

FOR LEASE

PROPERTY SUMMARY

Mid City end cap available in Goodwood Shopping Center located on Jefferson Hwy. in Baton Rouge, LA. Existing tenants include Reginelli's Pizza, Red Stick Spice Co., Red Stick Spice Cooking Class, The Elizabethan Gallery, J.E.D.'s Local PoBoys, Green Heart Meals, Sarkis Jewelers, and Unique Nail & Spa.

Goodwood Shopping Center has excellent visibility and pylon signage on Jefferson Hwy. The shopping center has ingress/egress on Jefferson Hwy. as well as Capital Heights Ave. The subject property is located near the intersection of Jefferson Hwy. and Government Street, the entryway to Mid City in Baton Rouge. Mid City is the premier art, shopping, and entertainment area of Baton Rouge.

PROPERTY HIGHLIGHTS

- Co-tenancy with strong, long-term businesses like Reginelli's and Red Stick Spice Co.
- Excellent visibility in a heavily trafficked corridor of Mid City
- Goodwood Shopping Center has 384 +/- SF of frontage on Jefferson Hwy.
- Three forms of ingress/egress on Jefferson Hwy. and Capital Heights Ave.

AVAILABLE

- 2,565 SF

LOT SIZE

- 1.25 Acres

LEASE RATE

- \$14.50 SF/yr (NNN)

BUILDING SIZE

- 20,000 SF

TRAFFIC COUNT (ADT 2017)

- Government Street: 21,198
- Jefferson Highway: 17,403

2021 DEMOGRAPHICS

| | 5 MIN | 10 MIN | 15 MIN |
|----------------|----------|----------|----------|
| Population | 29,942 | 87,542 | 197,575 |
| Avg. HH Income | \$83,962 | \$80,085 | \$71,467 |



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