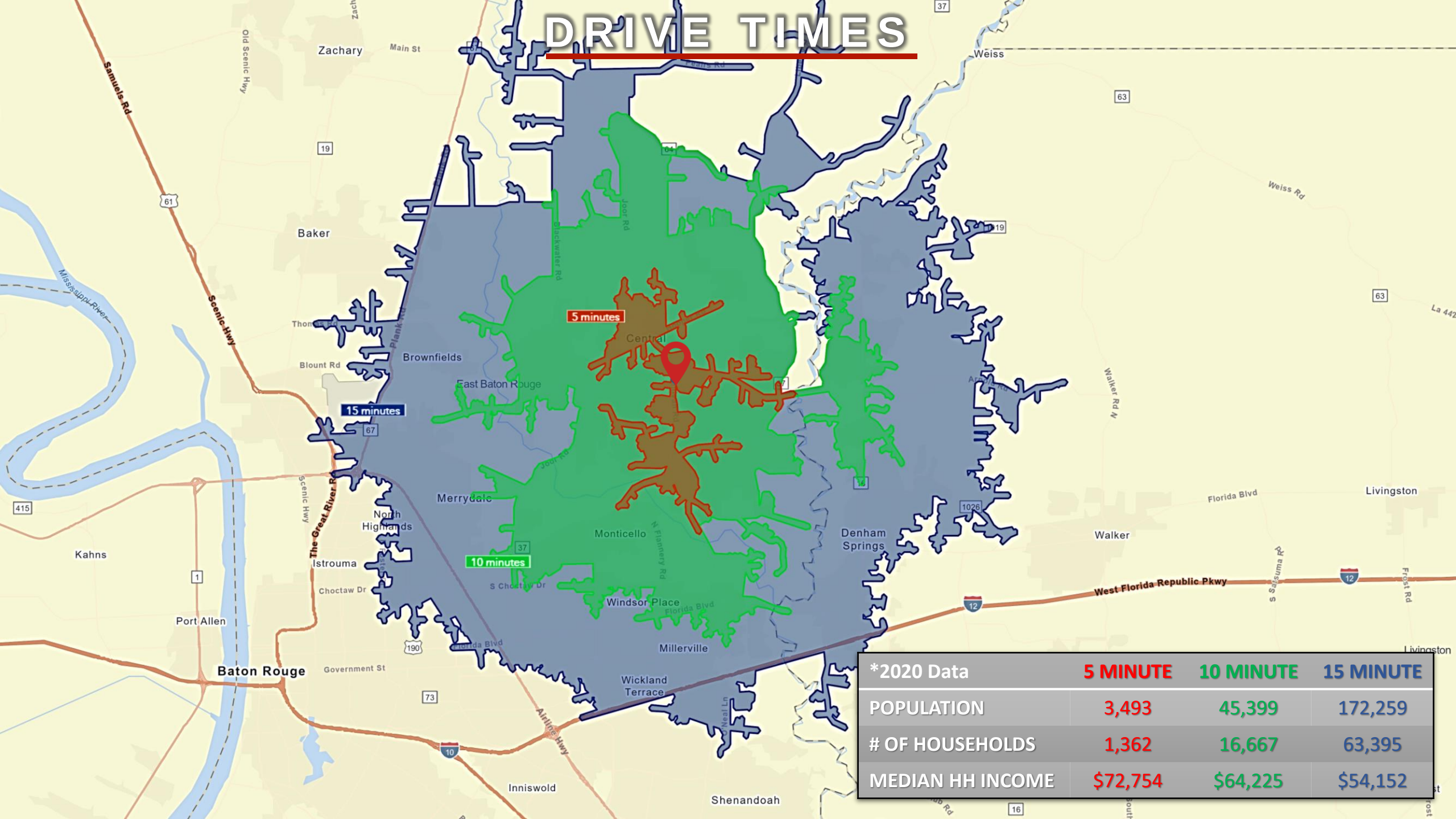
RENDERINGS



PHOTOS



DRIVE TIMES



*2020 Data	5 MINUTE	10 MINUTE	15 MINUTE
POPULATION	3,493	45,399	172,259
# OF HOUSEHOLDS	1,362	16,667	63,395
MEDIAN HH INCOME	\$72,754	\$64,225	\$54,152

CENSUS DATA

CENTRAL, LA

 CENSUS PLACE

 ADD COMPARISON

2021 POPULATION

29,746

1.75% 1-YEAR GROWTH

US SENATOR



Bill
Cassidy

REPUBLICAN PARTY

US SENATOR



John
Kennedy

REPUBLICAN PARTY

2021 MEDIAN AGE

38.5

0.26% 1-YEAR INCREASE

2021 POVERTY RATE

5.91%

11.2% 1-YEAR INCREASE

2021 MEDIAN HOUSEHOLD INCOME

\$83,947

6.91% 1-YEAR DECLINE

2021 MEDIAN PROPERTY VALUE

\$247,900

3.21% 1-YEAR GROWTH

CONTACT INFORMATION



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REAL ESTATE