



# University Club Retail Center

RETAIL PROPERTY FOR LEASE

651 E Hwy 30 Saint Gabriel, LA 70776

Brent Struthers | 225.229.2276 | [bstruthers@beaubox.com](mailto:bstruthers@beaubox.com)

Reiss Weil | 504.810.9844 | [rweil@beaubox.com](mailto:rweil@beaubox.com)



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## PROPERTY SUMMARY



## Property Highlights

- Hwy 30 Retail Center For Lease
- 500 Ft Of Frontage On Hwy 30
- Building One: Four 1,250 SF Units
- Building One: End Cap Available Up to 3,750 SF
- Building Two: Fully Leased
- Current Tenants Include Anytime Fitness, Gulf Coast Express Carriers, Tyger Donuts, & State Farm
- 0.50 Miles From University Club Subdivision
- Rear 5.271 Acres Also Available For Sale

## Offering Summary

Lease Rate:	\$16.00 - 18.00 PSF
Lease Type:	NNN
NNN Rate:	\$3.50 PSF
Available SF:	1,250 - 3,750 SF

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## EXECUTIVE SUMMARY



### Offering Summary

Lease Rate:	\$16.00 - 18.00 PSF
Lease Type:	NNN
NNN Rate:	\$3.50 PSF
Available SF:	1,250 - 3,750 SF
Building Size:	7,500 SF
Frontage:	500 ft
Current Condition:	Dark Shell
Market:	Baton Rouge

### Location Overview

University Club Retail Center sits a half mile east of University Club Subdivision. The master plan for this retail development calls for a hotel development, office, multifamily, and storage. Minutes from L'auberge Casino, Gonzales, Uclub, Tanger Outlet, Cabelas, and more. Established neighborhoods surround this development.

Demographics	1 Mile	5 Miles	10 Miles
Total Households	67	3,198	56,923
Total Population	403	12,398	150,043
Average HH Income	\$63,909	\$115,437	\$85,919

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## LEASE SPACES

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Building 2 Suite B	Available	1,250 SF	NNN	\$16.00 SF/yr	Dark Shell
Building 2 Suite D	Available	1,250 - 3,750 SF	NNN	\$16.00 SF/yr	Dark Shell
Building 2 Suite E	Available	1,250 - 3,750 SF	NNN	\$16.00 SF/yr	Dark Shell
Building 2 Suite F	Available	1,250 - 3,750 SF	NNN	\$18.00 SF/yr	Dark Shell

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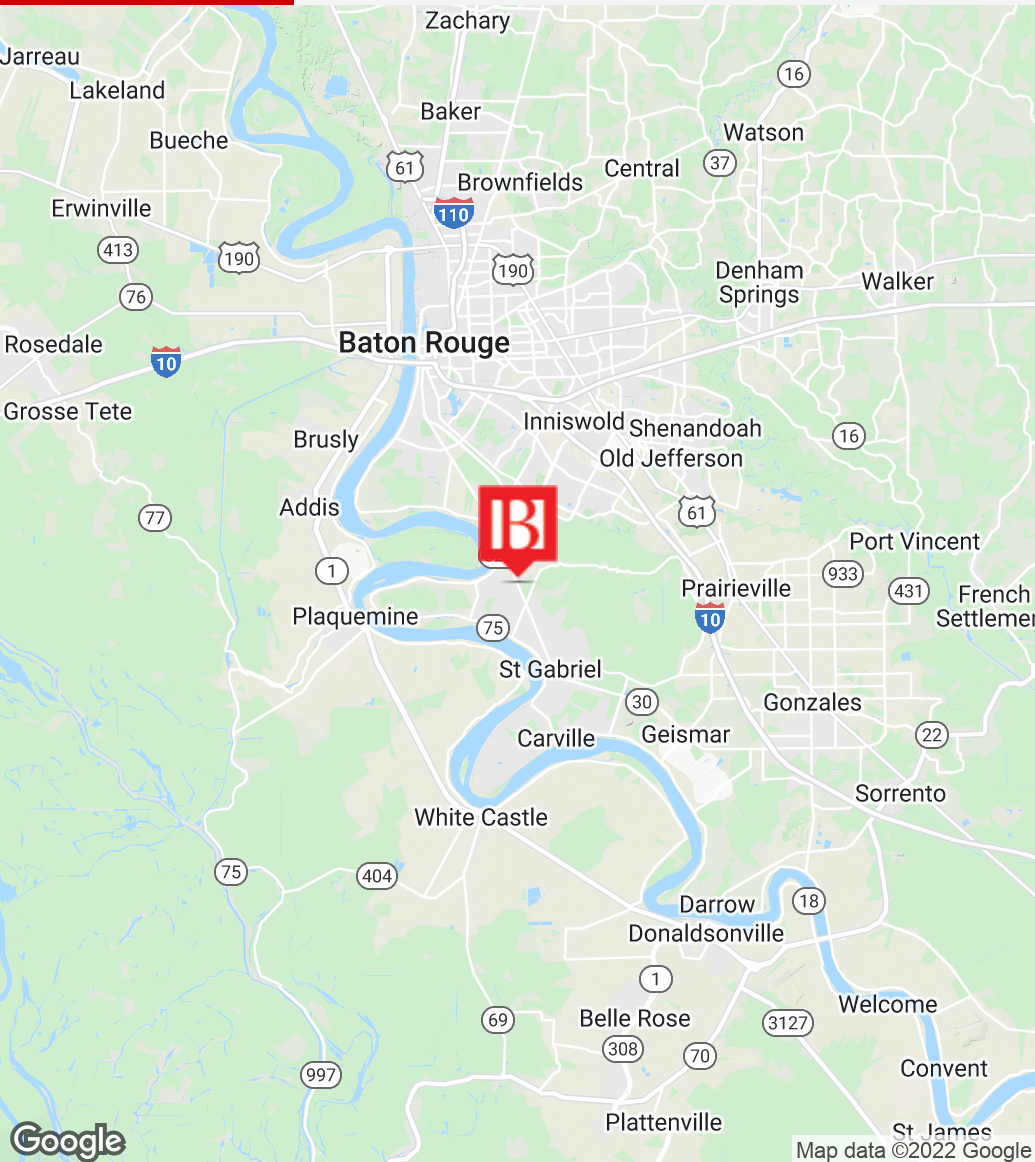
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## LOCATION MAP



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EXTERIOR PHOTO



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INTERIOR PHOTO



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## TRAFFIC COUNTS



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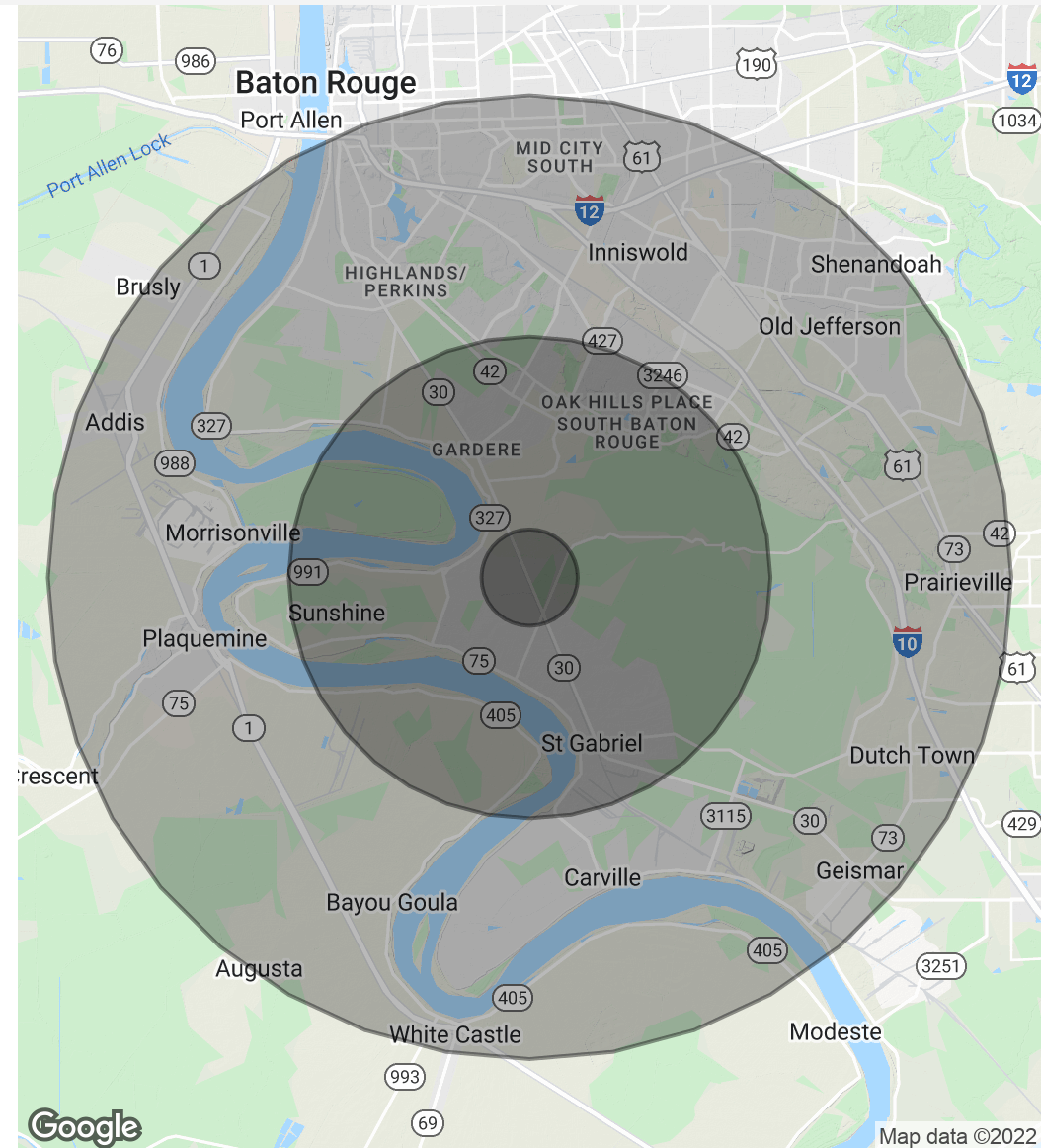
## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	403	12,398	150,043
Average Age	37.6	37.6	34.6
Average Age (Male)	38.0	36.7	33.0
Average Age (Female)	37.1	38.1	36.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	67	3,198	56,923
# Of Persons Per HH	6.0	3.9	2.6
Average HH Income	\$63,909	\$115,437	\$85,919
Average House Value	\$145,128	\$355,560	\$272,298

\* Demographic data derived from 2010 US Census



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