

# THE LAWN AT SHOE CREEK

Central, Louisiana



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**MAESTRI·MURRELL** INC.  
REAL ESTATE

## FOR LEASE

Property	2.46 acres available off Sullivan Rd at the Settlement at Shoe Creek TND Development
Available	18,000 - 20,000 SF
Lease Rate	\$25/SF NNN
Traffic Count	19,000
Co-Tenancy	Aldi, CC's, Jersey Mike's, Sport Clips, Five Guys, Tropical Smoothie, Raising Cane's, CVS, Bank of Zachary



**Subject  
Property**



# SITE PLAN

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# RENDERINGS

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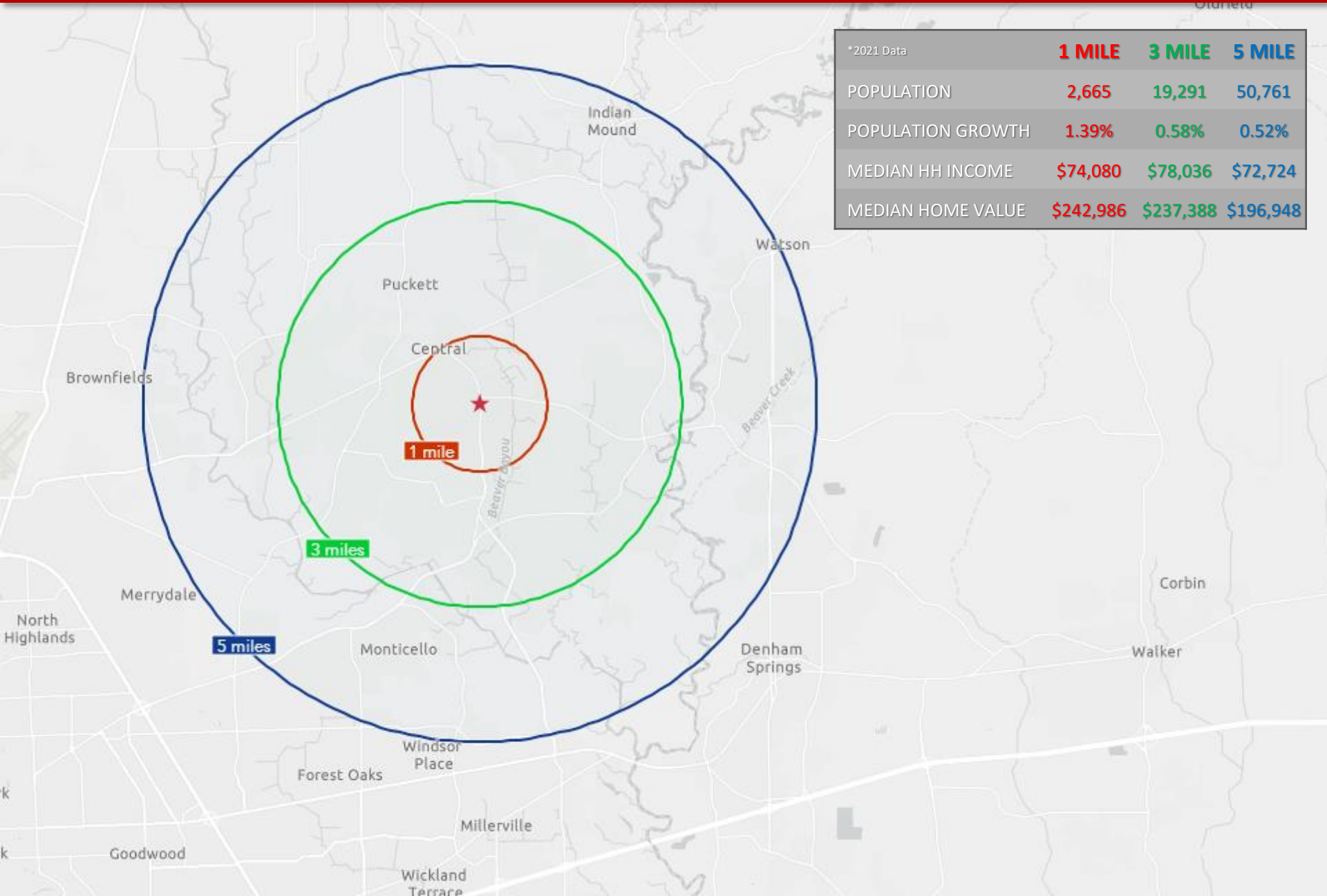
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# DEMOGRAPHICS

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*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