

SUMMARY

RETAIL COMPETITION

SITE PLAN

PHOTOS

DEMOGRAPHICS

FOR LEASE

AVAILABLE

- Suite C 1,400 SF

PROPERTY DESCRIPTION

Retail suite for lease in multi-tenant Walmart shadow anchored strip center in Central, LA. Strip center is situated near one of the busiest intersections in the Central area (+/- 37,000 VPD) and is surrounded local & national retailers, schools, and residential rooftops. Retail center is directly across Sullivan Road from The Settlement at Shoe Creek, a 150-acre traditional neighborhood development. Former Laced Up has retail area and back-office/storage space with restroom.

Suite C is +/-1,400 SF. Co-Tenants include Sleep City, Central Nails & Spa, China Wok, Fantastic Sam's, iVape, and coming soon The UPS Store.

PROPERTY HIGHLIGHTS

- Walmart Shadow Strip Center with 1 available space for lease
- Ample retail space with countertops and display shelving throughout front of the store
- Located in the heart of Central's retail corridor this is an ideal location for retailers looking to expand their brand in the area

LEASE RATE

- \$18 SF/yr (NNN)
- NNN Rate: \$4.50 SF/yr
- Lot Size: 1.23 Acres

TRAFFIC COUNT (ADT 2025)

- Sullivan Rd: 15,108
- Wax Rd: 16,054





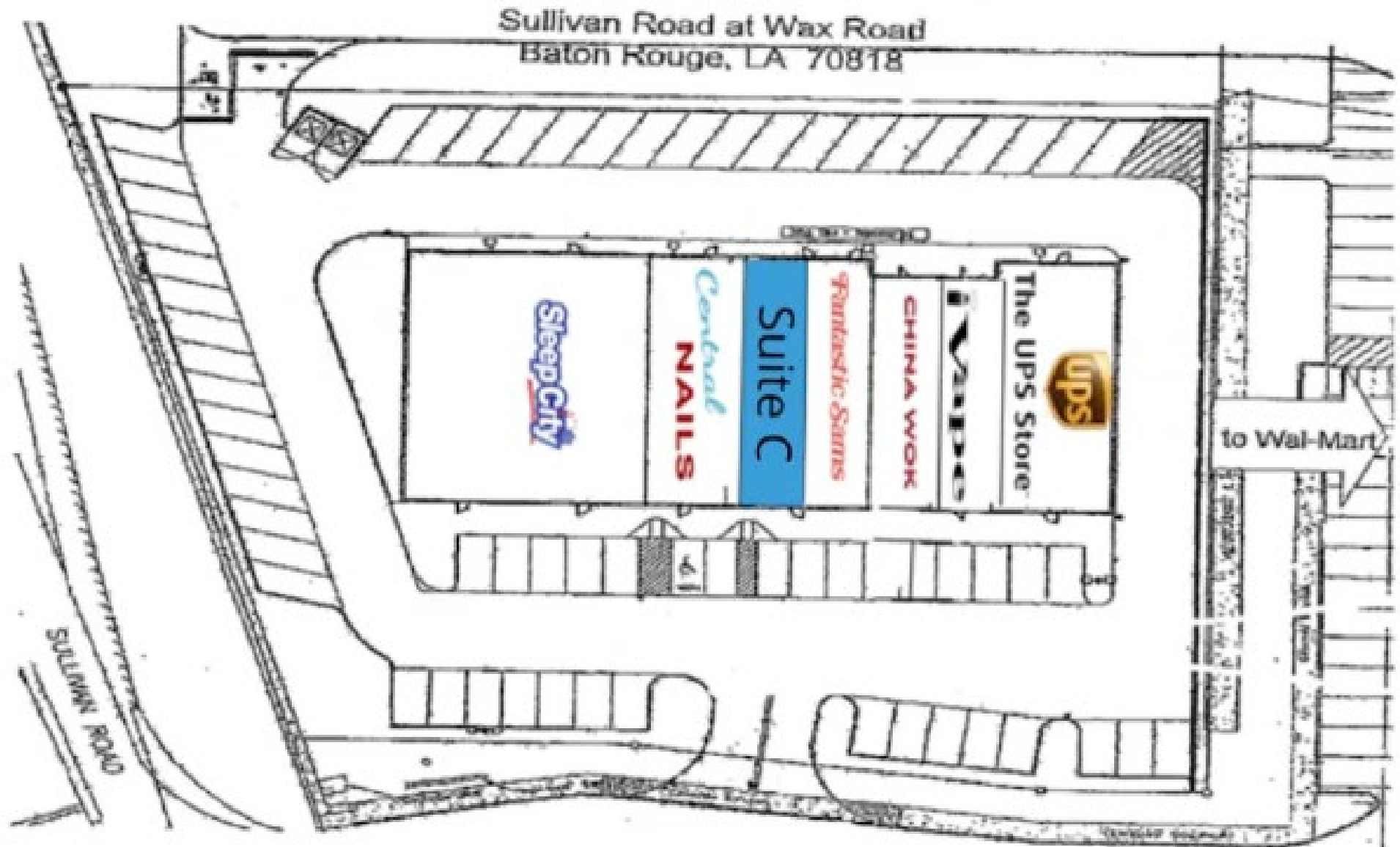
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2026 DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
3,123	21,331	51,045



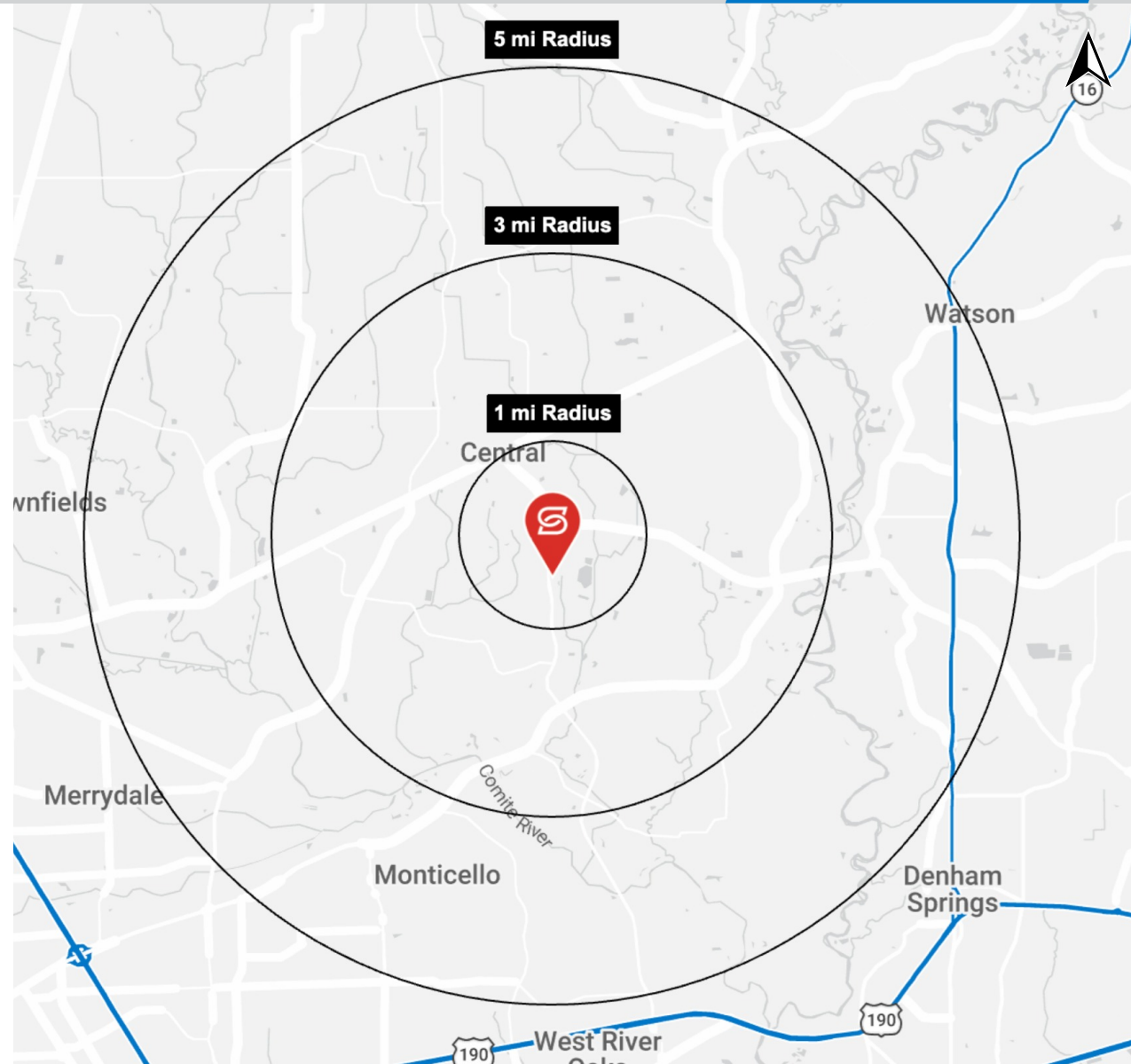
AVG. HH INCOME

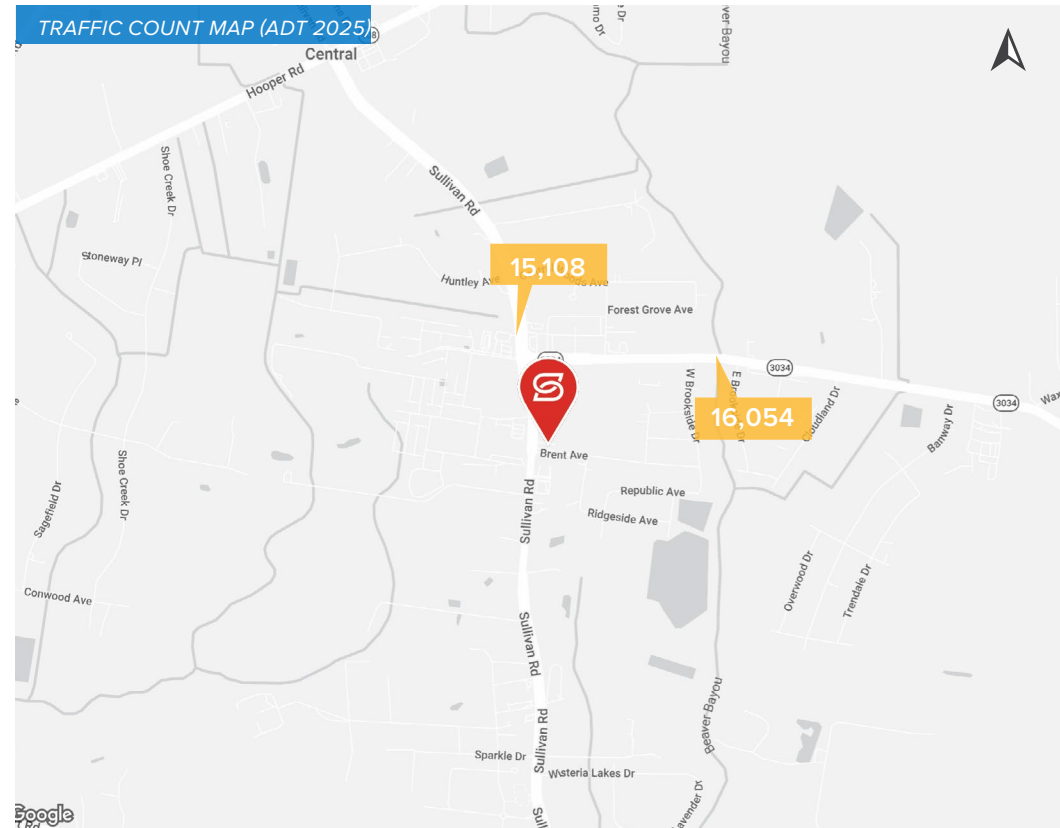
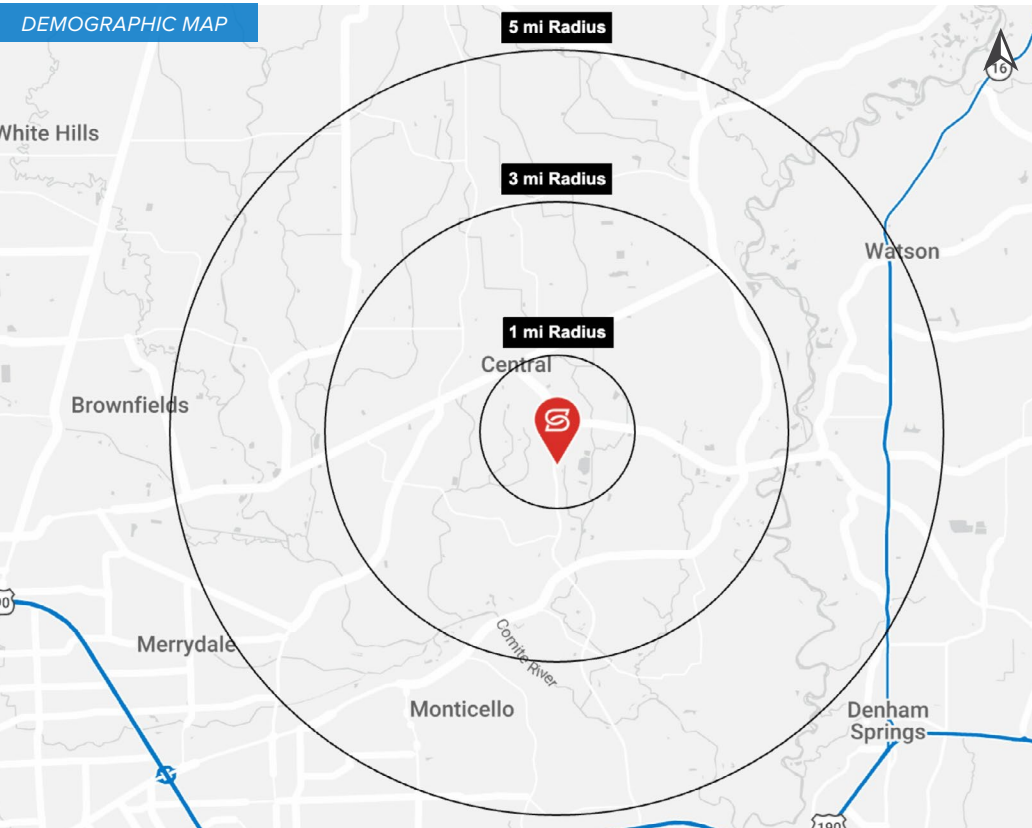
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\$117,715	\$122,765	\$104,437



HOUSEHOLDS

1 MILE	3 MILE	5 MILE
1,165	8,038	19,105





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