

FOR LEASE

PROPERTY OVERVIEW

Broadmoor Shopping Center in Baton Rouge, LA is a retail destination consisting of 140,000+ sq. ft. The shopping center is anchored by Club4 Fitness and Hi Nabor Grocery Store.

Florida Blvd. boasts average daily traffic counts in excess of 50,000 vehicles. Excellent visibility and ample parking make this an ideal destination for retailers, medical / dental providers and other related service providers. Additional land of ten (10+/-) acres is available as a build to suit or for sale.

PROPERTY HIGHLIGHTS

- Grocery & Fitness Anchored Retail Development
- Avg. Daily Traffic of 50,000+ Vehicles Per Day
- Excellent Visibility / Ample Parking
- Adjacent Land Available for New Development

TENANTS

- Club4 Fitness
- Hi Nabor Grocery Store
- Family Dollar
- Capital One Bank
- Chase Bank
- Advance America
- Wingstop
- MetroPCS
- Parker's Pharmacy
- Ronnie's Bouding & Cracklin'

LOT SIZE

- 10 Acres

BUILDING SIZE

- 65,000 SF

RENOVATED

- 2018



AVAILABLE

Suite 500

Suite 800

SF

3,100

7,650

LEASE RATE

\$12.00 SF/yr

\$12.00 SF/yr

DESCRIPTION

Located between Club4 Fitness and Hi Nabor End Cap

SUMMARY

RETAIL MAP

SITE PLAN

FLOOR PLAN

PHOTOS

DEMOGRAPHICS



SUMMARY

RETAIL MAP

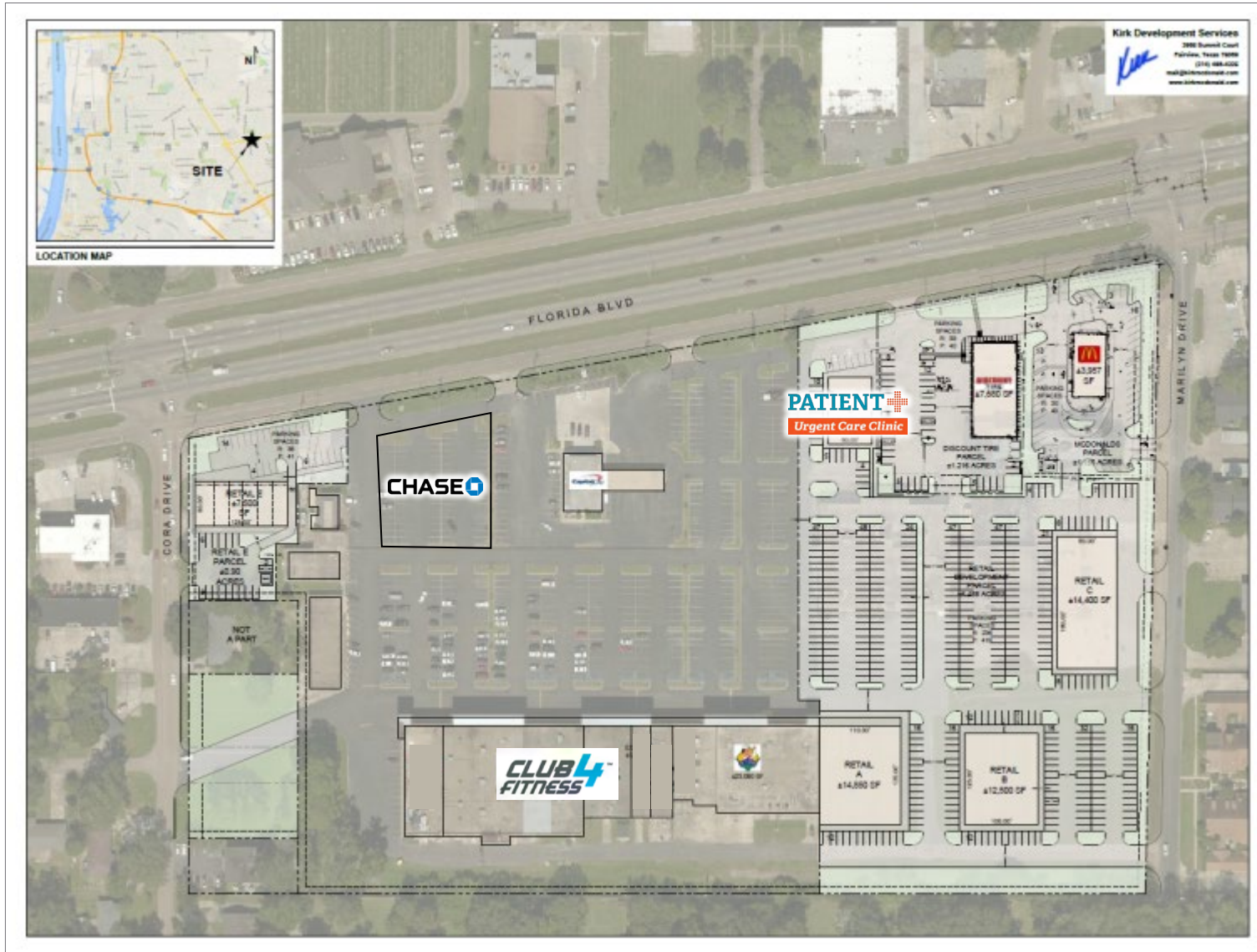
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larger view



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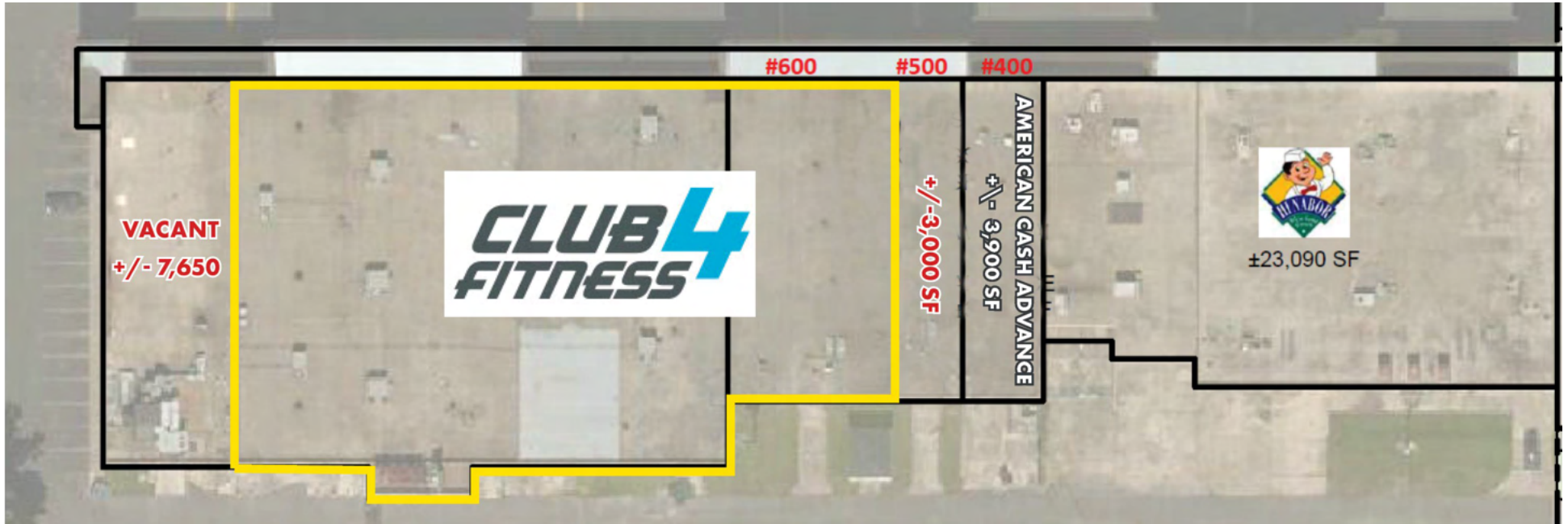
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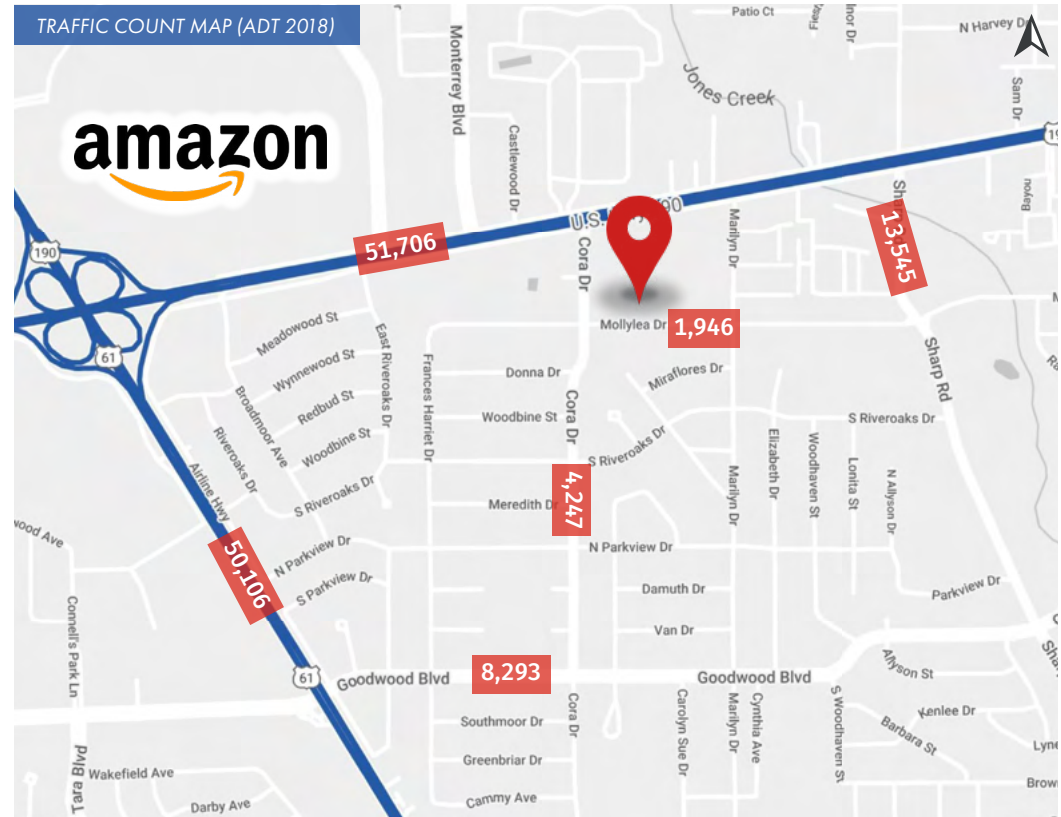
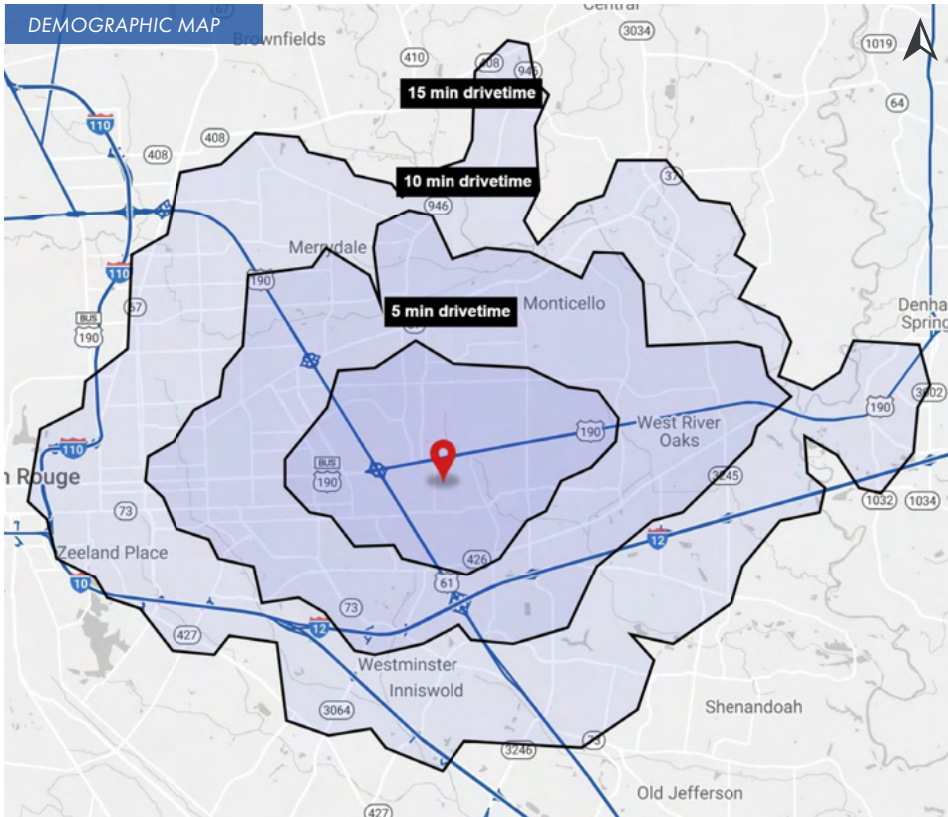
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2021 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN	5 MIN	10 MIN	15 MIN	5 MIN	10 MIN	15 MIN		
POPULATION	27,553	95,941	192,876	AVG. HH INCOME	\$67,565	\$71,677	\$73,406	HOUSEHOLDS	11,083	40,367	80,473