



PROPERTY DESCRIPTION

Presenting a premier leasing opportunity at 18448 Magnolia Bridge Road, Greenwell Springs, LA, 70739. This new construction offers a fresh, modern space designed for optimal functionality. With a build-to-suit option available, tenants have the opportunity to create a custom-tailored workspace that meets their unique needs. Suites are available from 1,200 up to 3,400 SF. A rare advantage is the drive-thru availability, providing added convenience for businesses and their customers. This property is an ideal location for professional and medical office users, as well as retail space, making it perfectly suited for a variety of businesses. With its versatile features, this property offers the perfect canvas for area businesses.

PROPERTY HIGHLIGHTS

- New construction offering a fresh, modern space
- Build-to-suit option for a custom-tailored workspace
- Drive-thru availability for added convenience
- Ideal location for professional and medical office users
- Retail space perfectly suited for a variety of businesses

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Available SF:	1,200 - 3,400 SF
Lot Size:	1 Acres
Building Size:	3,400 SF

STIRLINGPROPERTIES.COM / f t i in

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Member of
 RETAIL BROKERS NETWORK

The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not Member of limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice.

OWNER INFORMATION:

BELENGRATH LAKES, LLC
PO BOX 193
GREENWELL SPRINGS, LA 70739

LEGEND:

- # PARKING SPACES
- # HANDICAP PARKING SPACES
- WHEEL STOP
- DRAINAGE ARROWS
- PROPOSED DRAINAGE PIPE
- PROPOSED GRATE INLET

DRAINAGE NOTE:

DRAINAGE SHOWN HEREIN IS CONCEPTUAL ONLY. FULL DRAINAGE WILL BE DETERMINED BY FINAL DESIGN AND CONSTRUCTION DOCUMENTS.

DUMPSTER NOTE:

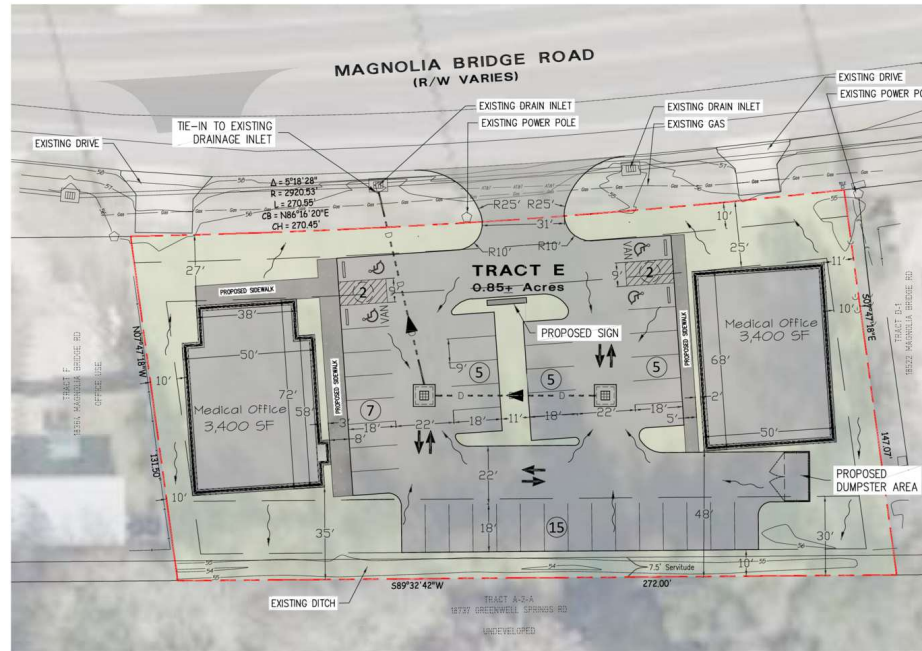
DUMPSTER SHALL BE SCREENED BY EITHER A FENCE, SHRUBS, OR BOTH.



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SCALE: 1" = 30'



INFORMATION IN THIS MAP IS ESTIMATED AND COMPILED FROM SURVEY DATA, REFERENCE MAPS, FINAL PLATS, EXHIBITS, EBR GIS, AND ASSESSOR DATA.



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18448 MAGNOLIA BRIDGE ROAD, CENTRAL, LA 70739

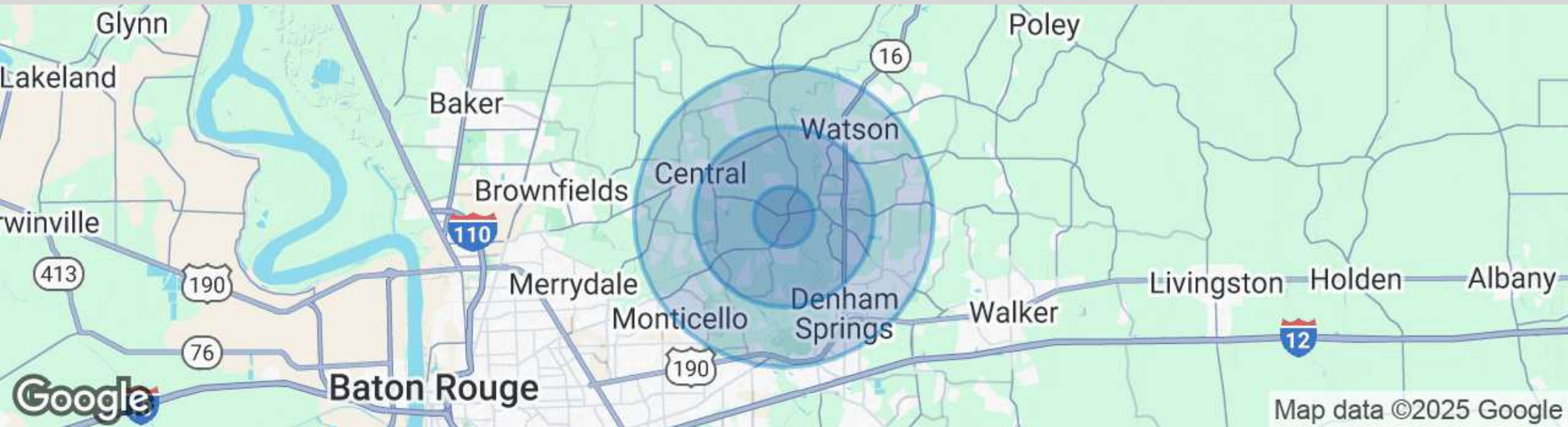
PRELIMINARY SITE PLAN FOR REZONING

THIS MAP IS AN EXHIBIT FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT INDICATE A SUBDIVISION MAP OR SURVEY.

LEASE INFORMATION

Lease Type:	MG
Total Space:	1,200 - 3,400 SF

Lease Term:	60 months
Lease Rate:	\$17.00 SF/yr



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,857	21,722	62,898
Average Age	40	39	40
Average Age (Male)	38	38	38
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	686	8,180	23,556
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$114,328	\$112,006	\$105,388
Average House Value	\$360,028	\$329,847	\$294,559

Demographics data derived from AlphaMap

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