

SULLIVAN DEVELOPMENT

9850 SULLIVAN ROAD
CITY OF CENTRAL, LA



SUMMARY

PROPERTY TYPE

Commercial / Retail / Office

GROSS BUILDING AREA:

Retail (A): 9,633 Sq. Ft. **LEASED**

Retail (B): 3,010 Sq. Ft. **LEASED**

Garden Office: 20,000 Sq. Ft.

OFFICE SPACE AVAILABLE

1,500 – 5,500 Sq. Ft.

LEASE RATE

\$22-\$24 per Sq. Ft.

LEASE TYPE

Modified Gross

OFFICE PARKING RATIO

1:200 Sq.Ft. (100 Spaces)

ZONING

C-1 Commercial

DELIVERY DATE

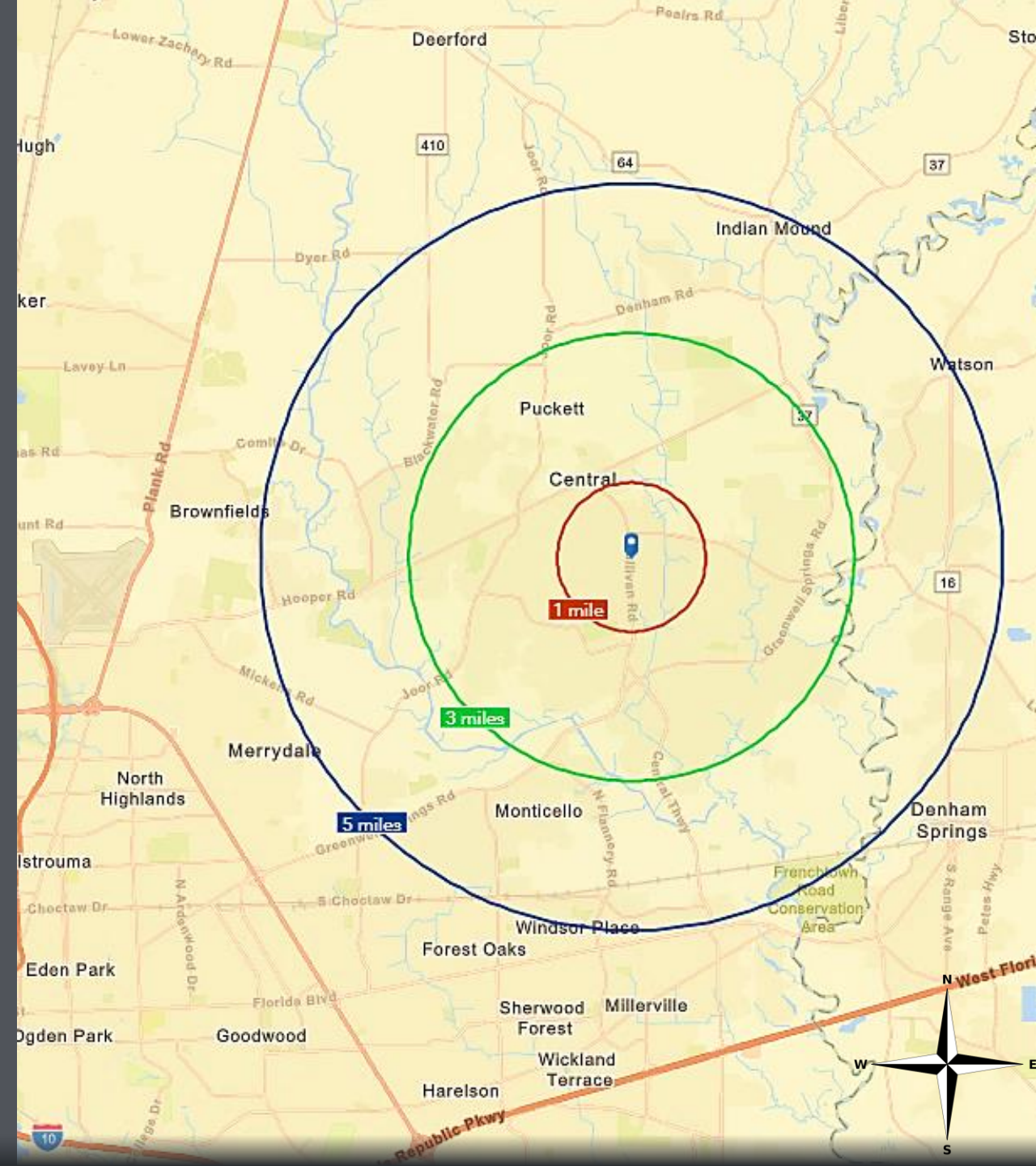
Q3 2024

TRAFFIC COUNT

27,364 VPD (2017)

RETAIL TENANTS

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



AERIAL



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

Walmart

SMOOTHIE KING
izzo's
ILLEGAL BURRITO

Starbucks
Lit PIZZA
BLAST FIRED
HOTWORX
MERCY NAIL SPA

Ochsner
Canes
CHICKEN FINGERS

Domino's
Pizza

Jack
in the box

AT&T

PEOPLES BANK

RED RIVER BANK

POPEYES

O'Reilly
AUTO PARTS

CVS
pharmacy

Neighbors

MURPHY USA

SHOE CREEK
CENTRAL LOUNGE

T-Mobile
GNC

CENTRAL PHARMACY

ALDI

CUBESMART
self storage

FIVE GUYS
SportClips
HAIRCUTS
Marble SLAB
CREAMERY
GREAT AMERICAN
cookies
CC's
COFFEE HOUSE

PAT'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

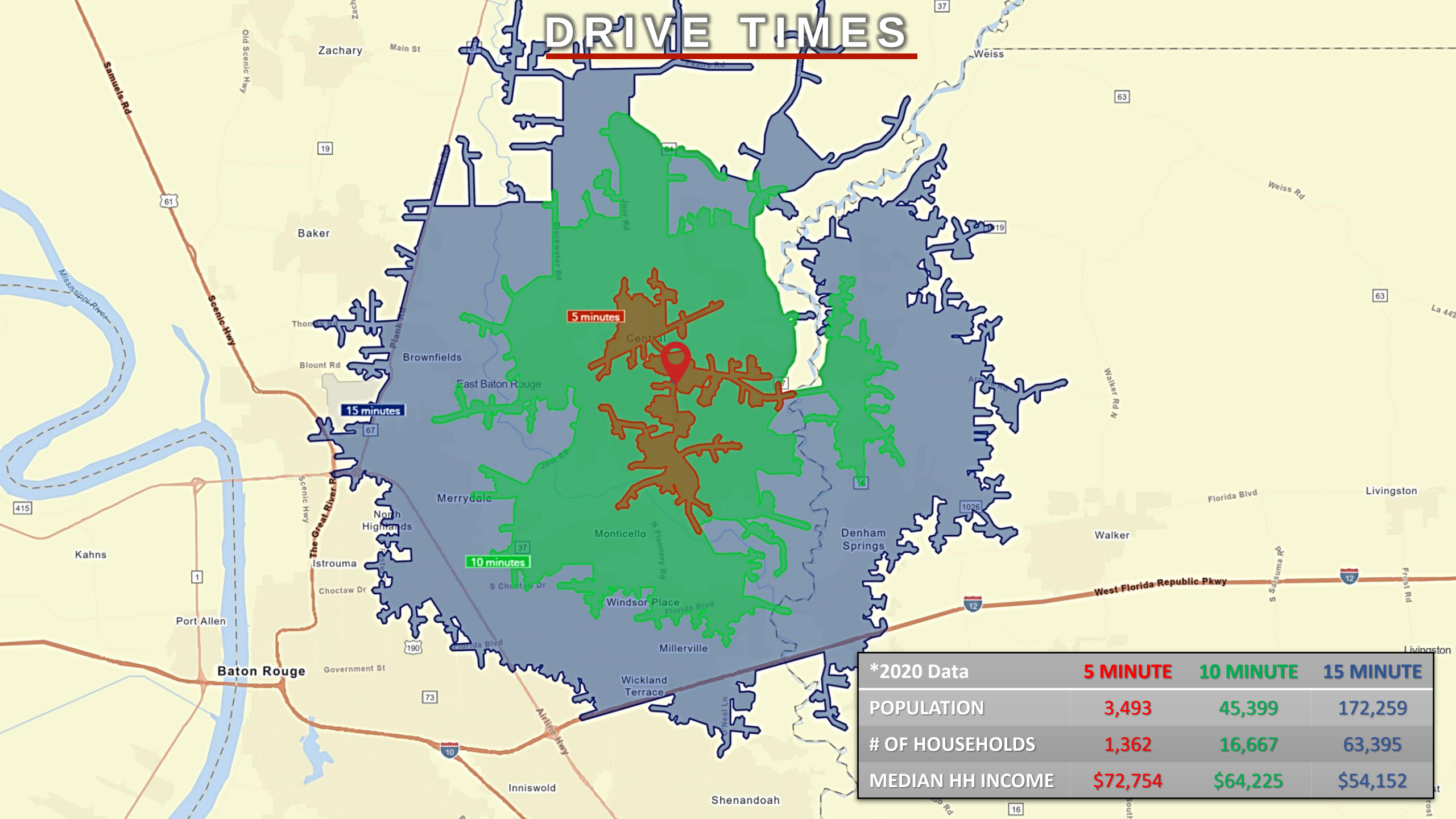
MASTER SITE PLAN



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

CONTACT INFORMATION



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REAL ESTATE