



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

BAKER REGIONAL SHOPPING CENTER FOR LEASE

**280 Main Street
Baker, LA 70714**

CARMEN AUSTIN, MBA, CCIM, SIOR
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OFFERING SUMMARY

Lease Rate:	\$6.00 - 14.00 SF/yr (NNN)
Building Size:	133,747 SF
Available SF:	975 - 4,287 SF
Suite 234:	975 SF
Suite 242:	1,950 SF
Suite 250A:	4,287 SF
Zoning:	C-2 (Heavy Commercial)
CAM (NNN):	\$2.00 SF/yr
Traffic Count: (Main St.)	22,910+ ADT

PROPERTY OVERVIEW

Prime Grocery Anchored Retail Space for Lease

Baker Citi Center is a well positioned grocery anchored community shopping destination located in the heart of Baker's primary retail corridor, with excellent frontage along Main Street and strong traffic exposure to both local residents and commuters. The center is anchored by Shoppers Value Foods, a well established regional supermarket that drives consistent, daily customer traffic to the property, creating a thriving environment for complementary retail, service, and restaurant uses.

LOCATION OVERVIEW

Baker Regional Shopping Center sits in a dense residential market with strong household populations and limited competition for grocery anchored retail. With its supermarket anchor, the center captures high weekly frequency traffic, creating reliable footfall for new tenants. Immediate access to major collector roads ensures convenience for both local residents and regional visitors.

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FOR LEASE

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133,747 SF



PROPERTY HIGHLIGHTS

- Grocery Anchored Retail Center with strong neighborhood draw
- Located on 280 Main Street near Hwy 19 & Lavey Lane in Baker
- Gross Leasable Area: Approx. 133,747 SF
- Parking: ±474 surface spaces — ample parking for daily and peak traffic
- Easy Access: Signalized intersection with dedicated turn lanes
- Excellent Frontage: ~1,004' on Main Street, with high visibility and strong signage exposure
- Center Type: Community Retail Center with a mix of local and national tenants
- Year Built: 1982 (well established retail node)

CO-TENANTS & RETAIL SYNERGY

- Baker Regional benefits from a mix of essential retail and daily service providers such as Rose's Express, Auto Zone, Dollar General, H&R Block and Cricket Wireless, that enhance tenant visibility and cross shopping behavior. As the only supermarket destination within several miles, it draws consistent customer visits that benefit adjacent retail uses.
- Don't miss this opportunity to join a stable, grocery anchored retail environment with strong visibility, robust traffic patterns, and flexible suite configurations. Contact Carmen Austin, CCIM, SIOR today to tour the available spaces and secure your presence at one of Baker's key community retail destinations.

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 234	Available	975 SF	NNN	\$14.00 SF/yr
Unit 242	Available	1,950 SF	NNN	\$11.07 SF/yr
Unit 250A	Available	4,287 SF	NNN	\$6.00 SF/yr

AVAILABLE SUITES DESCRIPTION:

Three retail spaces are currently available for lease, offering flexibility for a range of uses from boutique storefronts to full line retail tenants:

- **975 SF** (Suite 234) - End-Cap/Corner Space. Former Baskin Robbins
- **1,950 SF** (Suite 242) – Coming Available Soon
- **4,287 SF** (Suite 250A) – Strong in-line space next to Dollar General with maximum frontage and branding opportunities- Former Hair Zone

All spaces are delivered in standard retail condition with all systems in good working order and ready for tenant build out.

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SUITE 250A



SUITE 242



SUITE 3205



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SUITE 234	975 SF	\$14.00 SF
SUITE 242	1,950 SF	\$11.07 SF
SUITE 250 A	4,287 SF	\$6.00 SF

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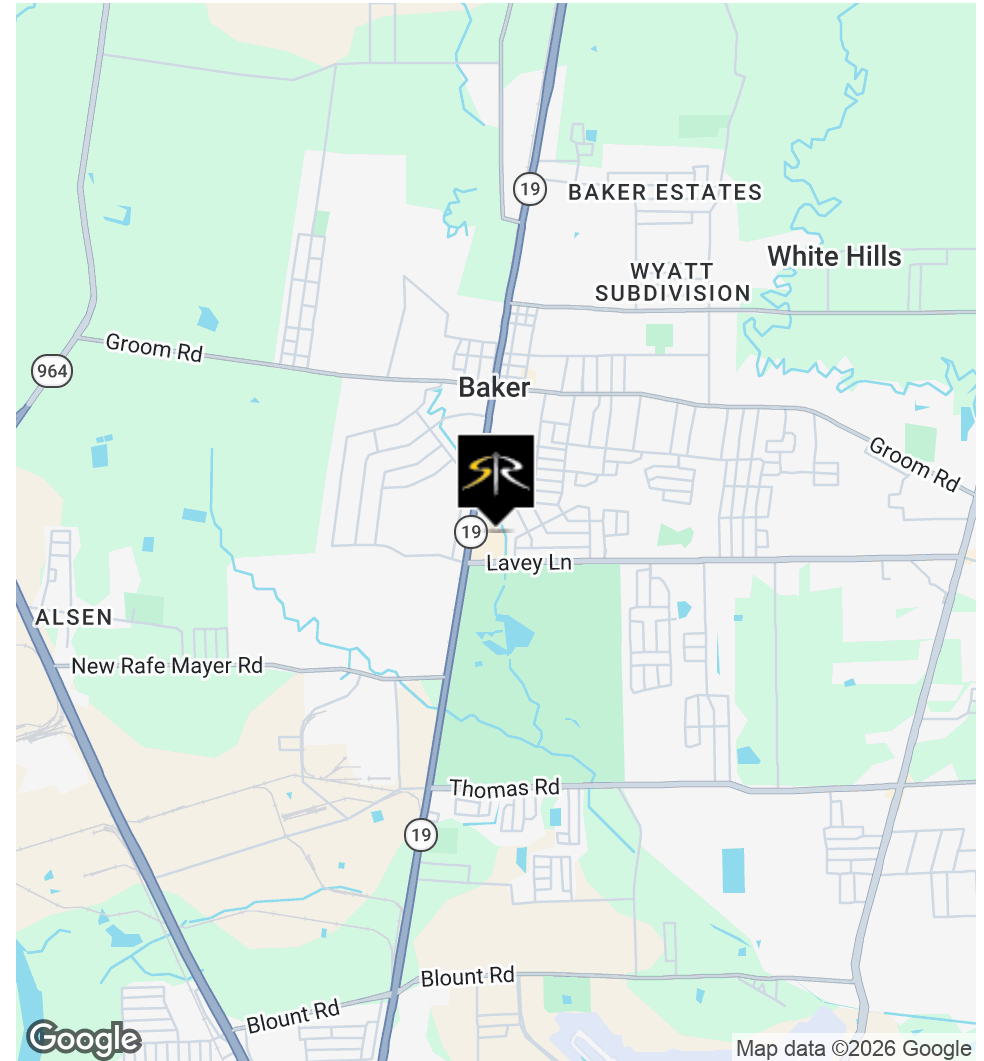
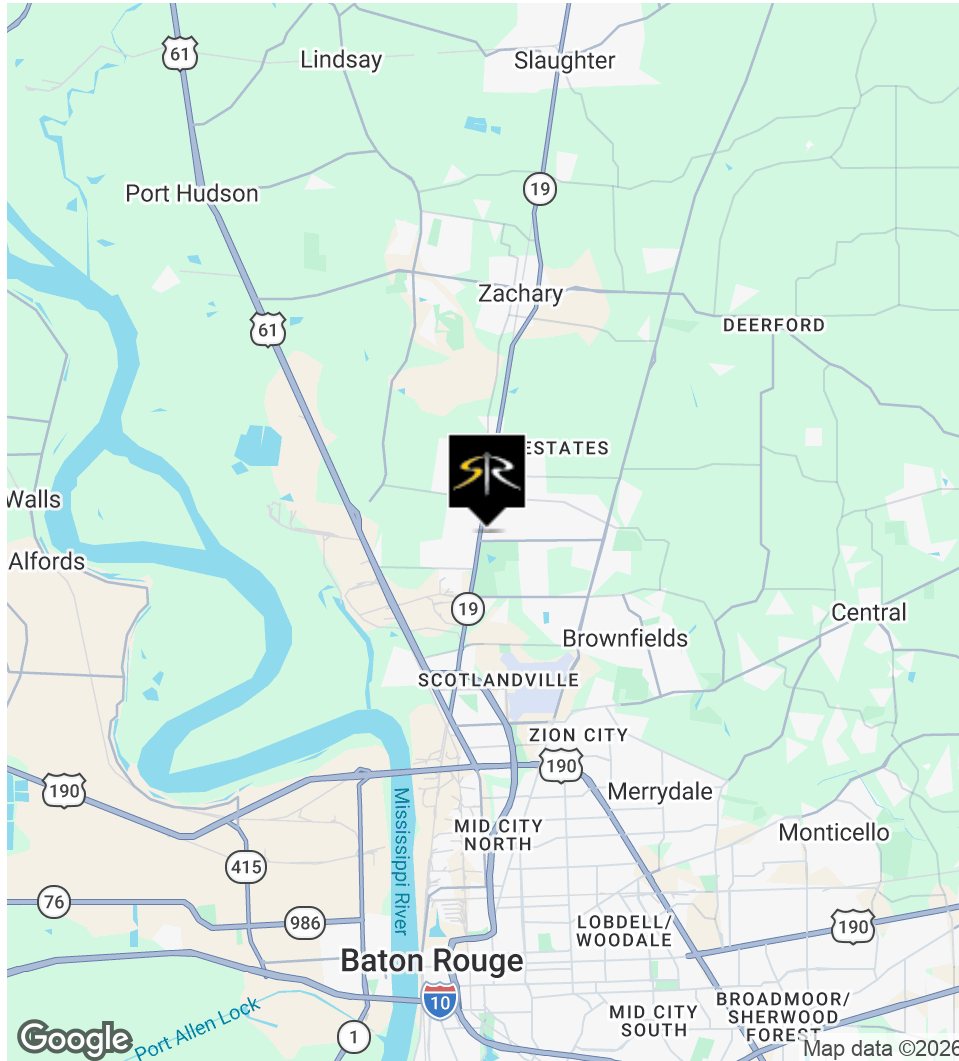
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LOCATION MAPS

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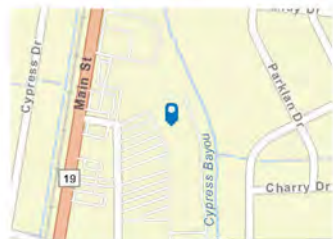
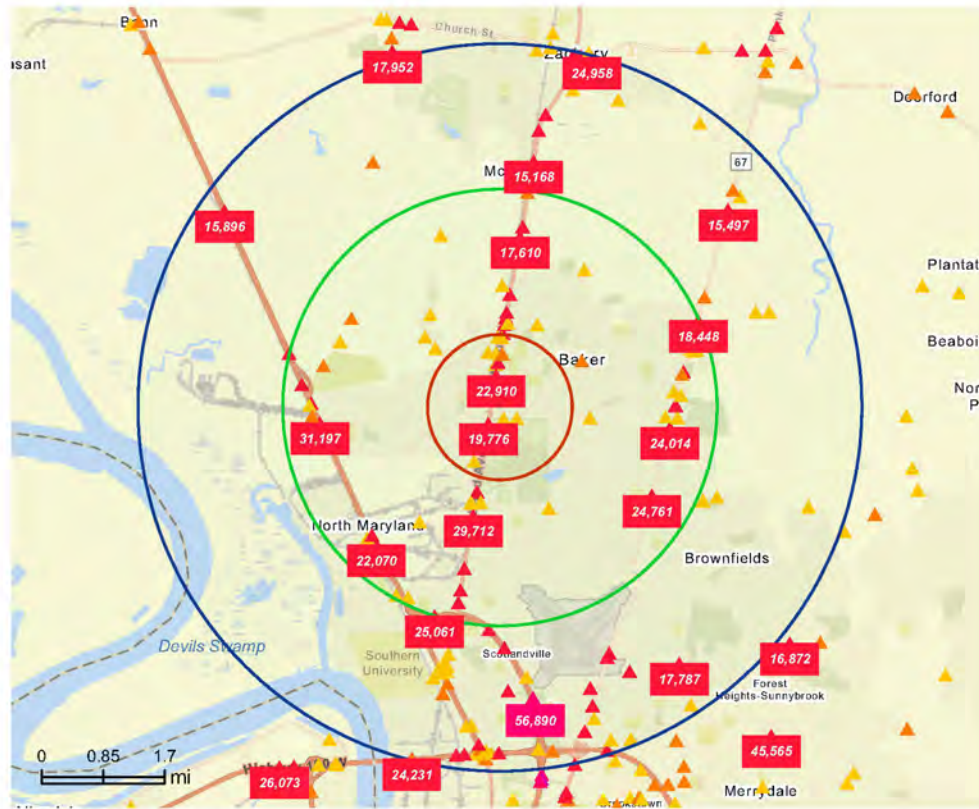
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Traffic Count Map

280 Main St, Baker, Louisiana, 70714

Rings: 1, 3, 5 mile radii



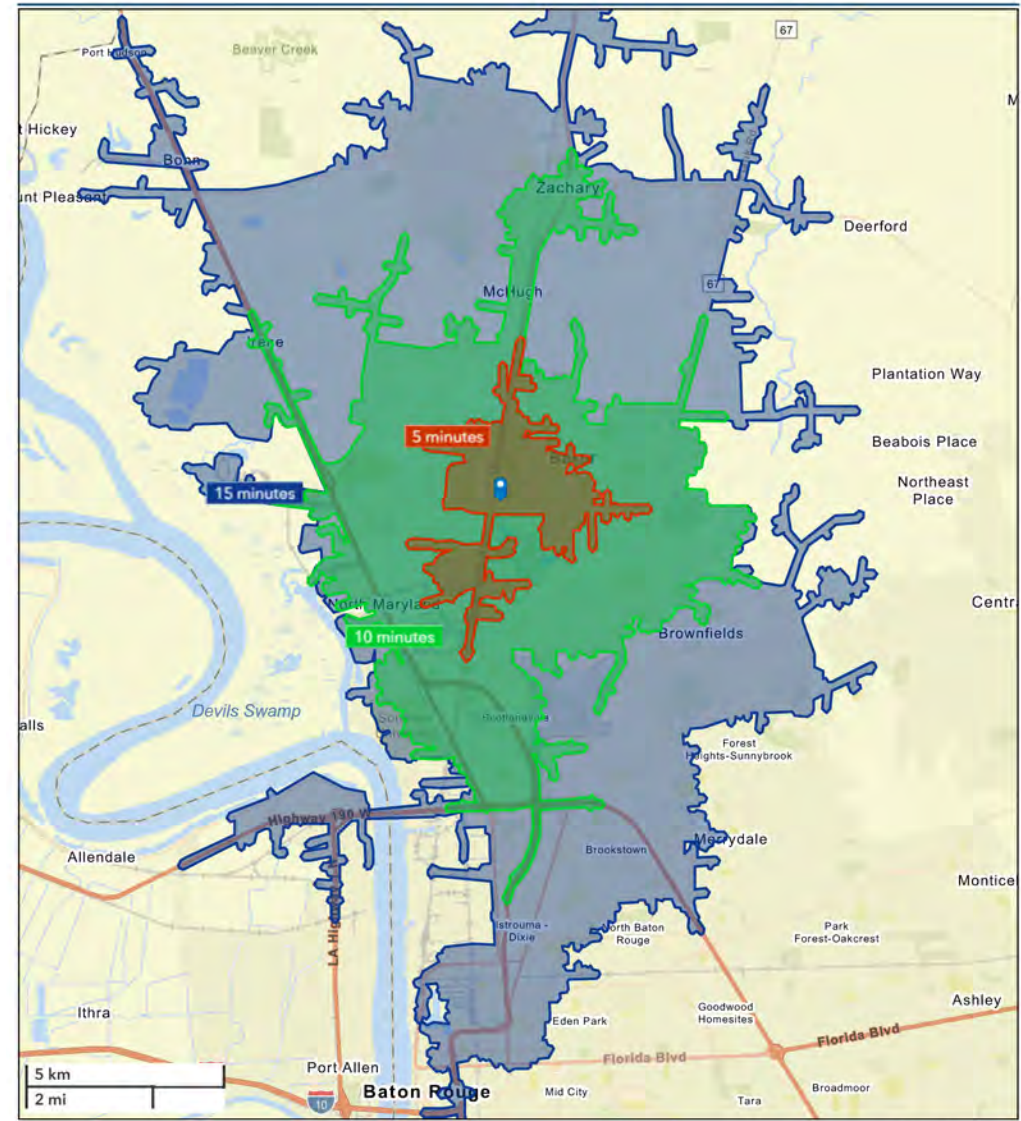
Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Drive Time Map: 5, 10, 15 Minute Radii

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DEMOGRAPHICS

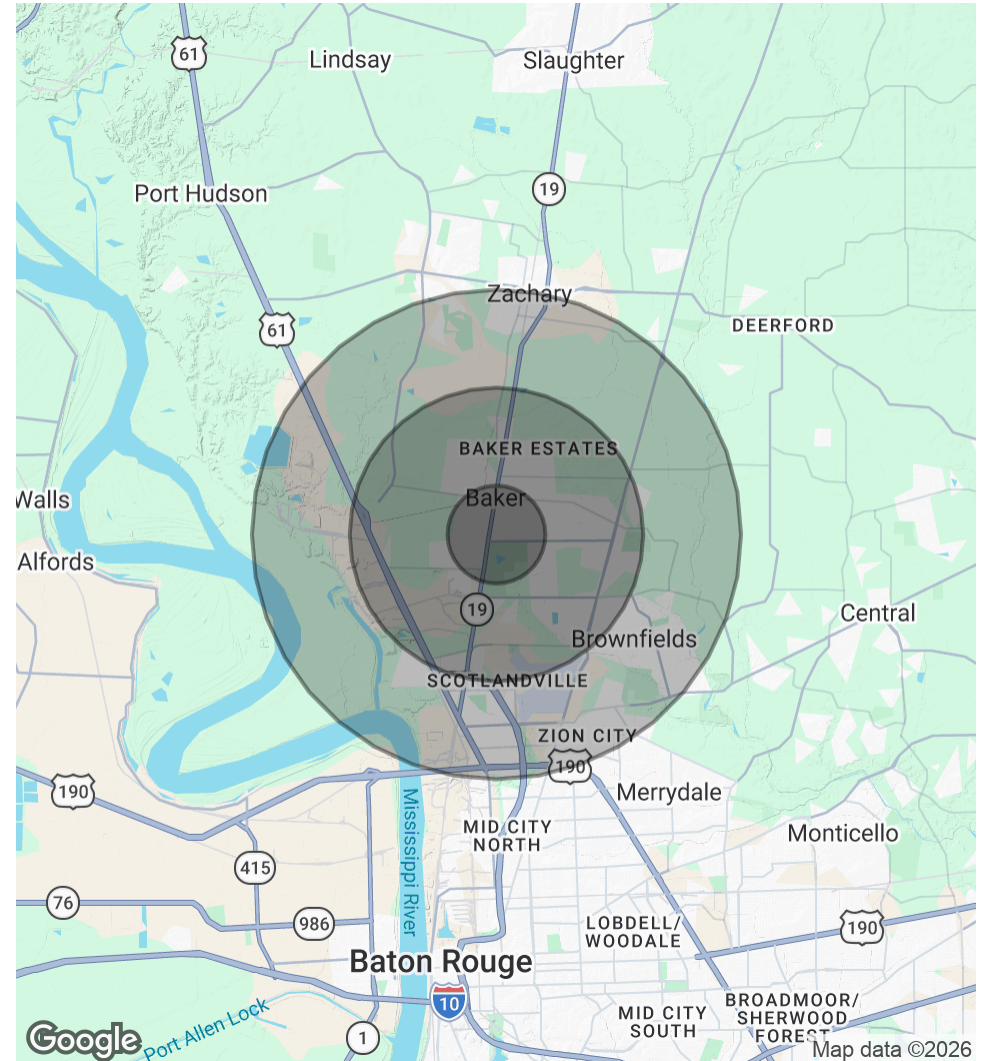
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,944	21,447	52,156
Average Age	41	40	39
Average Age (Male)	40	38	37
Average Age (Female)	43	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,541	7,901	18,657
# Of Persons Per HH	2.6	2.7	2.8
Average HH Income	\$73,375	\$60,288	\$65,114
Average House Value	\$184,302	\$173,881	\$194,953

Demographics data derived from AlphaMap



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