



SUITES FOR LEASE AT WHITE OAK VILLAGE SHOPPING CENTER

4606 JONES CREEK RD BATON ROUGE, LA 70816



OFFERED: FOR LEASE

LEASE RATE: \$12.00 SF/YR (\$1,279 - 1,835/MO)

2 SUITES AVAILABLE | ±1,010 - 1,450 SF | NNN

- Located near intersection of Jones Creek Rd / Coursey Blvd
- 30,000+ Daily traffic to this area
- Adjacent to new D.R. Horton community, Bellacosa

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | March 2024

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Retail suites for lease in White Oak Village Shopping Center.
- White Oak Village is a shopping center located close to the Jones Creek Rd / Coursey Blvd intersection and adjacent to the new D.R. Horton community, Bellacosa.
- Daily traffic counts at the nearby intersection are 30,000+.
- This corridor of Jones Creek and Coursey is dense with local and national retailers. Notable retailers in the area include: Walmart Neighborhood Market, Albertsons, Celebrity Theatres (Baton Rouge 10), Hi Nabor, Waffle House, Walgreens, CVS, Portobello's, Raising Cane's, UPS, Jiffy Lube, Outback Steakhouse, McDonalds, Subway, Dominos, Dollar Tree, Family Dollar, Mary Lee Donuts, Smoothie King, Burger King, Circle K, Popeyes, Snap Fitness, and others.
- Existing tenants in White Oak Village include All State Insurance, Barks & Bows, Imagination LLC, SKYN Wax Lounge, Sunshine Massage, Just Tease - The Salon, Instant Vintage Barber, Sweet B Pastries.
- NNN fees are ±\$3.19/SF/YR

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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	NNN Fees:	\$3.19 SF/YR
Total Space:	±1,010 - 1,450 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
160	Available	1,450 SF	NNN	\$12.00 SF/yr	\$1,835/mo
200	Available	1,010 SF	NNN	\$12.00 SF/yr	\$1,279/mo

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INTERIOR PHOTOS



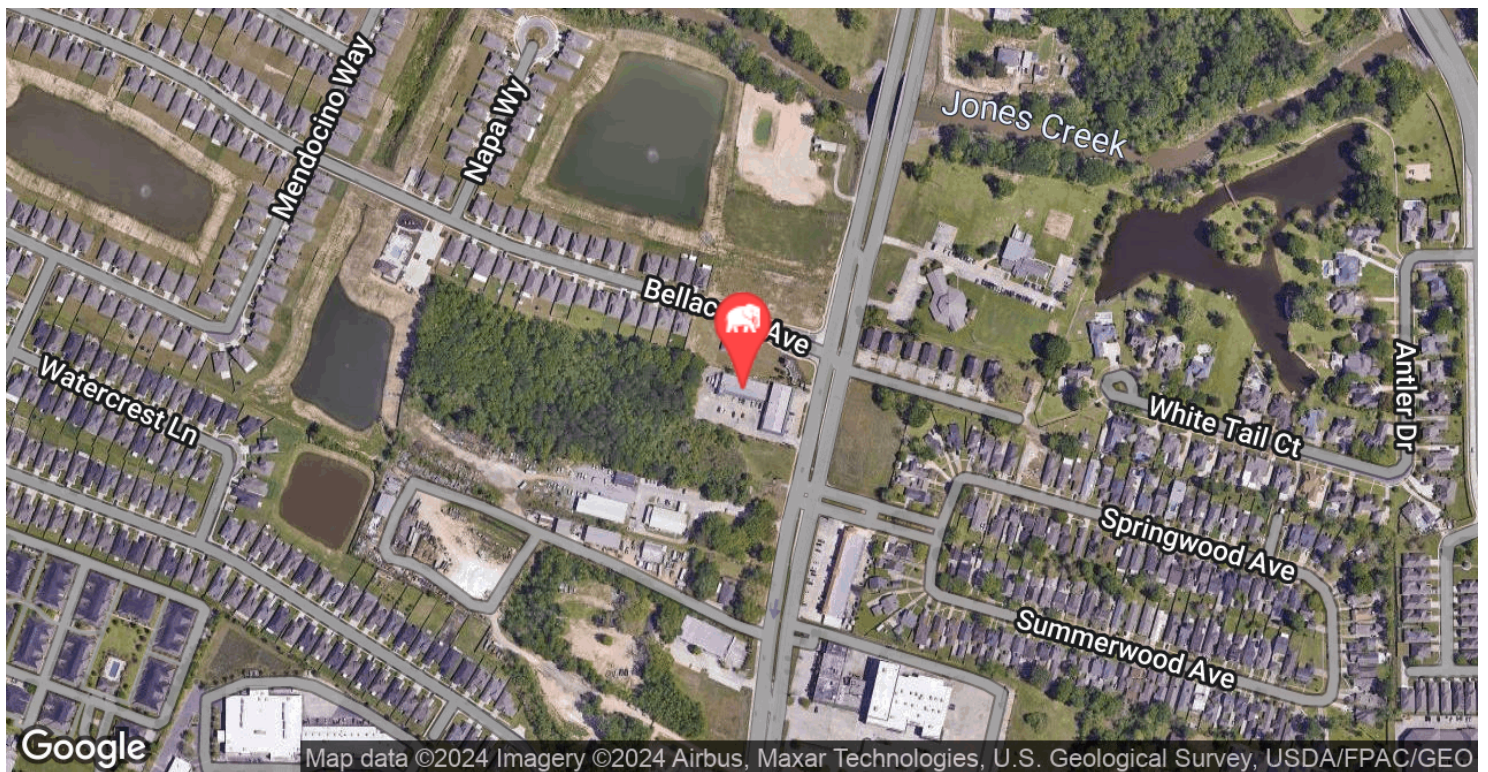
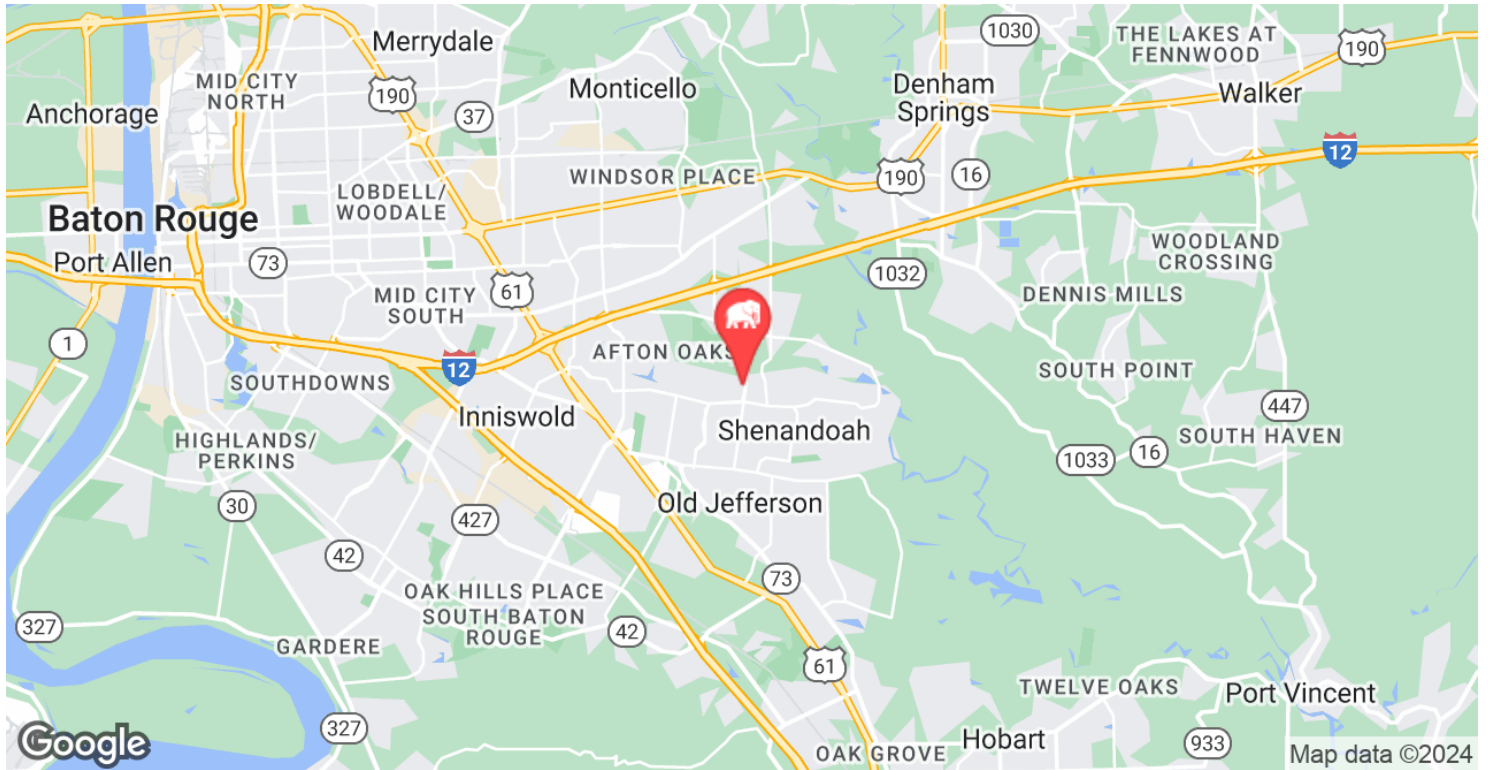
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LOCATION MAP

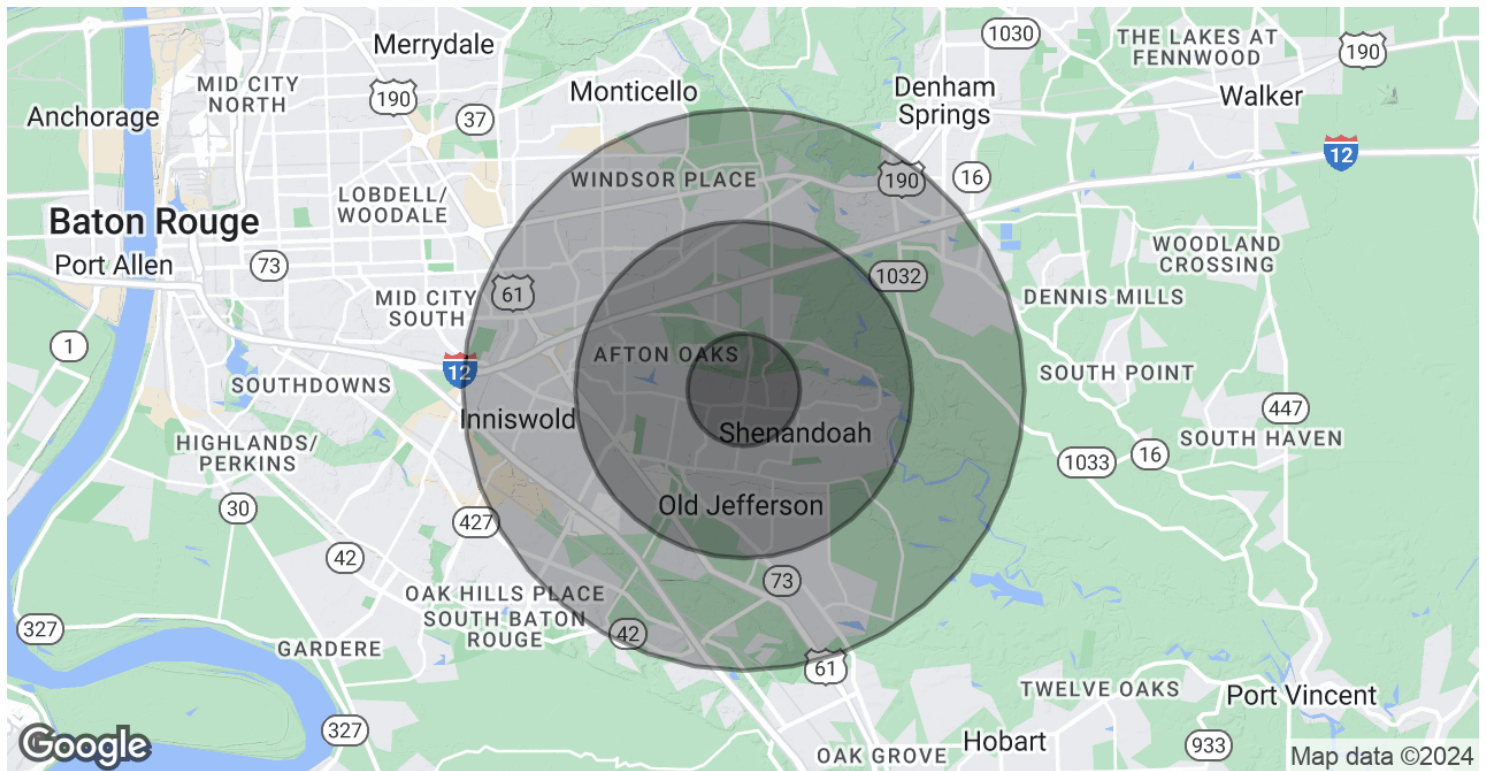


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,588	63,637	139,550
Average age	38.1	36.0	35.2
Average age (Male)	37.5	34.9	33.5
Average age (Female)	39.8	37.5	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,018	25,982	55,618
# of persons per HH	2.5	2.4	2.5
Average HH income	\$89,938	\$78,470	\$73,807
Average house value		\$214,441	\$218,990

* Demographic data derived from 2020 ACS - US Census

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