



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

CITY PARC SHOPPING CENTER NEW CONSTRUCTION RETAIL CENTER END-CAP W/ DRIVE-THRU

10161 Florida Blvd
Walker, LA 70785

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
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carmen@sr-cre.com



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NEW CONSTRUCTION RETAIL CENTER- LAST SPACE REMAINING, END-CAP WITH DRIVE-THRU
CITY PARC SHOPPING CENTER - FOR LEASE
10161 FLORIDA BLVD, WALKER, LA 70785

2,011 - 11,000 SF



OFFERING SUMMARY

Property Type:	Shopping Center
Available: Suite A (End Cap with Drive-thru)	2,163 SF \$35.00 PSF/yr (NNN)
Building Size:	11,000 SF
Lot Size:	1.65 Acres
Parking:	Surface/Spaces with ADA Access
Zoning:	RC
Delivery Date:	Coming Soon! Summer of 2023
Visibility:	Excellent
Traffic Count: Florida Blvd. (US Hwy. 190)	16,000/Cars per Day
Traffic Count: Walker Rd.	24,000/ Cars per Day

PROPERTY HIGHLIGHTS

- Brand-new high-end construction retail center with drive-thru located at the corner of "Main & Main" at the North West corner of Florida Blvd. and Walker South Rd.
- Sophisticated construction and design with high end finishes with ample parking, high visibility and dual access via Florida Blvd. and Burgess Ave.
- Walker, LA booming market's growth rates are off the charts with traffic counts higher than Juban Rd.
- This corner is one of the most highly trafficked areas around town.
- Last space remaining. End Cap with Drive-Thru.
- Perfect for Coffee Shop or QSR

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	Available	2,163 SF	NNN	\$35.00 SF/yr	End Cap with Drive Thru
B	Leased: Moreau Physical Therapy	3,925 SF	NNN	\$28.00 SF/yr	In-line
C	Leased: BRECO Federal Credit Union	2,011 SF	NNN	\$28.00 SF/yr	In-line
D	Leased: Tadashi Sushi	2,961 SF	NNN	\$30.00 SF/yr	End Cap

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City Parc Shopping Center Co-Tenant: Moreau Physical Therapy



City Parc Shopping Center



City Parc Shopping Center



City Parc Shopping Center Co-Tenant: Tadashi Sushi Hibachi

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Suite A: End Cap with Drive-Thru Available



Suite A Drive-Thru Window



Suite A: 2,163 SF



Suite A



Suite A Drive-Thru



Rear of Suite A

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RENDERING

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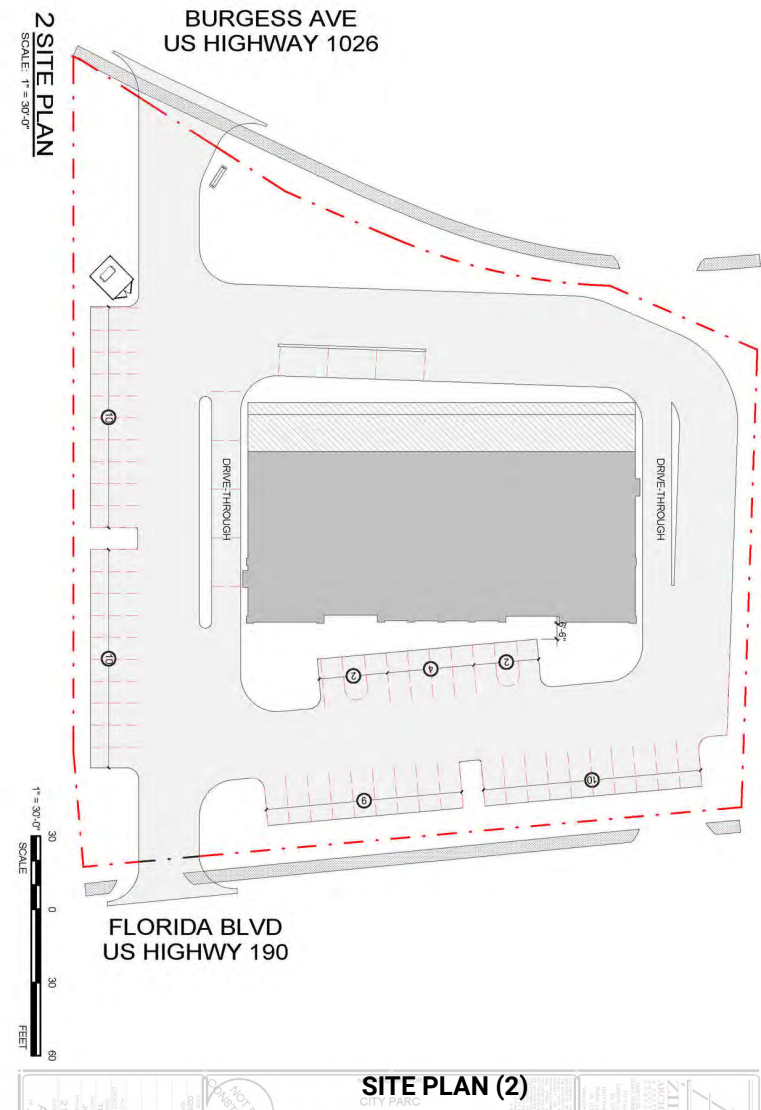
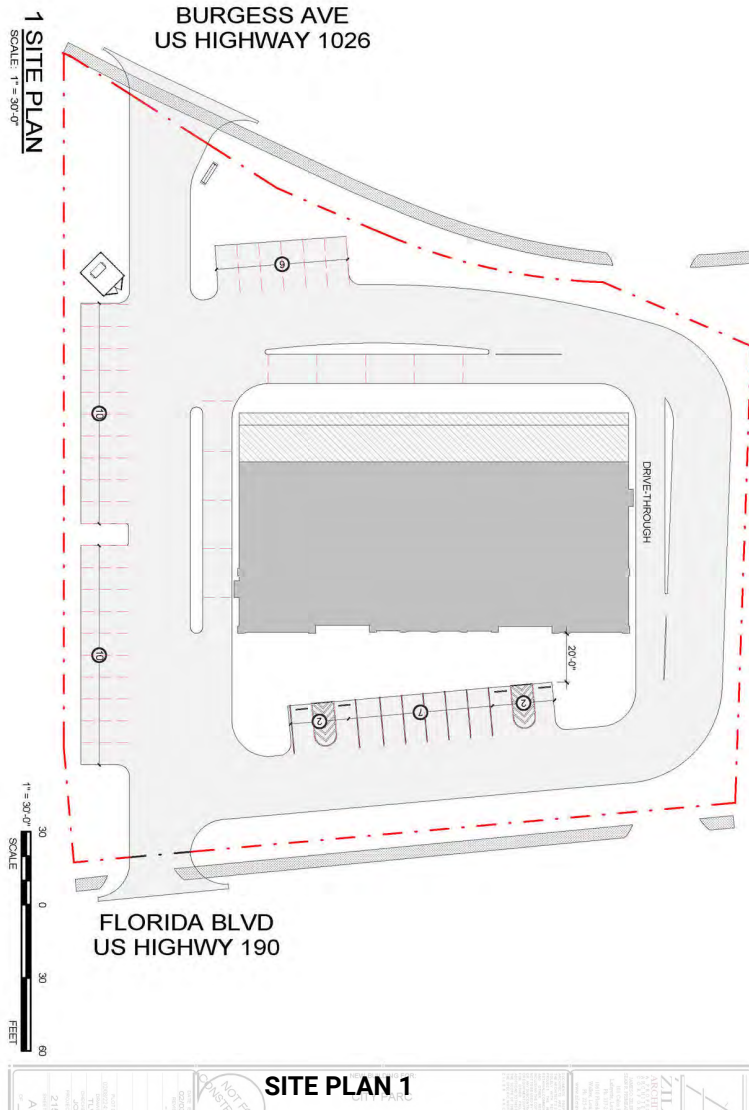


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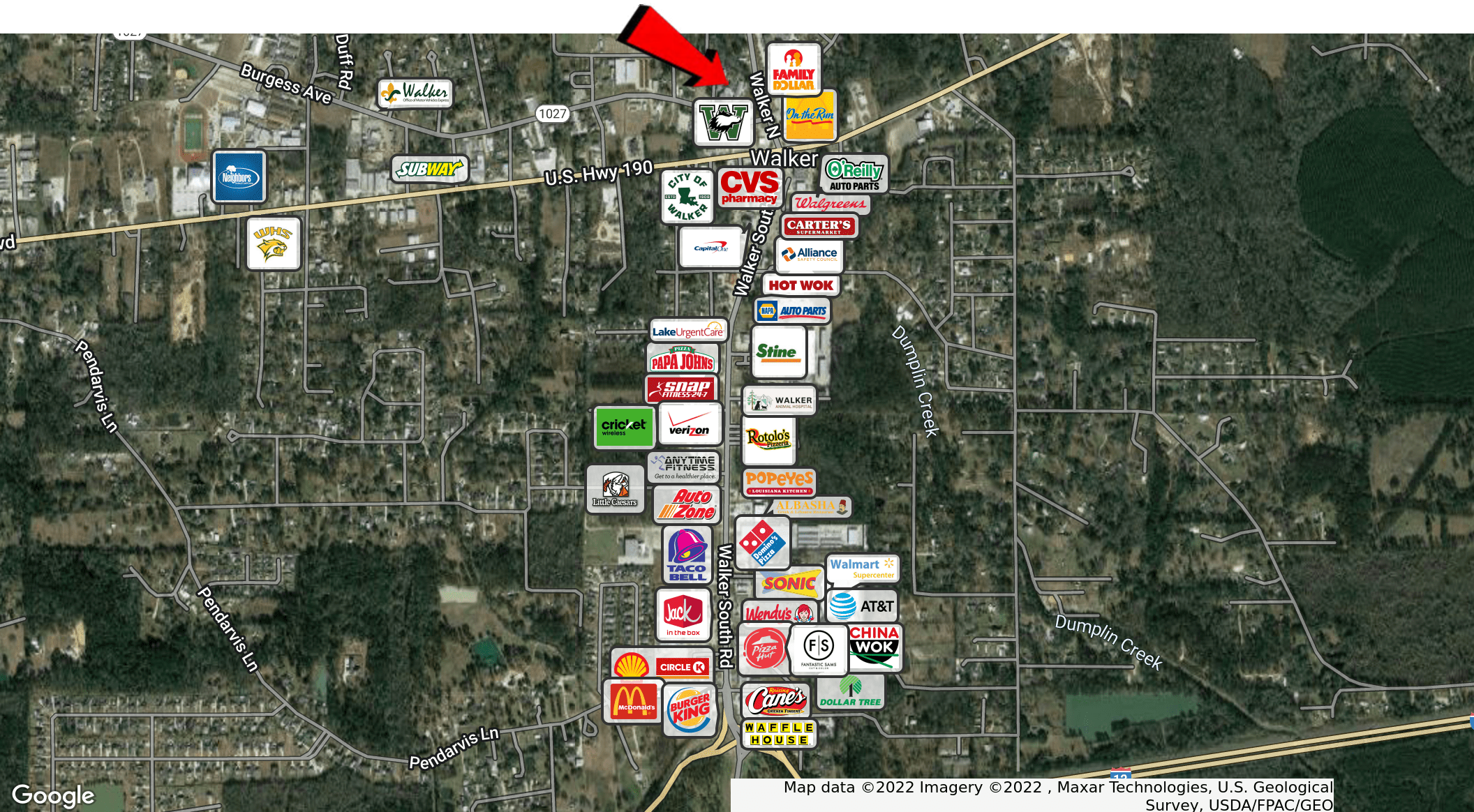
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CITY PARC SHOPPING CENTER - FOR LEASE

RETAIL MAP

10161 FLORIDA BLVD, WALKER, LA 70785

2,011 - 11,000 SF



Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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ASSESSOR AERIAL WITH TRAFFIC COUNTS

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DUAL ACCESS

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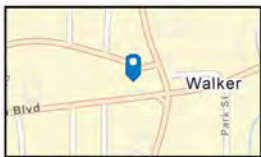
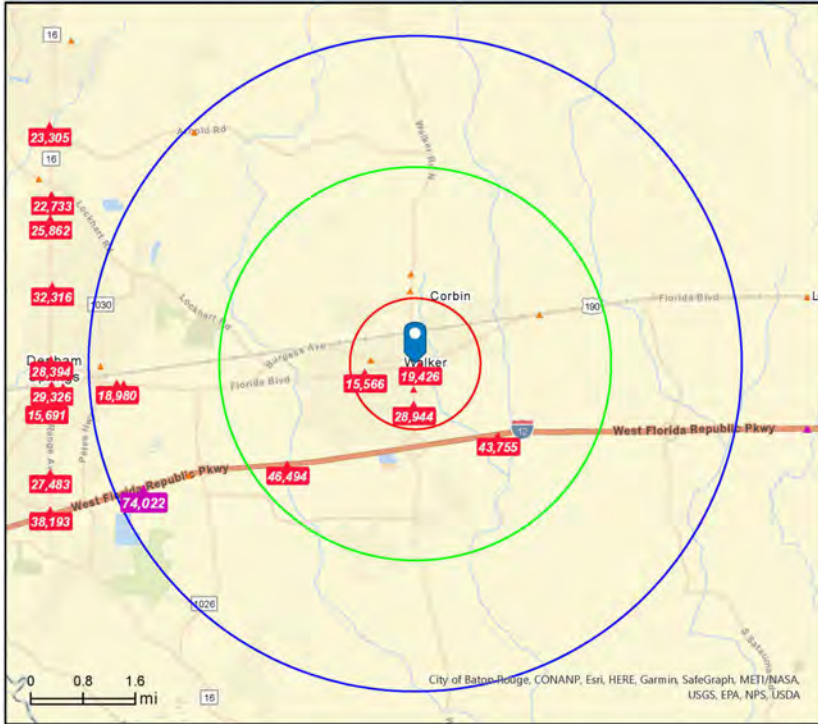
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Traffic Count Map

10161 Florida Blvd, Walker, Louisiana, 70785, USA
Ring: 1, 3, 5 miles radii

Prepared by Esri
Latitude: 30.48650
Longitude: -90.86278



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q4 2021).

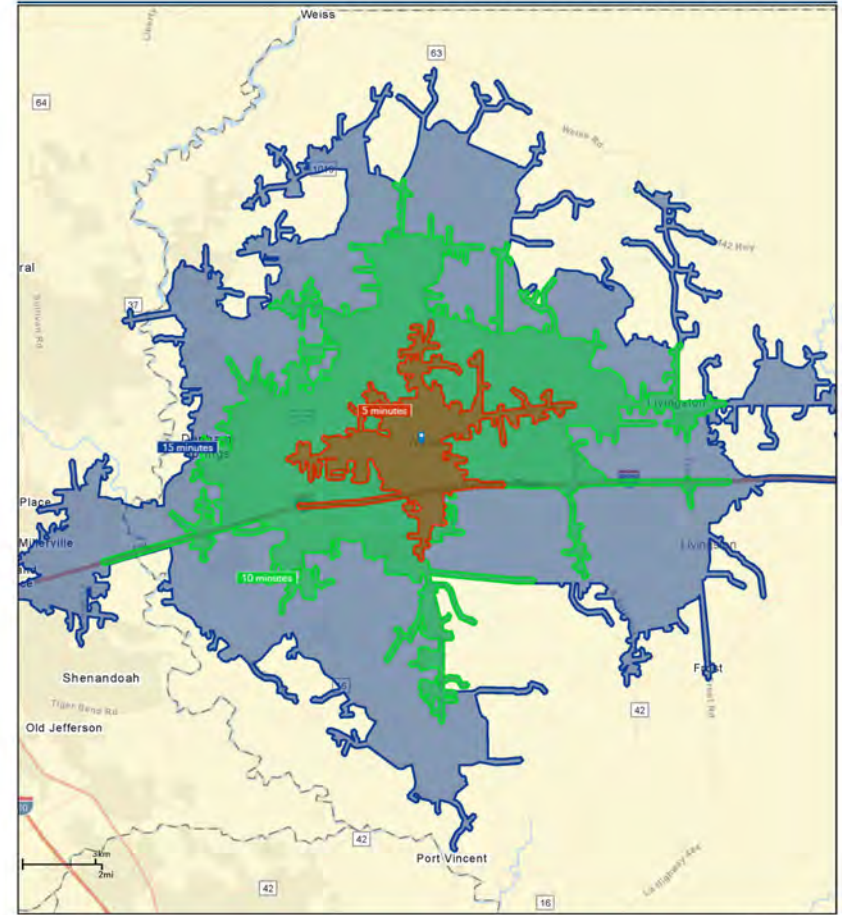
February 21, 2022

TRAFFIC COUNT MAP



Drive Time Map: 5, 10, 15 Minutes

10161 Florida Blvd., Walker, LA 70785



March 04, 2022

DRIVE TIME MAP: 5, 10, 15 MINUTES

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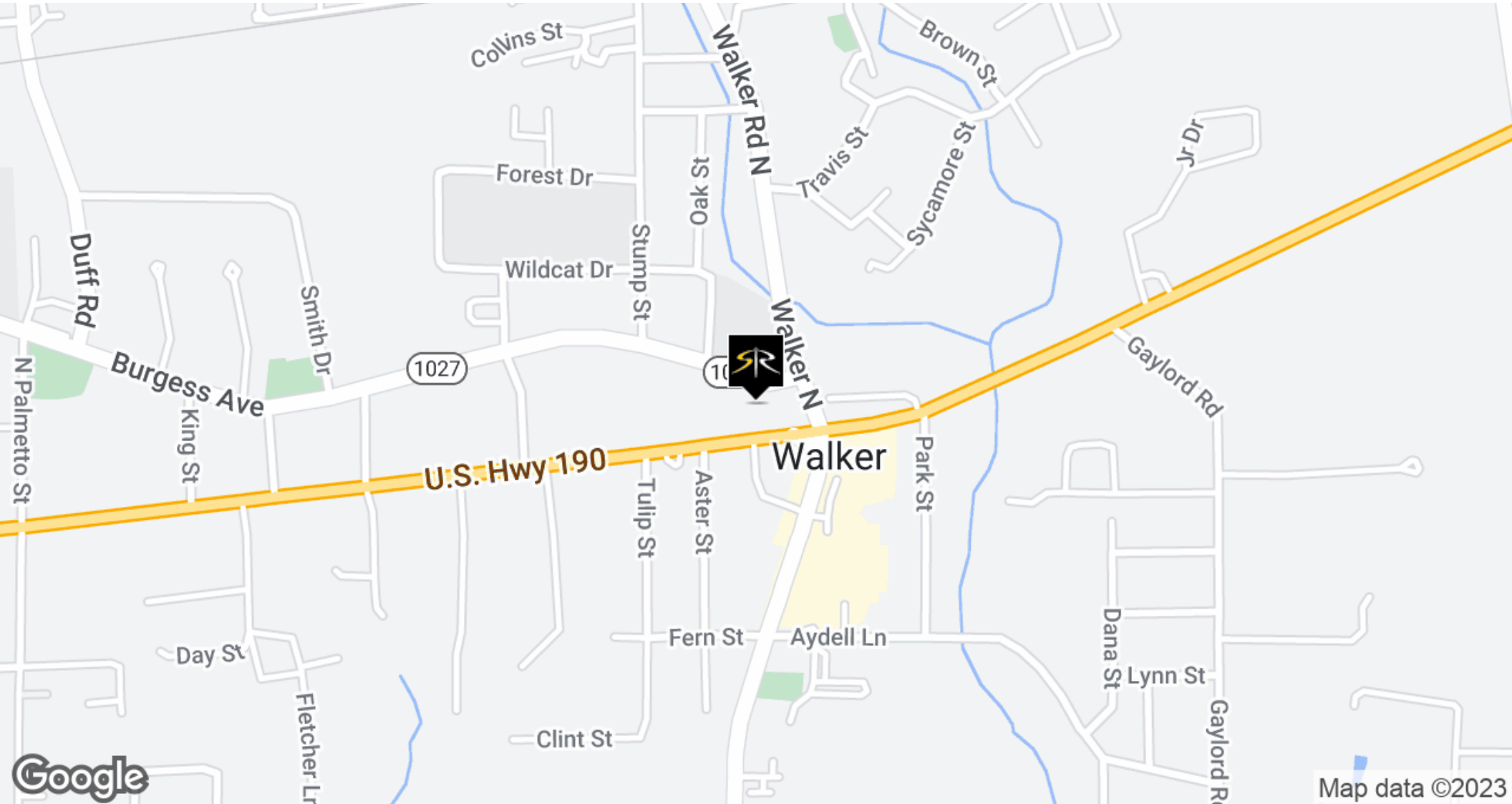


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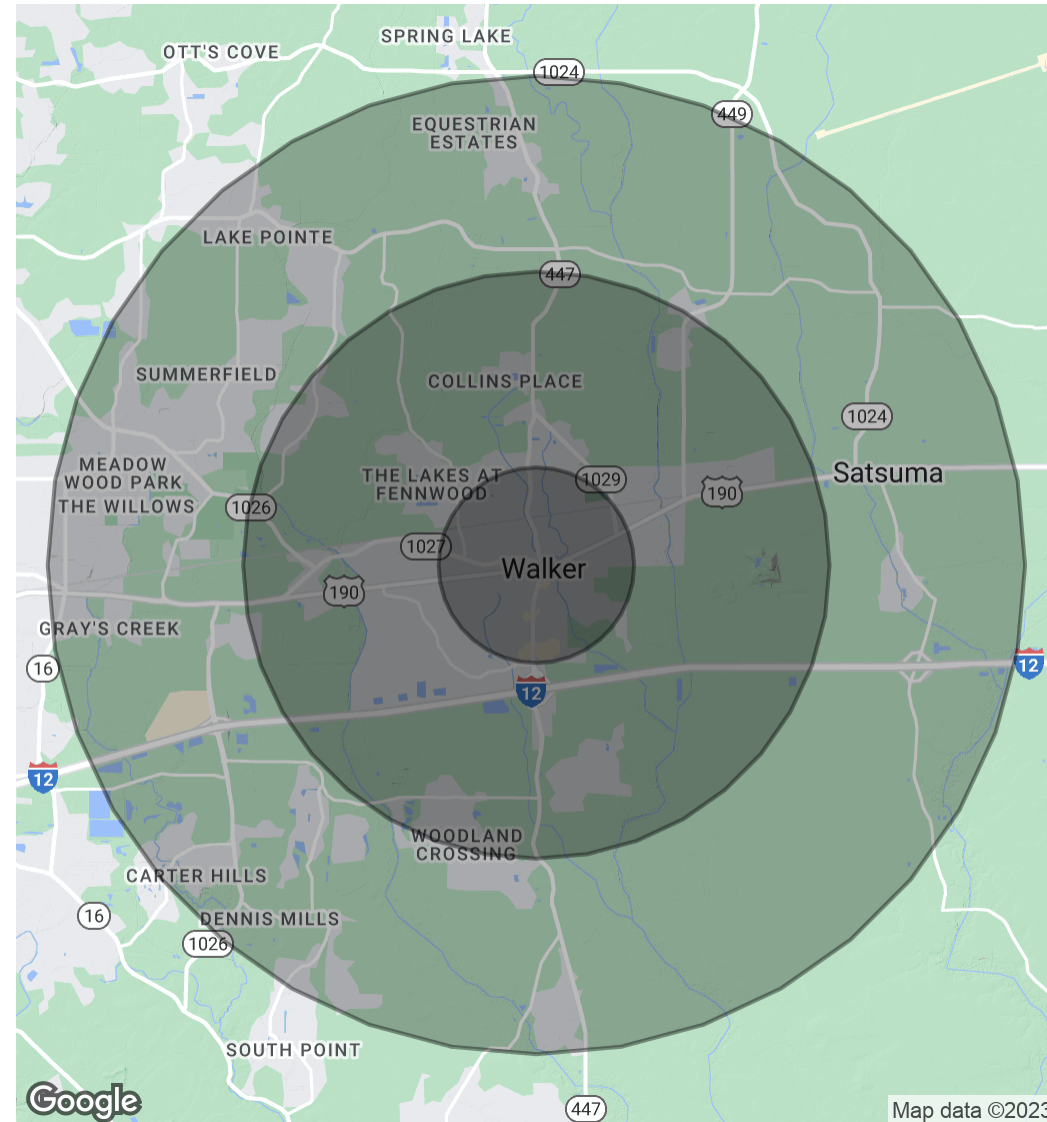
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,838	17,723	48,583
Average Age	37.1	33.2	37.2
Average Age (Male)	41.1	34.2	36.1
Average Age (Female)	35.3	32.5	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,264	6,779	19,135
# Of Persons Per HH	2.2	2.6	2.5
Average HH Income	\$68,786	\$75,934	\$75,465
Average House Value	\$161,217	\$169,941	\$170,757

** Demographic data derived from 2020 ACS - US Census*



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