

For Lease

Property Summary

Jefferson Pointe, located in Baton Rouge, LA, has retail space available along the bustling Jefferson Hwy. corridor. Surrounded by rooftops and businesses, the available retail space is ideal for the sale of soft goods (clothing and related apparel) as well as service providers (hair and nail salons, chiropractor, spa).

Jefferson Pointe tenants include Pot & Paddle, State Farm, Paradise Hair & Nail Bar and Cut Fine Jewelers.

Property Highlights

- New construction, ready for paint and flooring.
- NNN Lease (\$3.50 PSF)
- Convenient access to Airline Hwy., Bluebonnet, I-12, and I-10.

Available

- 1,500 SF

Building Size

- 7,500 SF

Lot Size

- 1.44 Acres

Lease Rates

- \$15.00 SF/yr (NNN)



Justin Langlois, CCIM

Cell: 225-445-6434

Direct: 225-329-0287

jlangois@stirlingprop.com

Foster Murphy

Office: 225-926-4481

Direct: 225-329-0282

fmurphy@stirlingprop.com

Jefferson Pointe Shopping Center

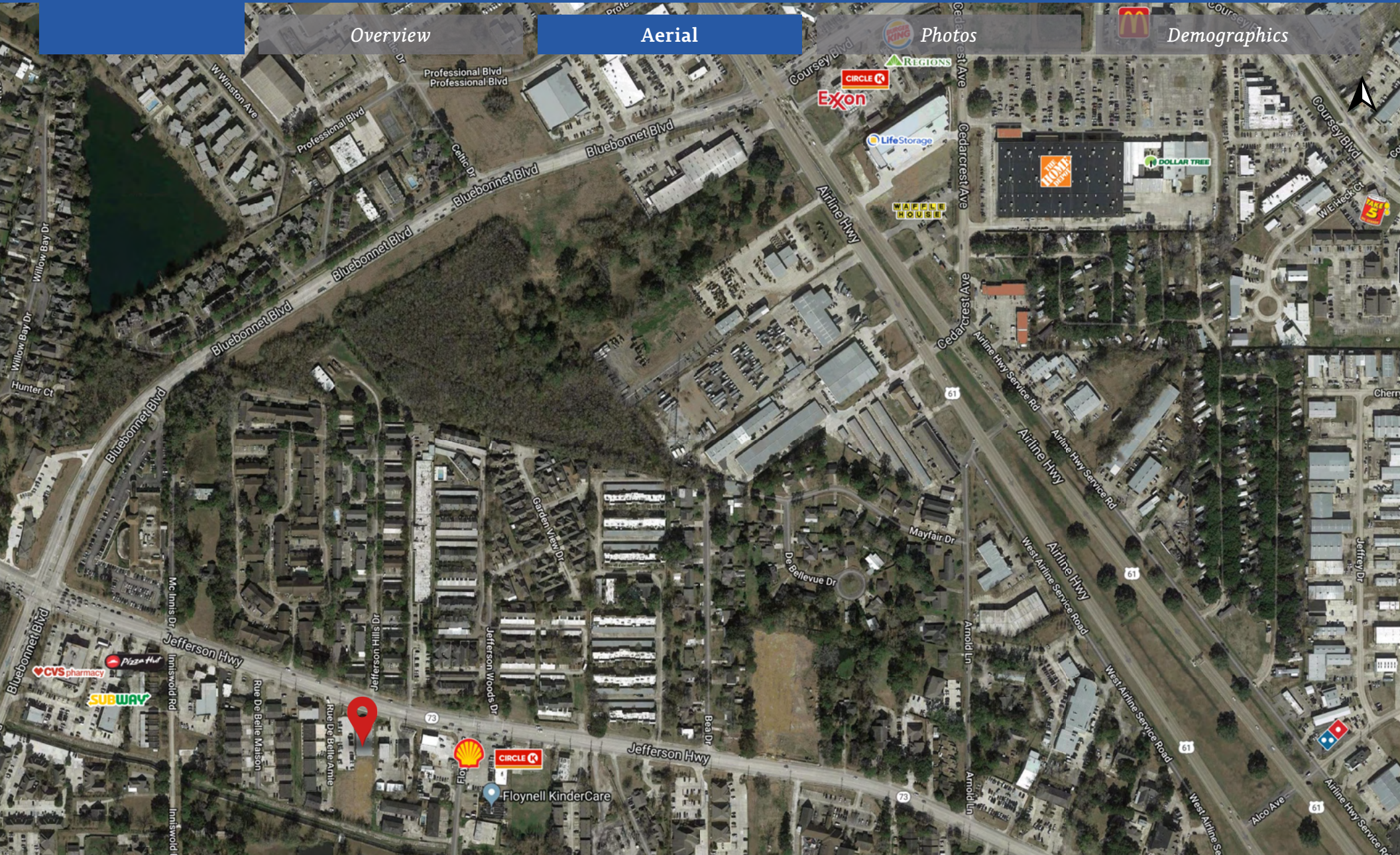
9844 Jefferson Hwy., Baton Rouge, LA

Overview

Aerial

Photos

Demographics



Justin Langlois, CCIM

Cell: 225-445-6434
Direct: 225-329-0287
jlanglois@stirlingprop.com

Foster Murphy

Office: 225-926-4481
Direct: 225-329-0282
fmurphy@stirlingprop.com

Jefferson Pointe Shopping Center

9844 Jefferson Hwy., Baton Rouge, LA

Overview

Aerial

Photos

Demographics



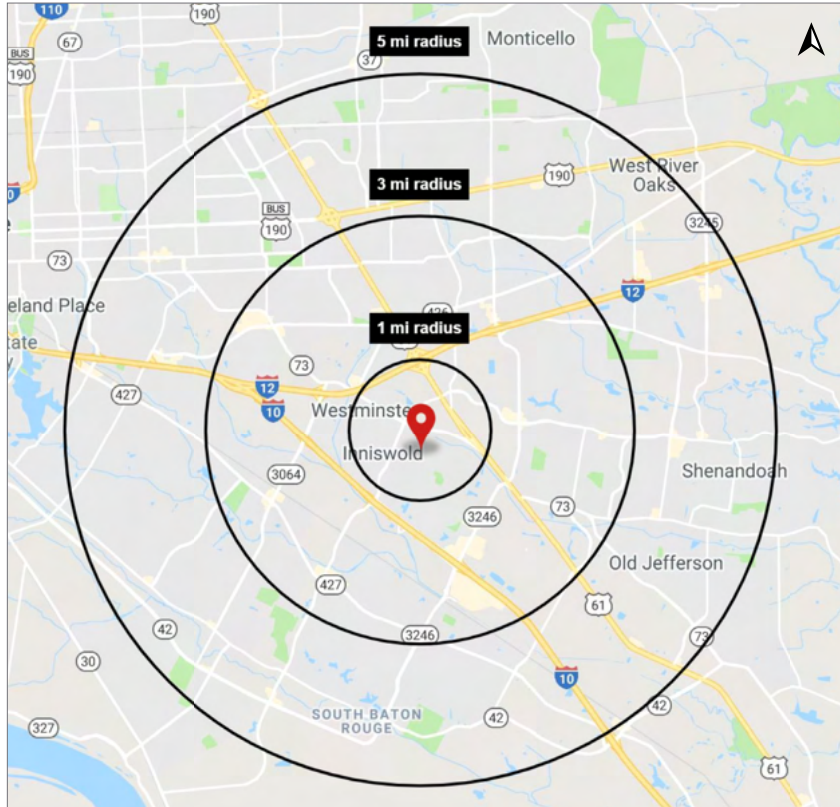
Overview

Aerial

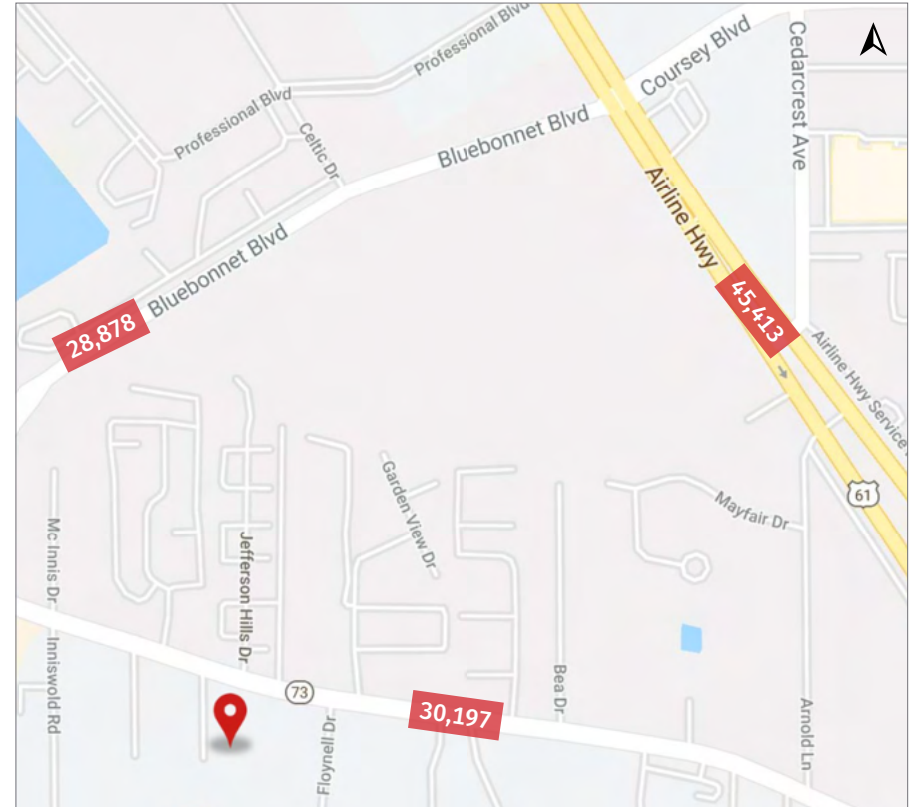
Photos

Demographics

Demographic Map



Traffic Counts (ADT 2018)



2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	9,620	71,374	187,571
Avg. HH Income	\$80,485	\$83,334	\$84,566