

EXECUTIVE SUMMARY

RETAIL PROPERTY FOR LEASE // BURBANK CROSSING // 9313 BURBANK DRIVE // BATON ROUGE, LA 70820



OFFERING SUMMARY

Available SF: 1,400 - 25,374 SF

Lease Rate: \$10.00 - 11.00 SF/yr
(NNN; Ground)

Building Size: 55,100 SF

PROPERTY OVERVIEW

The area surrounding Burbank Crossing is undergoing a surge of new development with major residential developments in the area and the construction of a hotel and casino.

A 3 million dollar semi-pro baseball training facility has been developed directly across Burbank from the center.

A major thoroughfare, Burbank has been widened to 5 lanes and Staring Lane has been extended from Highland to Burbank, creating a through-way from the shopping center directly to I-10.

Highland Road runs parallel and directly east of Burbank and is an exclusive neighborhood with some of the most expensive homes in Baton Rouge.

Burbank Crossing is anchored by Ideal Market, Dollar Tree and Hibbett Sports.



RUBIN KREMLING, CPM, CCIM

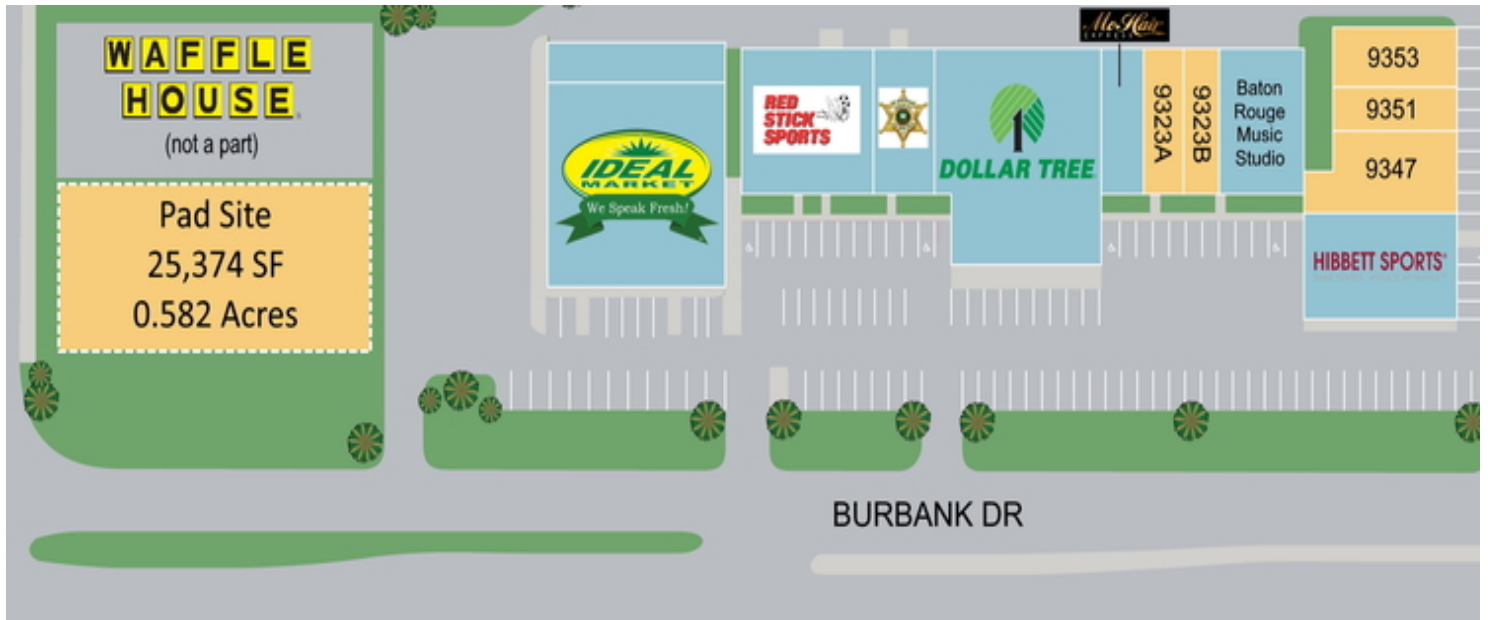
713.805.8030

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AVAILABLE SPACES

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LEASE TYPE | NNN; Ground **TOTAL SPACE** | 1,400 - 25,352 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$10.00 - \$11.00 SF/yr



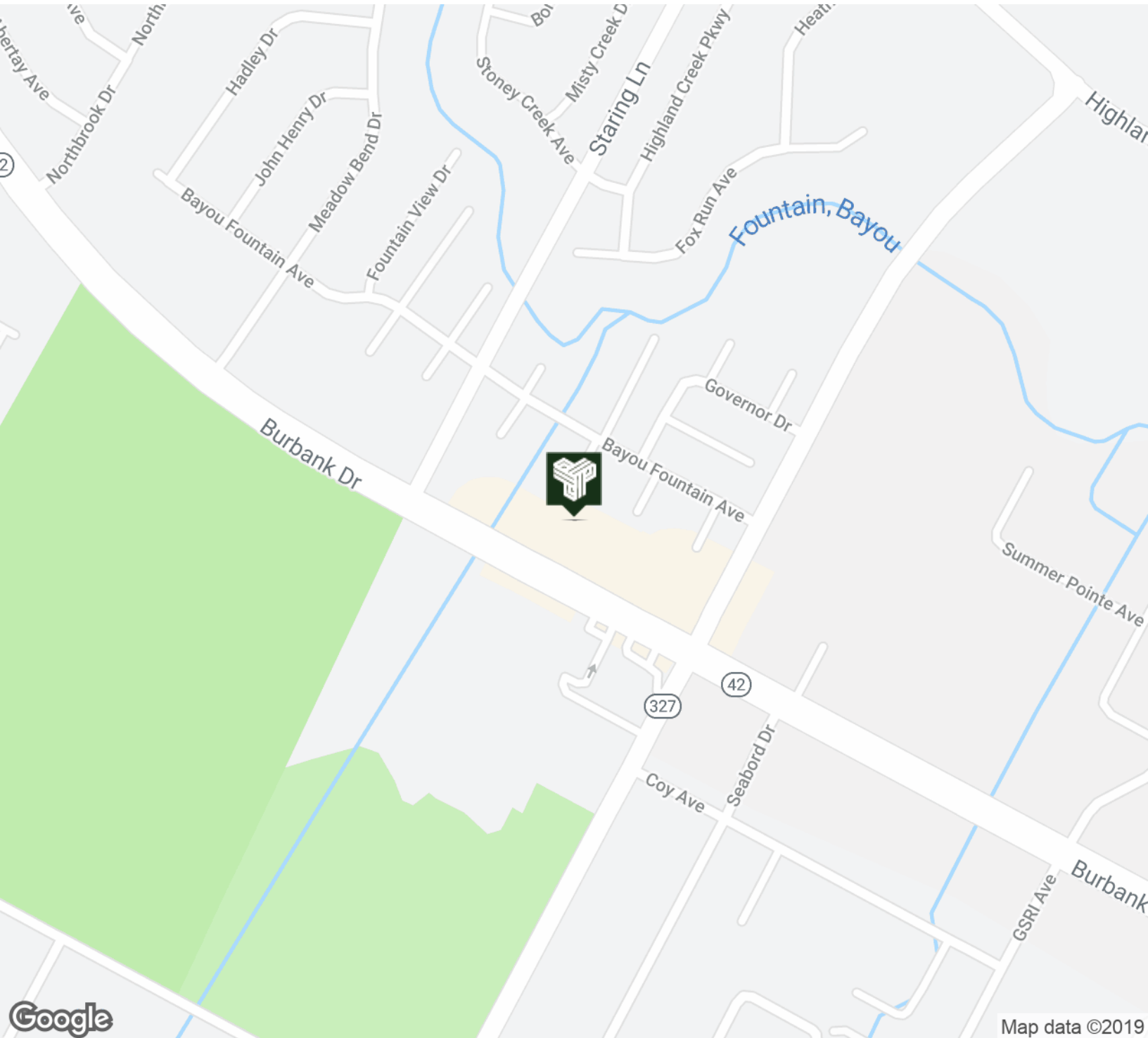
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
9323A	Available	1,550 SF	NNN	\$10.00 - \$11.00 SF/yr
9323B	Available	1,500 SF	NNN	\$10.00 - \$11.00 SF/yr
9347	Available	3,050 SF	NNN	\$10.00 - \$11.00 SF/yr
9351	Available	1,400 SF	NNN	\$10.00 - \$11.00 SF/yr
9353	Available	2,800 SF	NNN	\$10.00 - \$11.00 SF/yr
Pad Site	Available	0.582 Acres	Ground Lease	Negotiable



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LOCATION MAPS

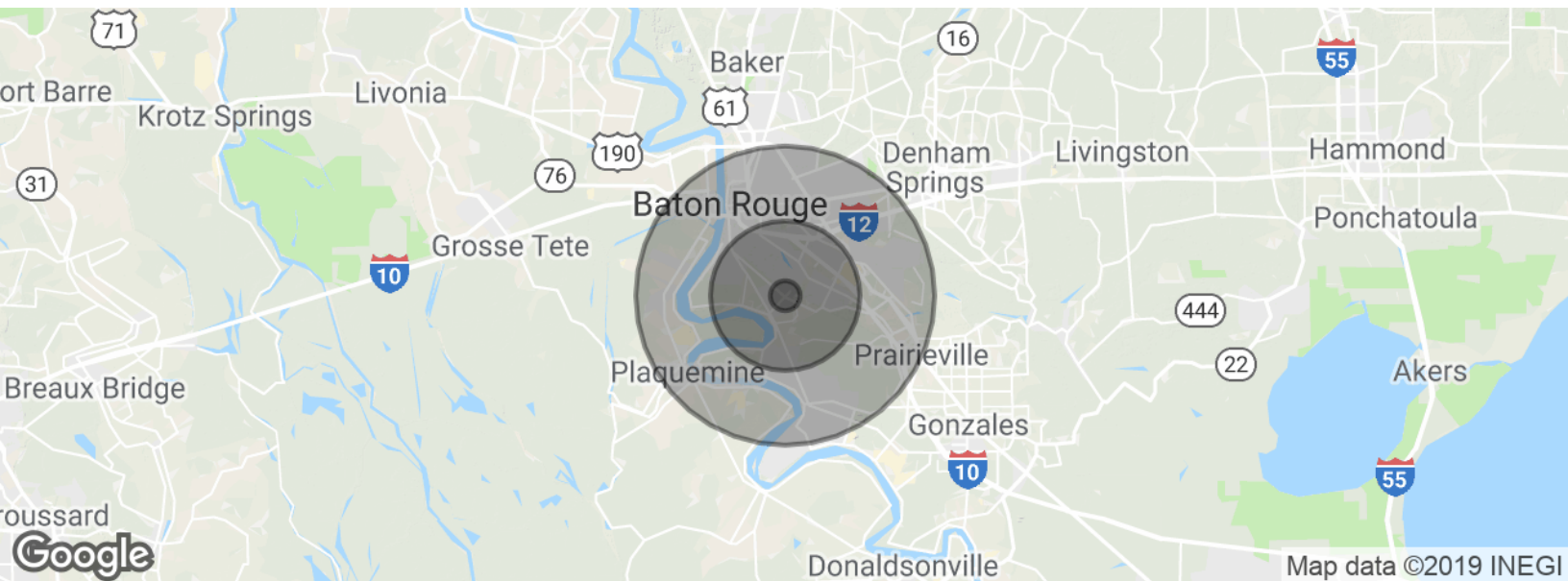
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,839	106,952	374,363
Median age	28.5	33.5	33.5
Median age (Male)	26.8	31.6	31.4
Median age (Female)	30.4	35.5	35.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,169	42,360	146,358
# of persons per HH	2.7	2.5	2.6
Average HH income	\$61,161	\$86,489	\$67,396
Average house value	\$213,923	\$314,410	\$241,840

* Demographic data derived from 2010 US Census



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