



PROPERTY ONE

FOR LEASE

# WILLOWBROOK CENTER

18181 Jefferson Hwy., Baton Rouge, LA 70817



*Presented by:*

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LEASE RATE	\$20.00 - 22.00 SF/yr
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OFFERING SUMMARY	
Building Size:	21,000 SF
Available SF:	1,500 - 1,730 SF
Lease Type:	NNN
Lot Size:	2.18 Acres
Year Built:	2016
Zoning:	ISPUD
Market:	Baton Rouge

LOCATION OVERVIEW

This newly constructed neighborhood shopping center is located at the busy intersection of Old Jefferson Highway and Hoo Shoo Too Road in the southern most portion of East Baton Rouge Parish. Old Jefferson sees heavy daily traffic with commuters traveling to and from Ascension Parish. There are approximately 2,800 households within a 1-mile radius of the center.

Cotenants include: Red Stick Pharmacy, Urban Lash, Hyper Fitness, Just Wingin It, The Loft Nails & Spa & Dental Office (under construction).

SPACES	LEASE RATE	SPACE SIZE
Suite 102	\$20.00 SF/yr	1,730 SF
Suite 111	\$22.00 SF/yr	1,500 SF



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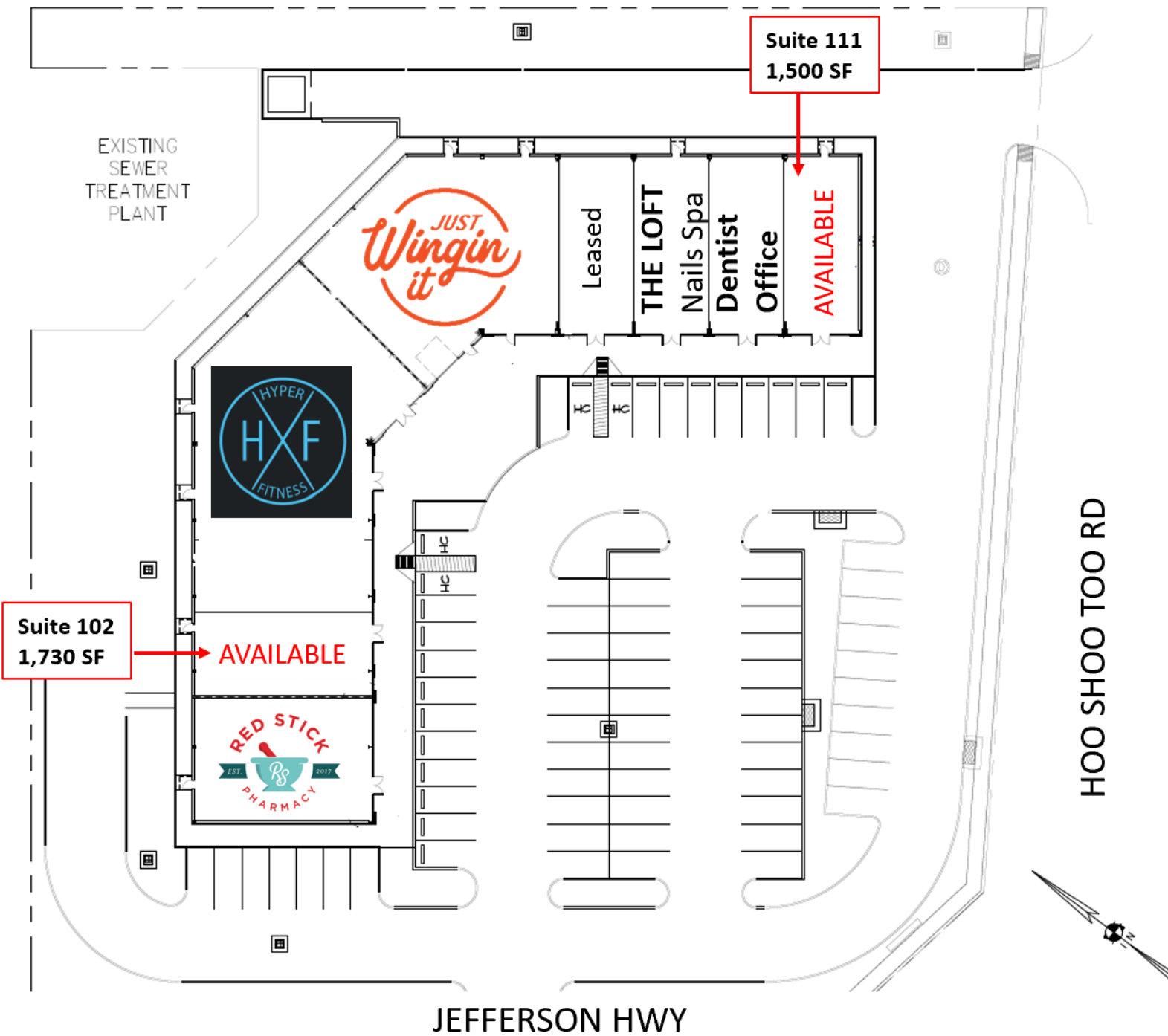
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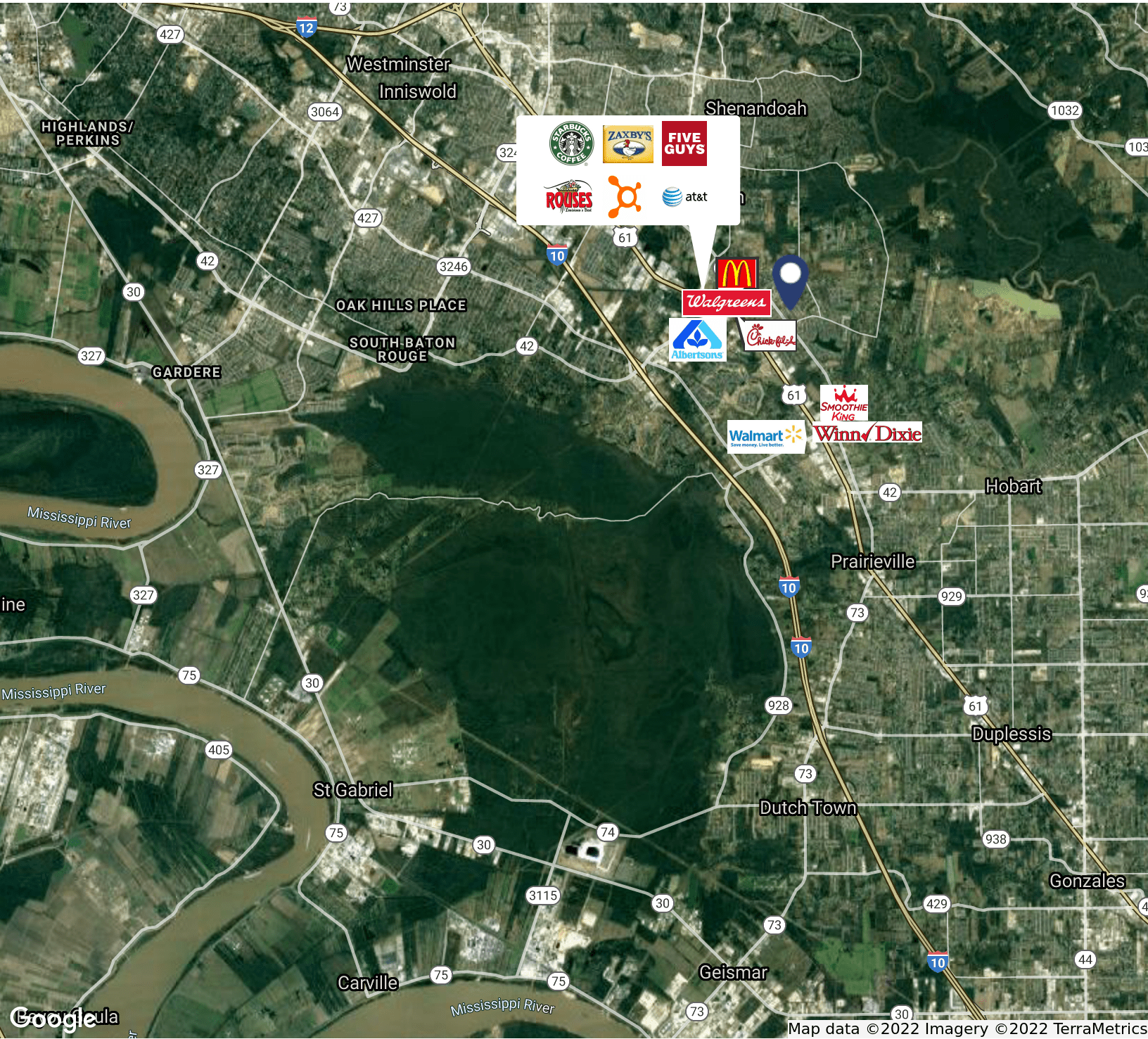
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Willowbrook Center  
Ring band of 0 - 1 miles

Total Population

6,797

With growth of 0.1%, the population is expected to reach 6,813 by 2023

Total Households

2,892

An estimated 3.8% households live below the poverty line while 4.3% have \$200,000 or more in disposable income.

Median Age

36.7

23.8% are under 18, 63.3% 18-65 and 12.9% 65 or older.

Disposable Income

\$72,478

Household expenditure is \$93,949 per year, with \$4,341 spent eating out, \$10,799 on transport and \$28,139 on retail.

Home Value

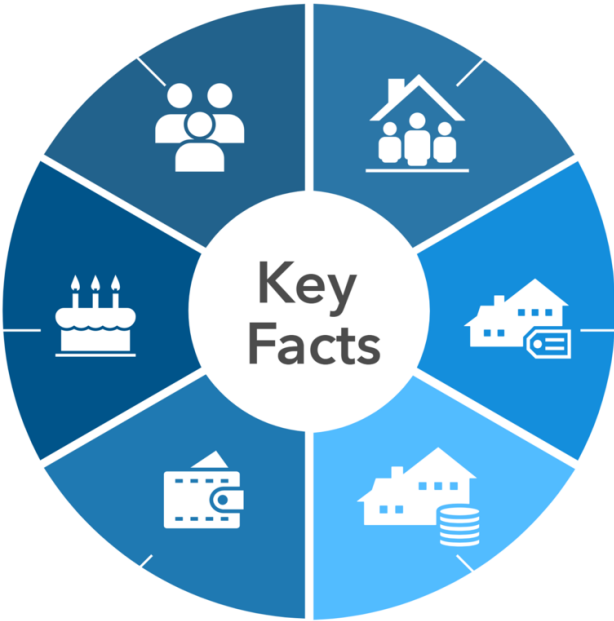
\$270,499

Home ownership rate is 83.7%, representing 2,421 homes while 5.7% are vacant.

Household Income

\$86,664

With an average of 2.32 people per household, the per capita income is \$47,128.



Source: Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2027, 2022, 2016-2020



# Customer Information Form

## What Customers Need to Know When Working With Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

\_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

