

SUMMARY

SITE PLAN

RETAIL AERIAL

CLOSE-UP AERIAL

PHOTOS

DEMOGRAPHICS

FOR LEASE

GLA

97,177 ± SF

AVAILABILITY

In-line Space

- 1,840 ± SF
- 2,186 ± SF
- 2,375 ± SF
- 2,981 ± SF
- 3,420 ± SF Endcap

Proposed Outparcel

- 0.67 ± AC (For Sale or Lease)

SIGNAGE

Storefront and Pylon Available

DESCRIPTION

Woodlawn Park Shopping Center is located in the heart of one of the most rapidly growing areas of Baton Rouge. Surrounded by a strong upper-to middle-income demographic, Woodlawn Park is an ideal location for retailers.

NEARBY TRAFFIC GENERATORS

- Women's Hospital
- Woodlawn Middle School (±900 Students)
- East Baton Rouge Regional Library - Jones Creek Branch

TENANTS

- Club 4 Fitness
- The Purple Cow
- Pirouette Dance Studio
- Firestone
- Gracie United Brazilian Jiu-Jitsu
- Teen and Toddler Cuts
- Breaux's Driving School
- LionGate Church
- Patient Plus Urgent Care



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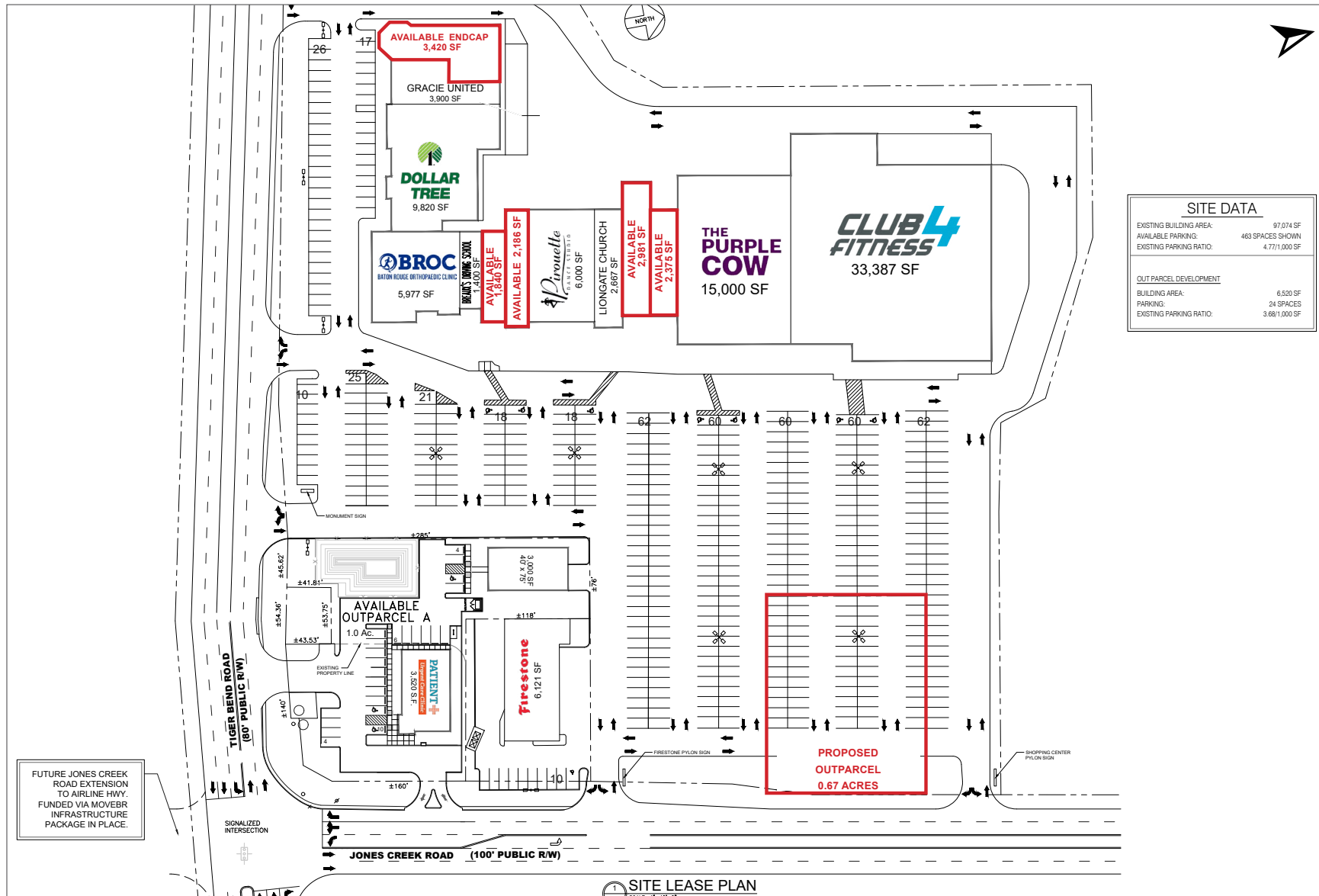
SITE PLAN

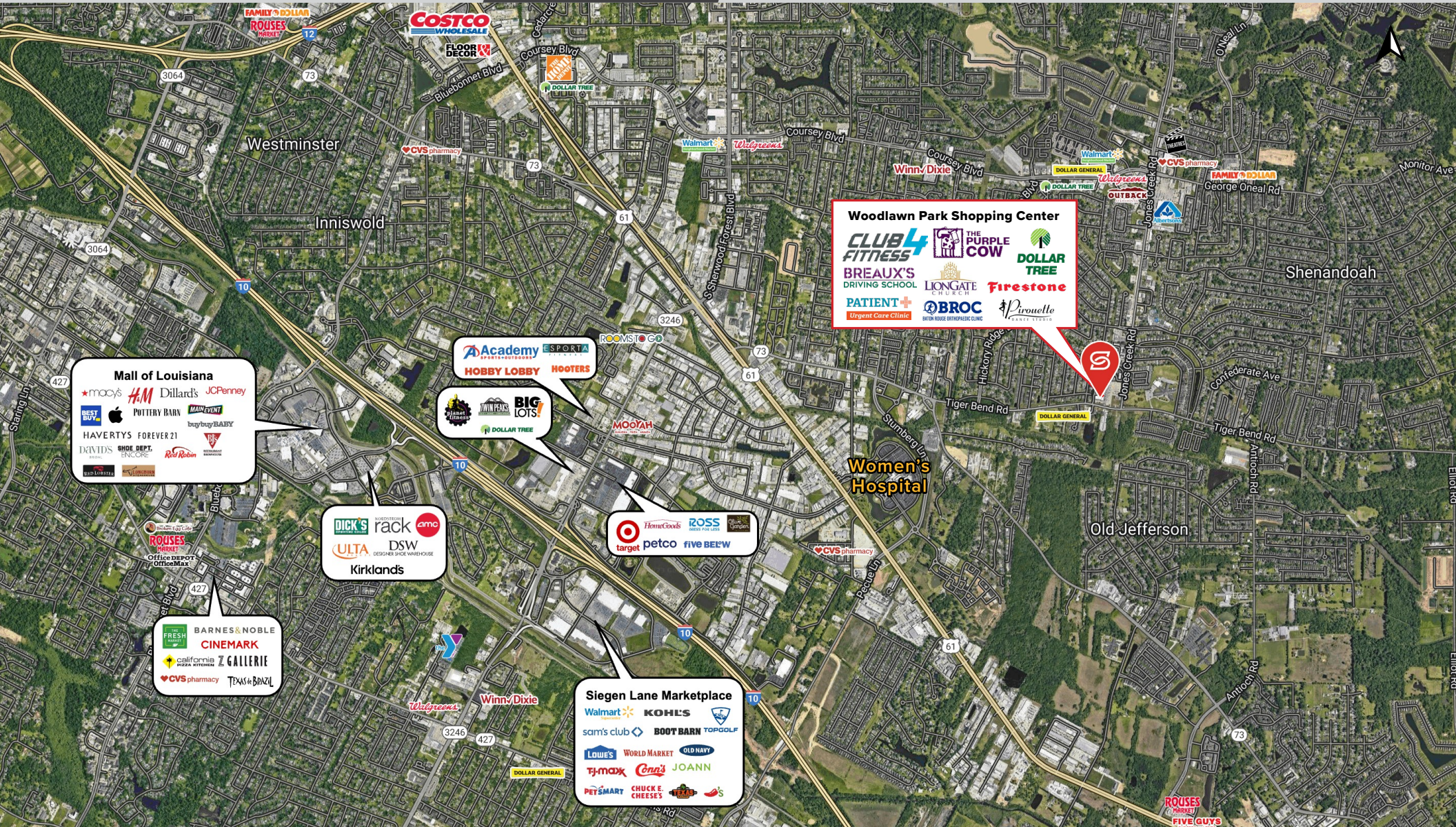
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2023 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

9,797

58,654

137,306



AVG. HH
INCOME

\$121,246

\$132,213

\$126,769



HOUSEHOLDS

3,970

24,652

57,926

