



# EASTGATE SHOPPING CENTER FOR LEASE

1910-1926 Washington St.,  
Franklinton, LA

PRESENTED BY:

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REAL ESTATE SOUTHEAST

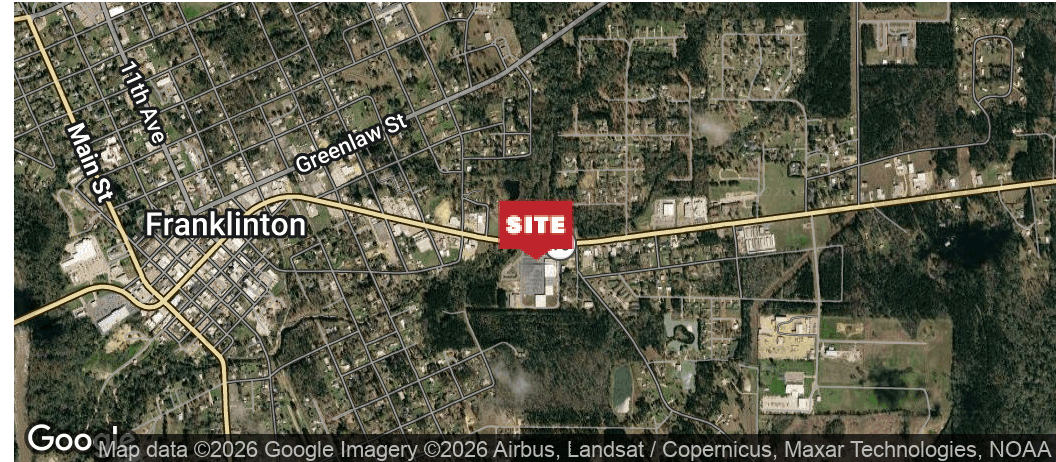
404.606.3285

P. O. Box 681955

Prattville, AL 36068

# Executive Summary

EASTGATE SHOPPING CENTER - FRANKLINTON, LA | 1910-1926 WASHINGTON ST. / HWY. 10, FRANKLINTON, LA 70438



## OFFERING SUMMARY

**Available SF:** 3,240 - 21,000 SF

**Lease Rate:** \$6 - 14 SF/yr (NNN; NNN  
Est. \$1.80 PSF 2024)

**Lot Size:** 10.0 Acres

**Building Size:** 93,000

**Renovated:** 2018

**Market:** New Orleans, LA

**Submarket:** Covington, LA

## PROPERTY OVERVIEW

Well established, community center, anchored by Dollar General. Located along main business artery (Washington St. / Hwy 10) with great visibility and access. 1800 - 28K SF SF spaces available.

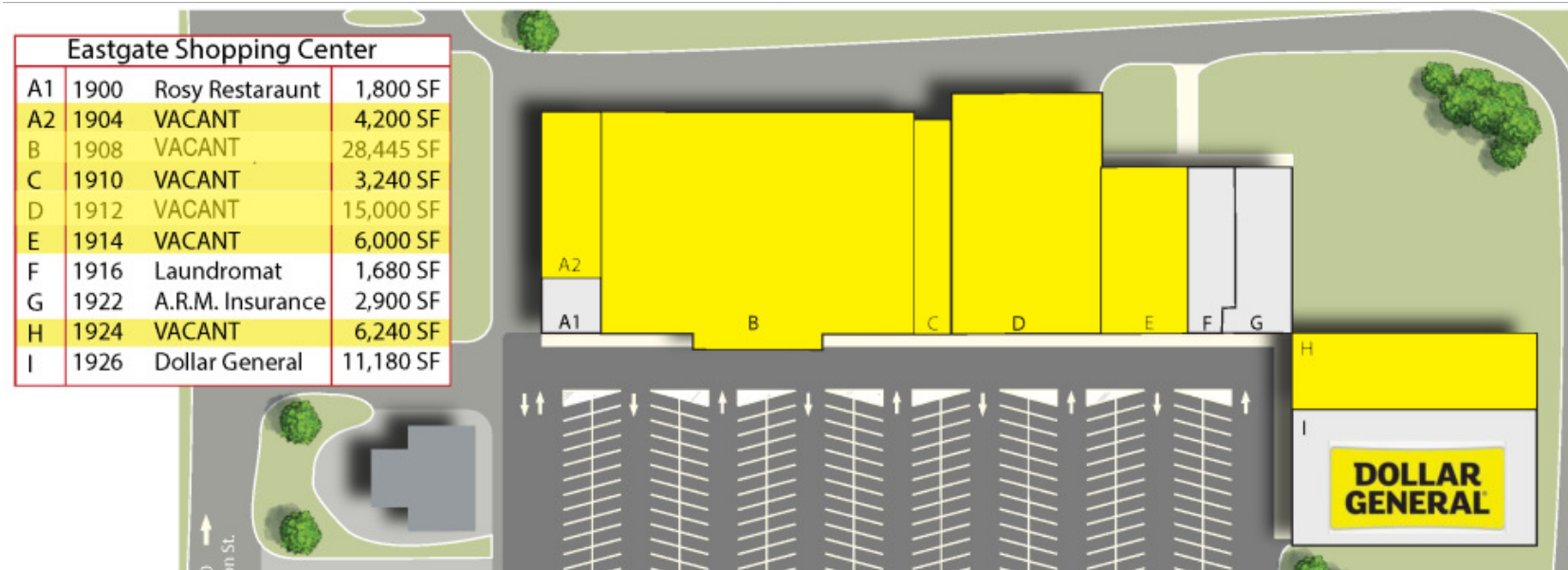
Eastgate - Franklinton property page: <https://www.realestatesoutheast.com/properties/?propertyId=389447-lease>

## PROPERTY HIGHLIGHTS

- Established neighborhood center anchored by Dollar General
- 1800 SF - 28K SF Spaces Available
- Franklinton is the parish seat of Washington Parish
- Only 61 miles north of New Orleans
- Well positioned along Highway 10 / Washington St.
- Highly visible pylon sign
- <https://www.realestatesoutheast.com/properties/?propertyId=389447-lease>

# Available Spaces

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Eastgate Shopping Center			
A1	1900	Rosy Restaraunt	1,800 SF
A2	1904	VACANT	4,200 SF
B	1908	VACANT	28,445 SF
C	1910	VACANT	3,240 SF
D	1912	VACANT	15,000 SF
E	1914	VACANT	6,000 SF
F	1916	Laundromat	1,680 SF
G	1922	A.R.M. Insurance	2,900 SF
H	1924	VACANT	6,240 SF
I	1926	Dollar General	11,180 SF

SUITE	TENANT	SIZE (SF)	LEASE RATE	DESCRIPTION
1900	Available	1,800 SF	\$14.00 SF/yr	1800 SF end cap restaurant with drive thru available.
1904	Available	4,200 SF	\$8.00 SF/yr	40' x 105'. Former garage space. Perfect for auto or open air market.
1908	Available	24,885 - 28,445 SF	\$6.00 SF/yr	Former high performing Dirt Cheap (chain filed bankruptcy 2024).
1910	Available	3,240 SF	\$14.00 SF/yr	Open space floor plan. Perfect for retail or office use.
1912	Available	15,000 - 21,000 SF	\$8.00 SF/yr	Open floor plan. Former grocery store. Space can be expanded into adjacent 6000 SF space for 21,000 SF.
1914	Available	3,000 - 6,000 SF	\$9.00 SF/yr	60' x 105'. Former Grocery.
1924	Available	6,240 SF	\$9.00 SF/yr	48' x 160' +/- Open retail space adjacent to Dollar General.

# Retailer Map

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