



### PROPERTY DESCRIPTION

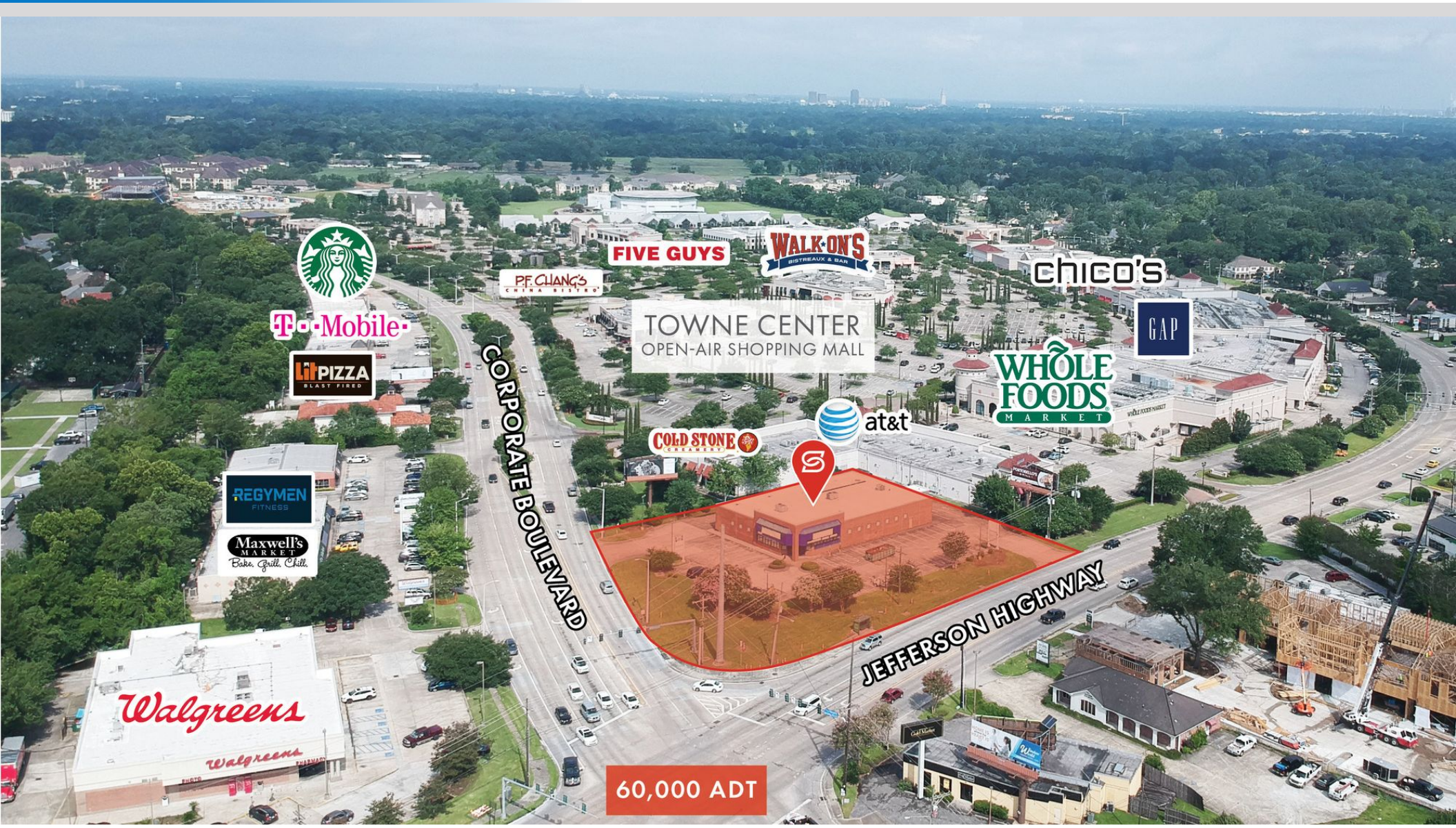
Lease the best hard corner in Baton Rouge! Retail redevelopment located at the corner of Jefferson Highway and Corporate Boulevard in the hottest retail corridor in the city. Site offers unmatched visibility with 400' of street frontage and traffic counts of more than 65,000 vehicles per day. Situated next door to the Whole Foods' anchored Town Center at Cedar Lodge, the site is surrounded by neighborhoods offering some of the strongest demographics in the state. Please contact agent for additional information.

### PROPERTY HIGHLIGHTS

- Up to 10,596 SF of upscale retail space
- 1.2 acre site with more than 400' of street frontage
- 65,000 + Daily Traffic
- Drive Thru Available
- Some of the strongest demographics in the area

### OFFERING SUMMARY

<b>Lease Rate:</b>	See Agent
<b>Available SF:</b>	2,543 - 10,596 SF
<b>Lot Size:</b>	1.2 Acres
<b>Building Size:</b>	10,596 SF
<b>Zoning</b>	C-1
<b>Delivery</b>	Estimated Q-3 2023



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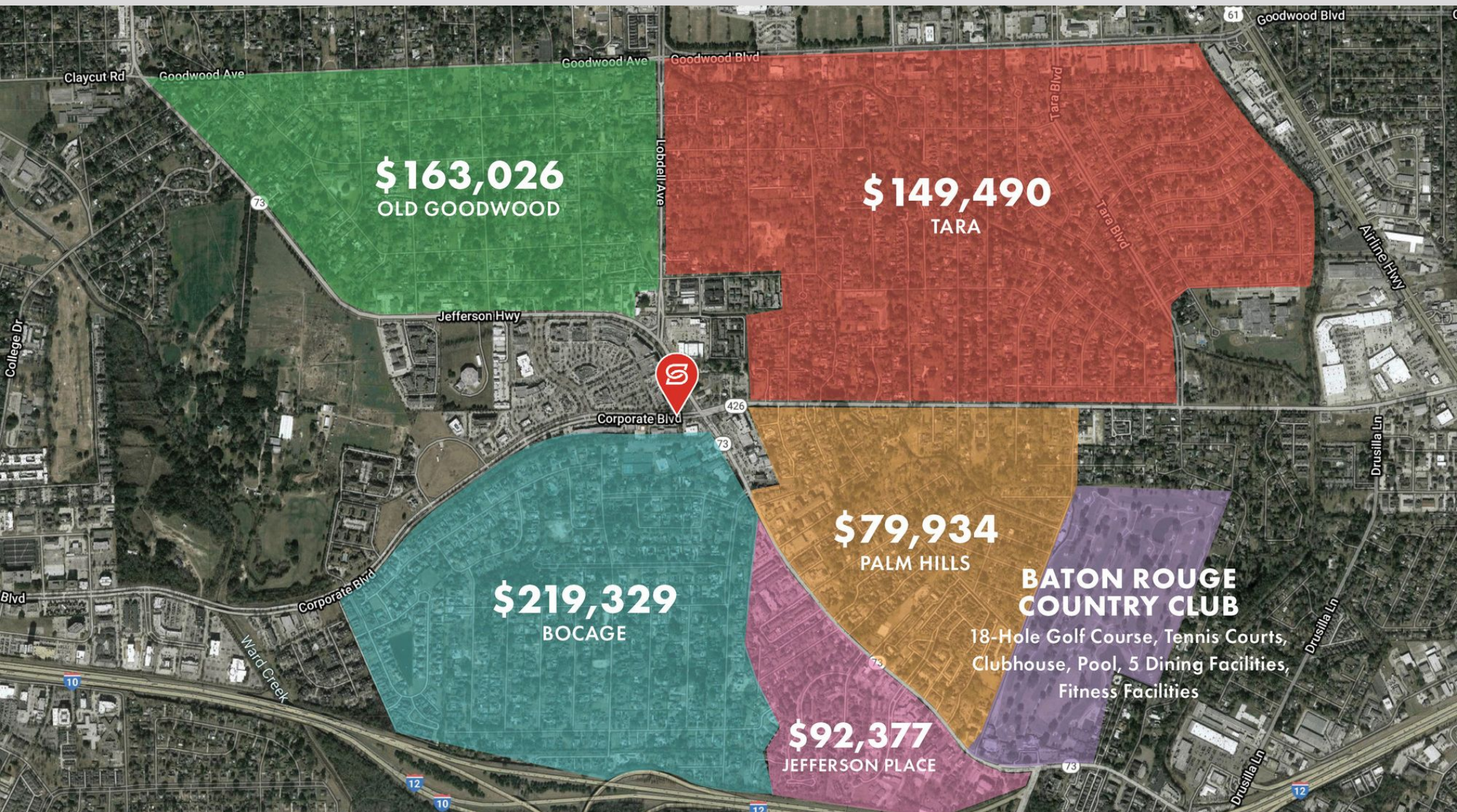
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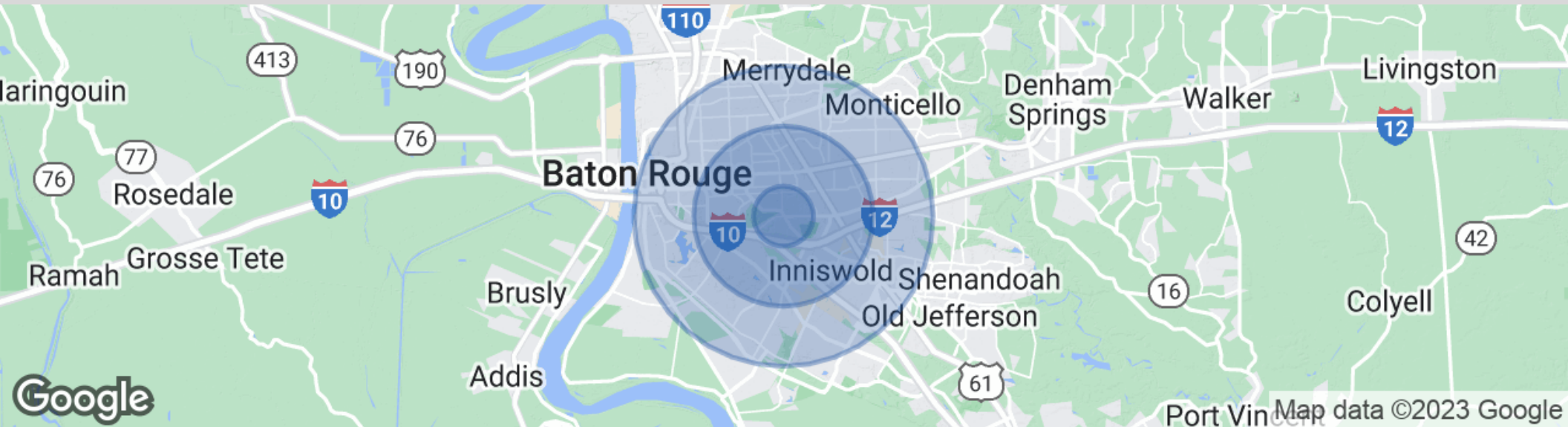
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,763	69,652	218,559
Average Age	41.8	36.7	34.2
Average Age (Male)	36.8	33.6	31.7
Average Age (Female)	44.9	39.3	36.6

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,708	30,744	88,000
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$94,341	\$73,168	\$65,375
Average House Value	\$399,896	\$306,715	\$239,432

\* Demographic data derived from 2020 ACS - US Census