



# Goodwood Village Shopping Center

RETAIL PROPERTY FOR LEASE

711 Jefferson Hwy Baton Rouge, LA 70806

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## PROPERTY SUMMARY



## Property Highlights

- Retail Space Available For Lease
- Shopping Center Is An Original A Hays Town Design With Spanish Style Exterior Finishes Surrounded By Beautiful Oak Trees
- Excellent Location Minutes From Downtown, Near Government St., With Immediate Access To Jefferson Hwy, Claycut Rd, and Goodwood Ave
- Center Has A Strong Tenant Mix That Is Anchored By Monjuni's Grocery, And Includes Moe's Art Supply & Framing, Brew Ha-Ha, Painting With A Twist, Cutrone's Barber Shop, Feeney LeDoux Salon, Renew Pilates, Acupuncture Wellness Center, and Allstate
- Zoned Commercial (C1)

## Offering Summary

|                  |              |
|------------------|--------------|
| Lease Rate:      | \$17.00 PSF  |
| Lease Type:      | NNN          |
| Size Available:  | 915-1,910 SF |
| Total Available: | 2,825 SF     |

| Spaces | Lease Rate | Space Size |
|--------|------------|------------|
|--------|------------|------------|

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## EXECUTIVE SUMMARY



### Offering Summary

|                    |                   |
|--------------------|-------------------|
| Lease Rate:        | \$17.00 PSF       |
| Lease Type         | NNN               |
| NNN Rate:          | \$5.01 PSF        |
| Size Available:    | 915-1,910 SF      |
| Building Size:     | 25,903 SF         |
| Frontage:          | 400 ft            |
| Vehicles Per Day:  | 17,403 VPD        |
| Current Condition: | Second Generation |
| Submarket:         | Mid City          |

### Location Overview

Mid City retail space located within Goodwood Village. Situated in an excellent location minutes from Downtown, near Government St., with immediate access to Jefferson Hwy, Claycut Rd, and Goodwood Ave. Surrounded by residential neighborhoods with over 4,000 homes within a one (1) mile radius. Goodwood Village offers instant visibility with 400 ft of frontage and traffic counts of over 17,000 vehicles per day. The purpose of the C1 zoning district is to permit retail commercial uses serving the surrounding community.

### Spaces

### Lease Rate

### Space Size

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## LOCATION MAPS



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EXTERIOR PHOTO



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EXTERIOR PHOTO



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## ZONING MAP



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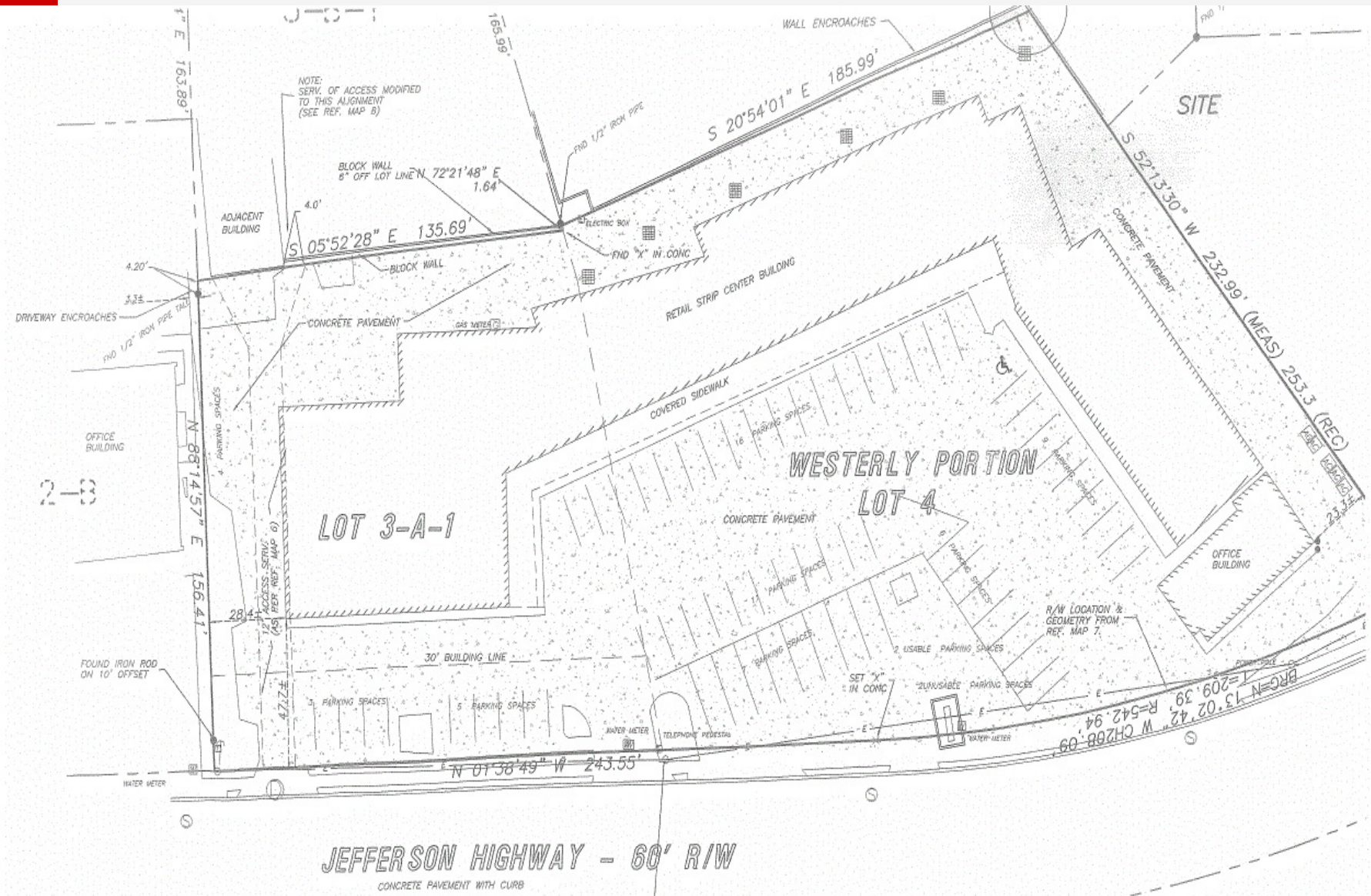




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## SITE PLAN



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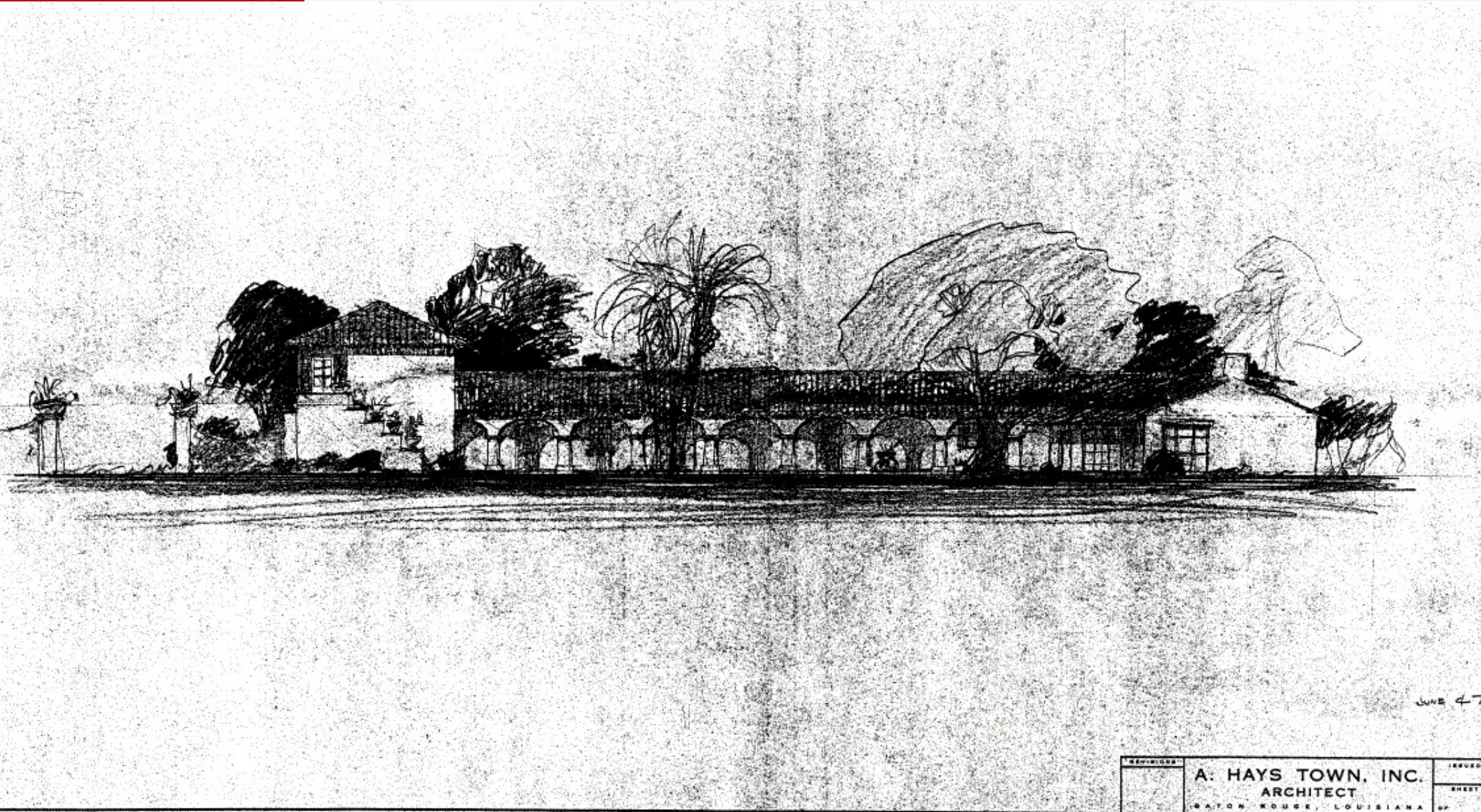




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A HAYS TOWN BLUEPRINT



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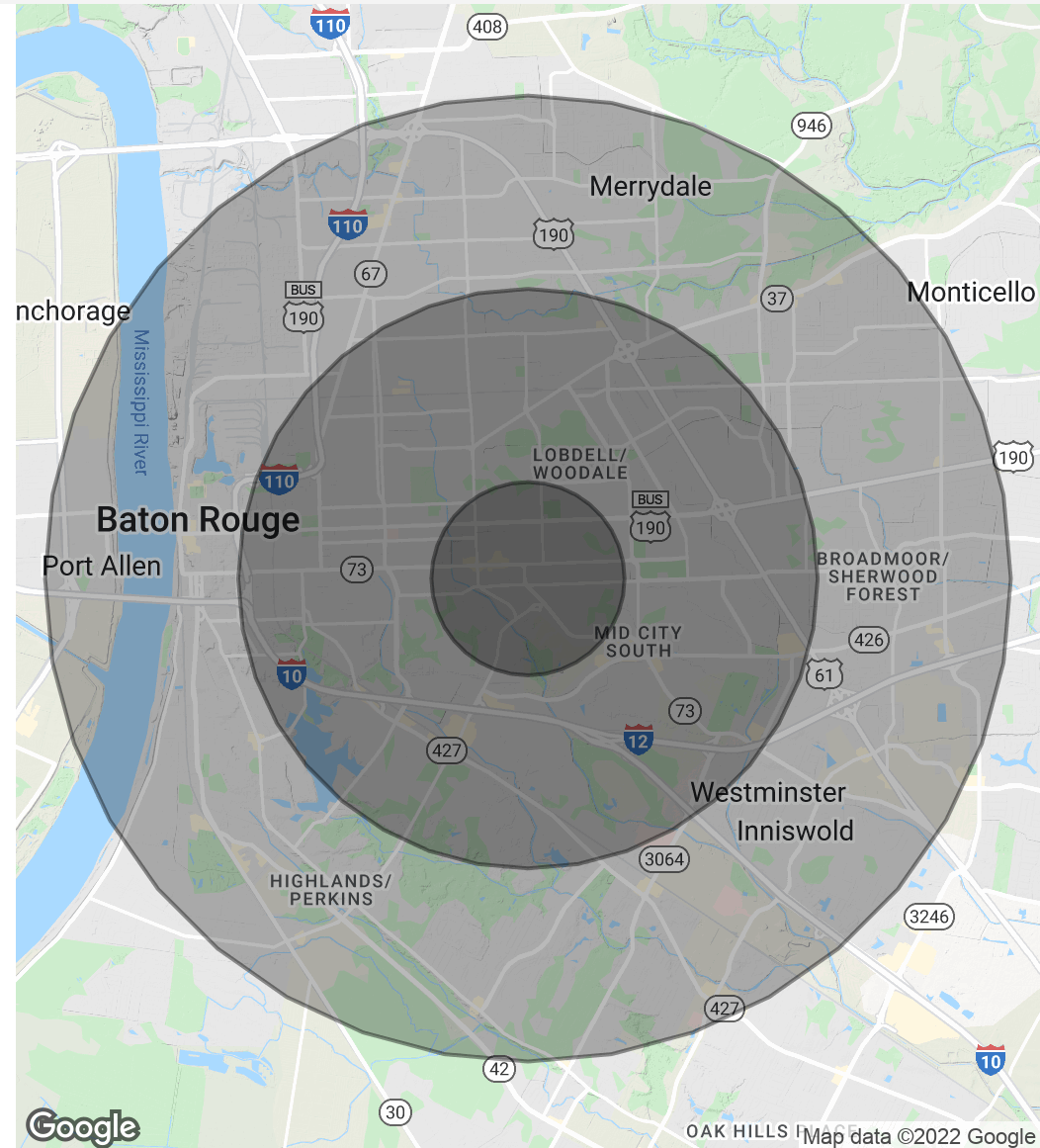
## DEMOGRAPHICS MAP & REPORT

| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 9,230  | 83,282  | 208,242 |
| Average Age          | 36.3   | 34.7    | 33.3    |
| Average Age (Male)   | 35.0   | 32.0    | 30.6    |
| Average Age (Female) | 37.9   | 37.3    | 35.8    |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,082     | 34,273    | 82,293    |
| # Of Persons Per HH | 2.3       | 2.4       | 2.5       |
| Average HH Income   | \$71,799  | \$64,335  | \$59,901  |
| Average House Value | \$299,488 | \$275,829 | \$244,015 |

\* Demographic data derived from 2010 US Census



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