

**Seth Citron**

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# Walmart Shadow Center

753 Odd Fellow Rd, Suite G, Crowley, LA



## For Lease

### Property Summary

Walmart anchored shadow center, with good visibility and access from East Crowley I-10 exit. This is a great opportunity for a local/regional tenant for retail/office/MOB use.

### Available

- 1,200
- 4,800 SF

### Price

- \$14 - \$17 psf NNN

### Tenants

- Advance America Cash
- GNC
- AT&T
- Sally Beauty
- Express Urgent Care
- Novacare Physical Therapy
- US Agencies
- Republic Finance

### Traffic Counts (ADT 2016)

- Tower Rd, east of site: 10k
- I-10, north of site: 40k

### 2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	2,841	15,380	18,320
Avg. HH Income	\$52,782	\$42,690	\$45,935

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