



PROPERTY DESCRIPTION

New construction: retail / commercial spaces available on Airline Highway in Baton Rouge, LA. Ideal for retailers, office users, and service-related businesses in search for the perfect South Baton Rouge location. Ample parking for customers and employees with 58 parking spaces available.

Strategic location on Airline Highway near large shopping centers and master planned communities. Nearby residential subdivisions include Long Farm Village, Santa Maria, Highland Club, and Azalea Lakes. Take advantage of proximity to powerful, stand-alone retailers like Chick-fil-A, Chase Bank, Albertsons, and The Home Depot as well as large retail centers such as Highland Home Shopping Center and Highland Park Marketplace. This South Baton Rouge location is near the Ascension Parish line, two short minutes from Prairieville. The proposed development fronts the heavily trafficked Airline Highway corridor, capturing commuters from Ascension Parish, one of the fastest growing parishes in the State of Louisiana.

SURROUNDING BUSINESSES

- Long Farm Shopping Center
- Highland Home Shopping Center
- Chase Bank
- Highland Park Marketplace
- Woman's Hospital
- The Crossing at Barringer Tech Park

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Available Units:	5
Available SF:	1,400 - 7,000 SF
Building Size:	12,600 SF

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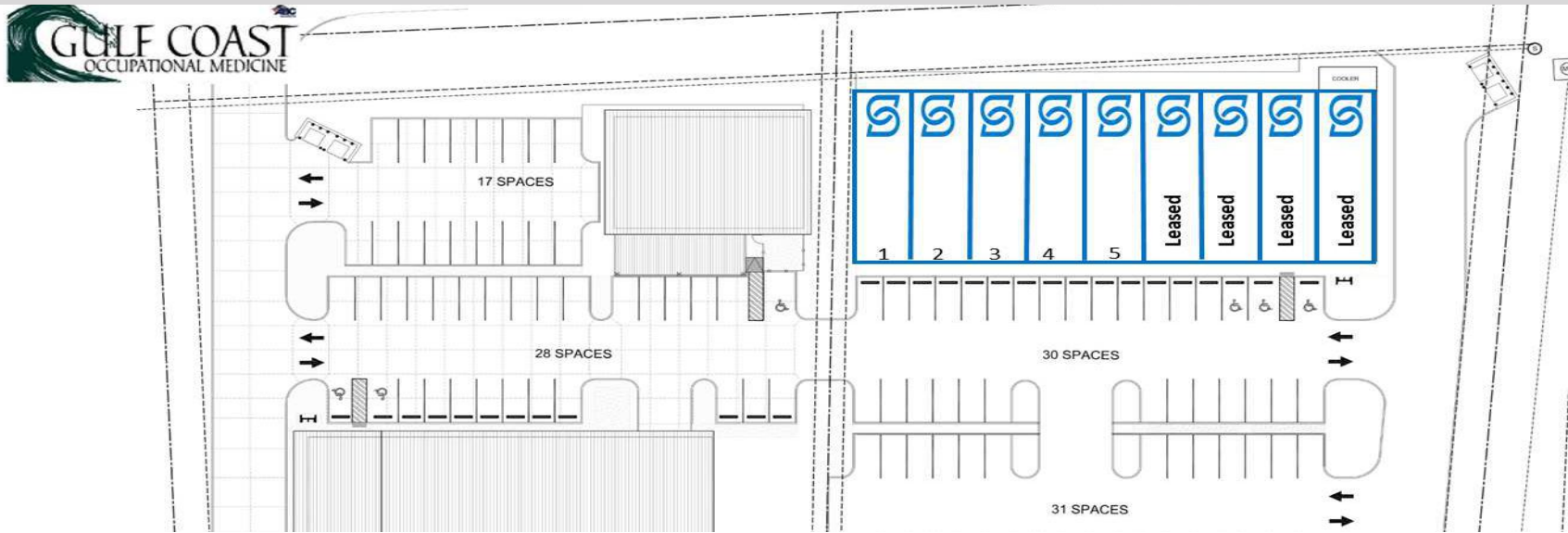
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1	Available	1,400 - 7,000 SF	NNN	\$18.00 SF/yr
2	Available	1,400 - 7,000 SF	NNN	\$18.00 SF/yr
3	Available	1,400 - 7,000 SF	NNN	\$18.00 SF/yr
4	Available	1,400 - 7,000 SF	NNN	\$18.00 SF/yr
5	Available	1,400 - 7,000 SF	NNN	\$18.00 SF/yr
7	-	1,400 SF	NNN	Leased
8	-	1,400 SF	NNN	Leased
9	-	1,400 SF	NNN	Leased
6	-	1,400 SF	NNN	Leased



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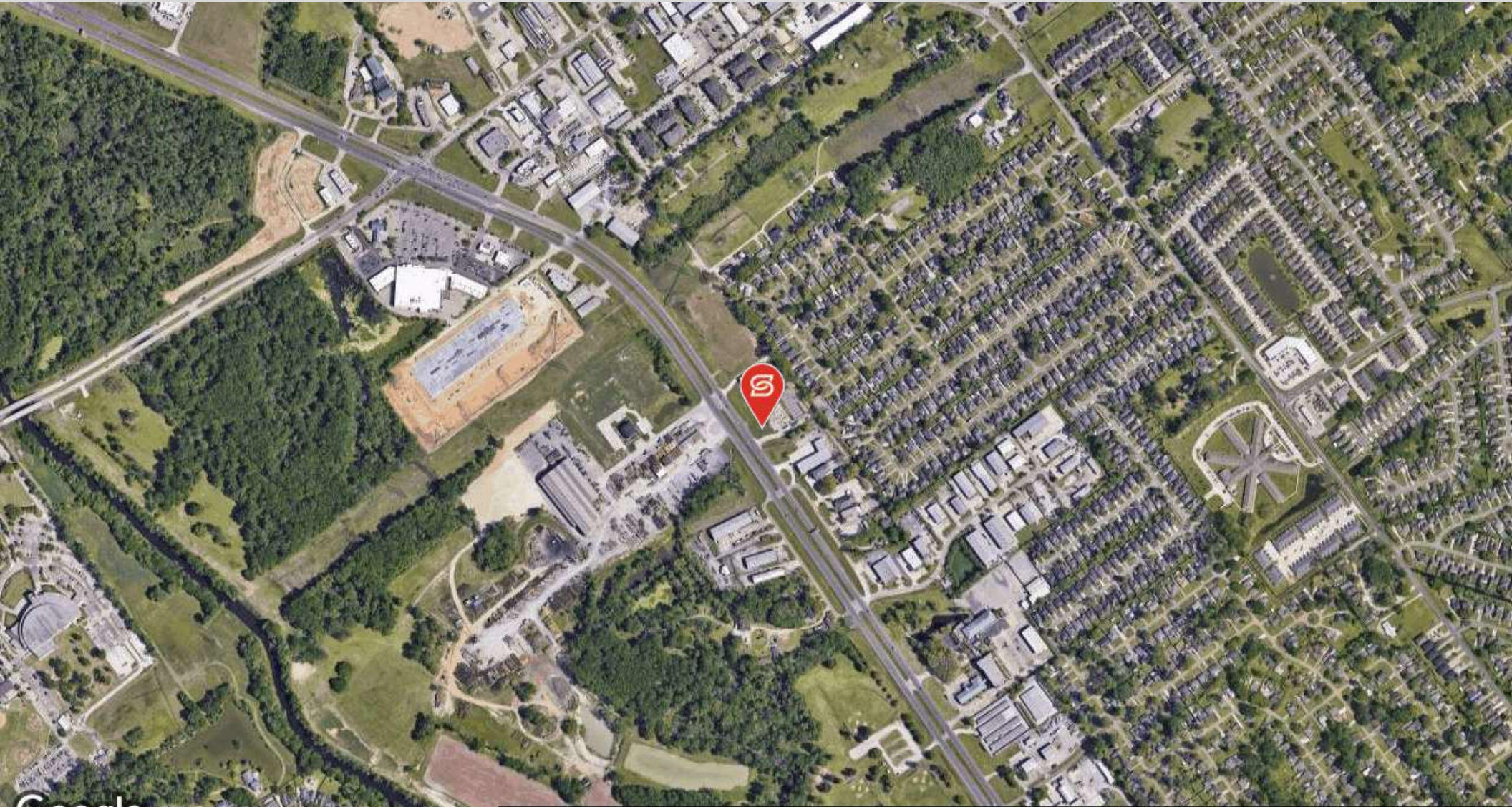


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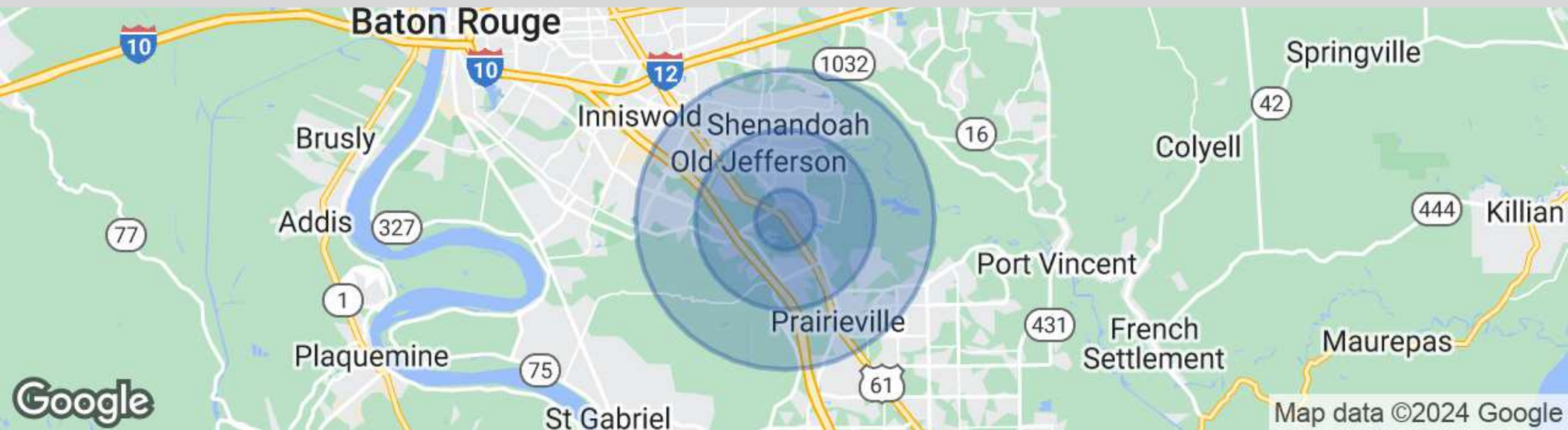
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,405	37,790	100,694
Average Age	34.8	38.4	39.2
Average Age (Male)	34.9	36.9	37.9
Average Age (Female)	34.3	38.4	39.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,747	14,484	41,842
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$96,457	\$115,316	\$103,030
Average House Value	\$252,140	\$298,326	\$273,876

* Demographic data derived from 2020 ACS - US Census