

Available Spaces



Suite U

Suite AA

PROPERTY OVERVIEW

- Prime location near Walmart Supercenter, attracting a steady flow of customers
- Co-tenants include well-known national brands: CATO, Shoe Show, Wing Stop, Dollar Tree, and Papa John's
- 30 minutes from the renowned LSU campus and close to the top-ranked Central High School
- Excellent visibility, foot traffic, and growth potential for your business

FOR LEASE

\$19 – \$24 PSF + \$4.50 NNNs

AVAILABLE SPACES

Suite U	6,900 SF (Demisable)
Suite AA	2,700 SF (Demisable/ Drive Thru)

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
Total Population	2,044	15,491	27,348
Average HH Income	\$90,485	\$95,345	\$86,420
Daytime Population	2,155	13,481	22,495



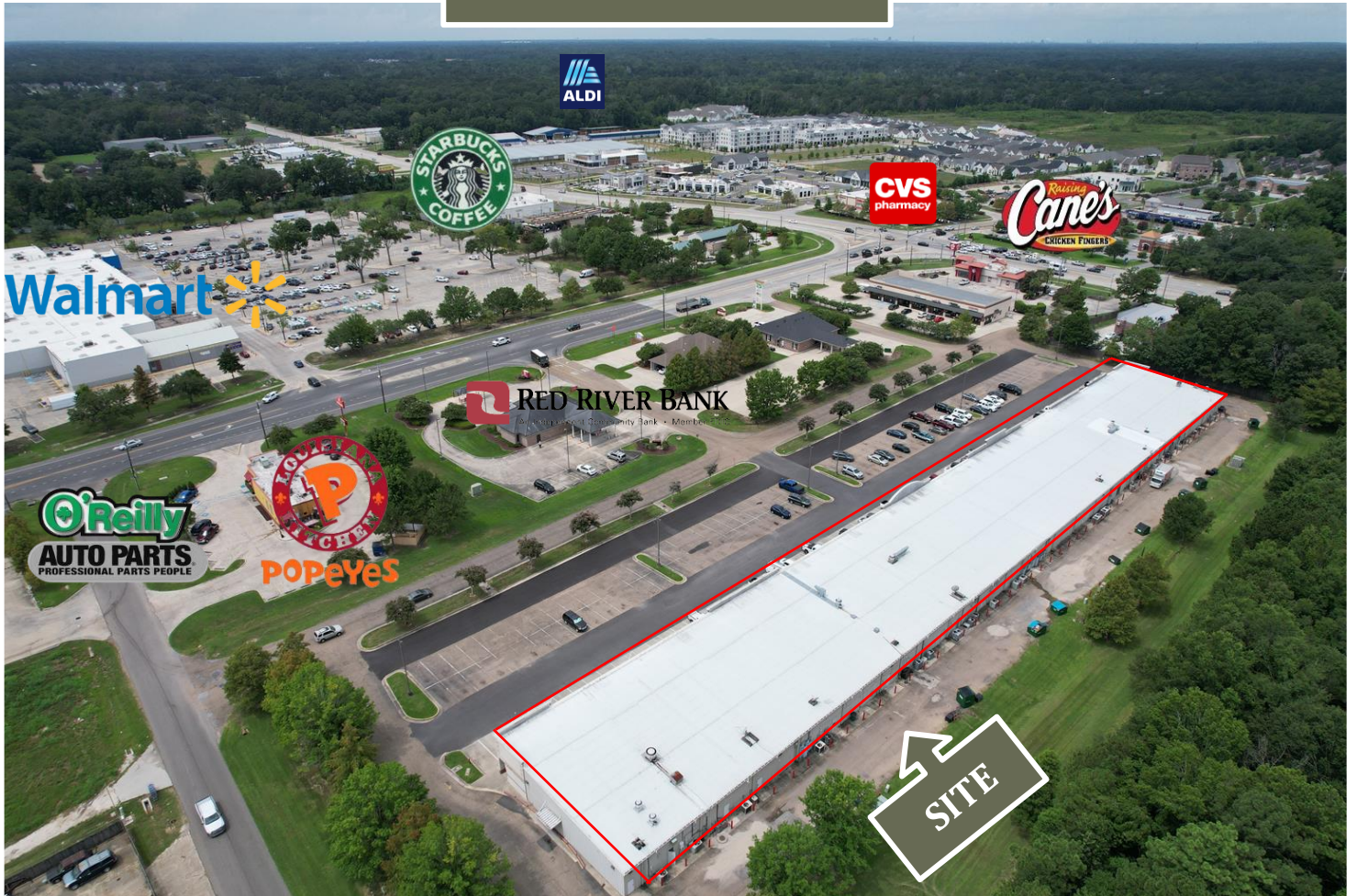
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SCAN ME

Aerial Overview



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