

# Bluebonnet Square Shopping Center

RETAIL FOR LEASE

10330 AIRLINE HW, BATON ROUGE, LA 70809



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10330 Airline Hwy, Baton Rouge, LA 70809

## PROPERTY SUMMARY



## Property Description

Bluebonnet Square is a 41,356 SF neighborhood center situated on the hard corner of Airline Hwy and Bluebonnet Blvd. Located in the demographic center of the city, Bluebonnet Square sees excellent traffic counts of approximately 45,000 VPD and benefits from a population of over 70,000 within a 3-mile radius. The property has excellent access to Greater Baton Rouge via I-12 and Airline Hwy.

The healthy tenant mix includes CC's Coffee House; recruitment centers for the Navy, Air Force, Army, and Air National Guard; Elgin's Fine Jewelry; Rubymed; Subway; and more.

The center is further benefiting from robust development in the immediate area, with a 300-unit apartment complex planned adjacent to the center and another 126-unit complex recently completed in the immediate vicinity. Costco and Floor & Decor also recently opened within 1-mile of the site.

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## Offering Summary

Lease Rate:	\$19.75 - \$19.95 PSF
Lease Type:	NNN
Lot Size:	3.66 Acres
Building :	41,356 SF

## Highlights

- Anchor, Inline, Restaurant, and Pad Site Opportunities
- Excellent Traffic Counts and Visibility from Airline Hwy
- Located in the Demographic Center of Baton Rouge



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LEASE SPACES

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite B-1 / B-2	Available	6,900 SF	NNN	\$19.95 SF/yr	6,900 SF anchor space. Measures approximately 79' x 88'. Top panel on pylon signage.
Suite B-4	Available	1,600 SF	NNN	\$19.75 SF/yr	Inline Retail Suite Measuring 20' x 80'.
Suite B-8	Available	1,242 SF	NNN	\$19.75 SF/yr	Inline Retail Suite.
Pad Site	Available	2,200 SF	NNN	\$39.75 SF/yr	2,200 SF Pad Site Adjacent to CC's Coffee House. Available for BTS.

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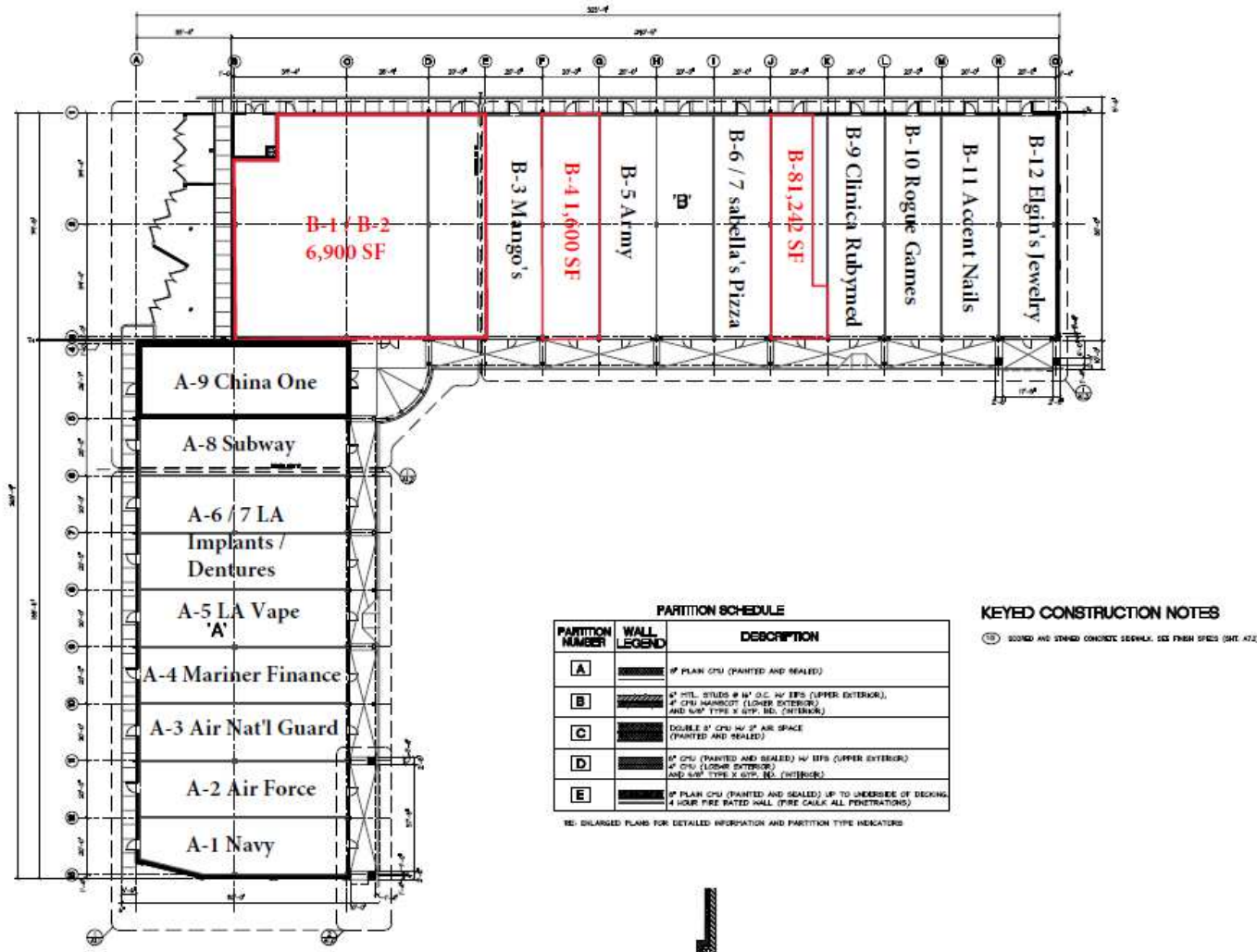
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# Bluebonnet Square

10330 Airline Hwy Baton Rouge, LA 70816

## AVAILABLE SPACE PLAN



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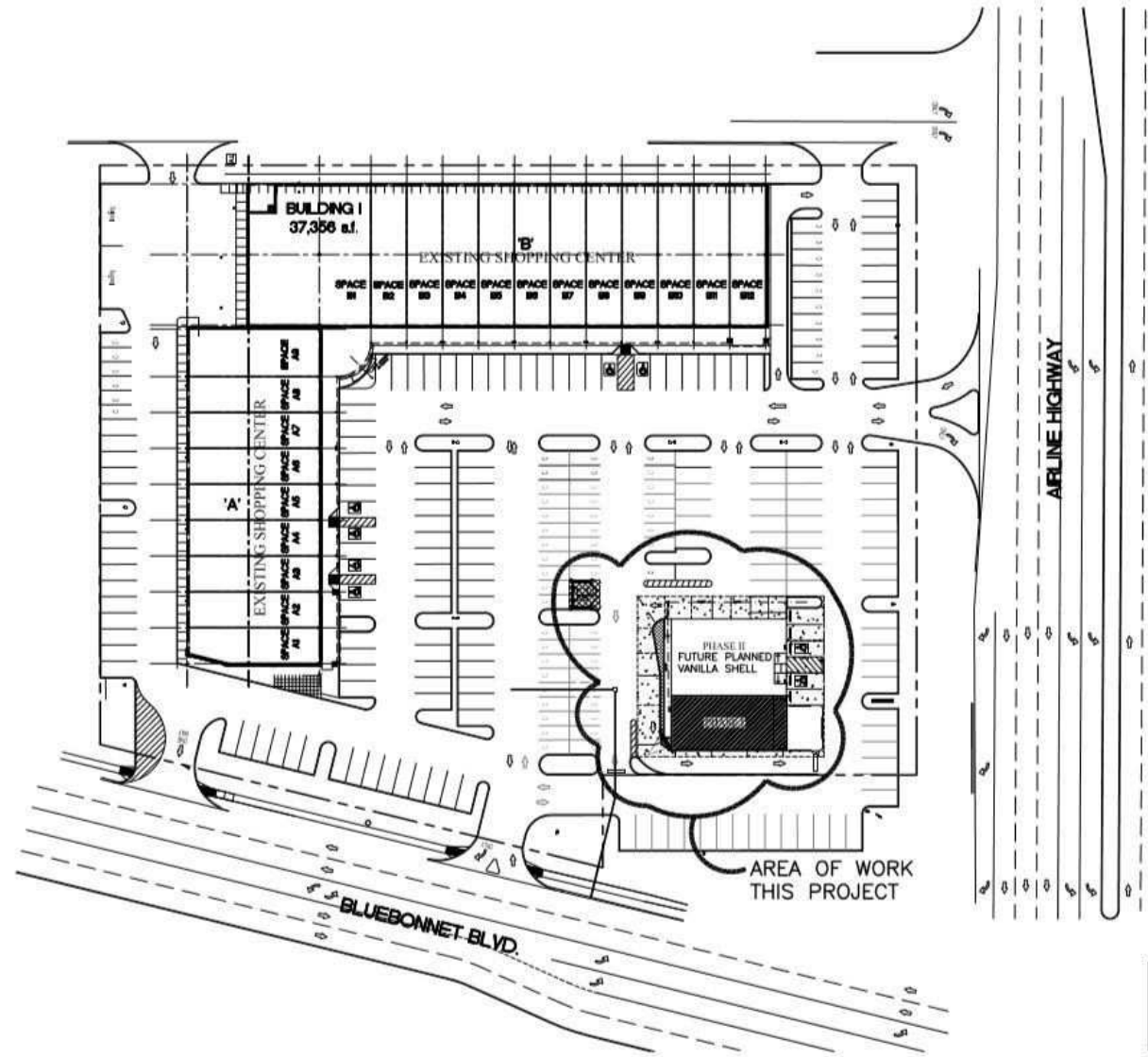




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## SITE PLAN



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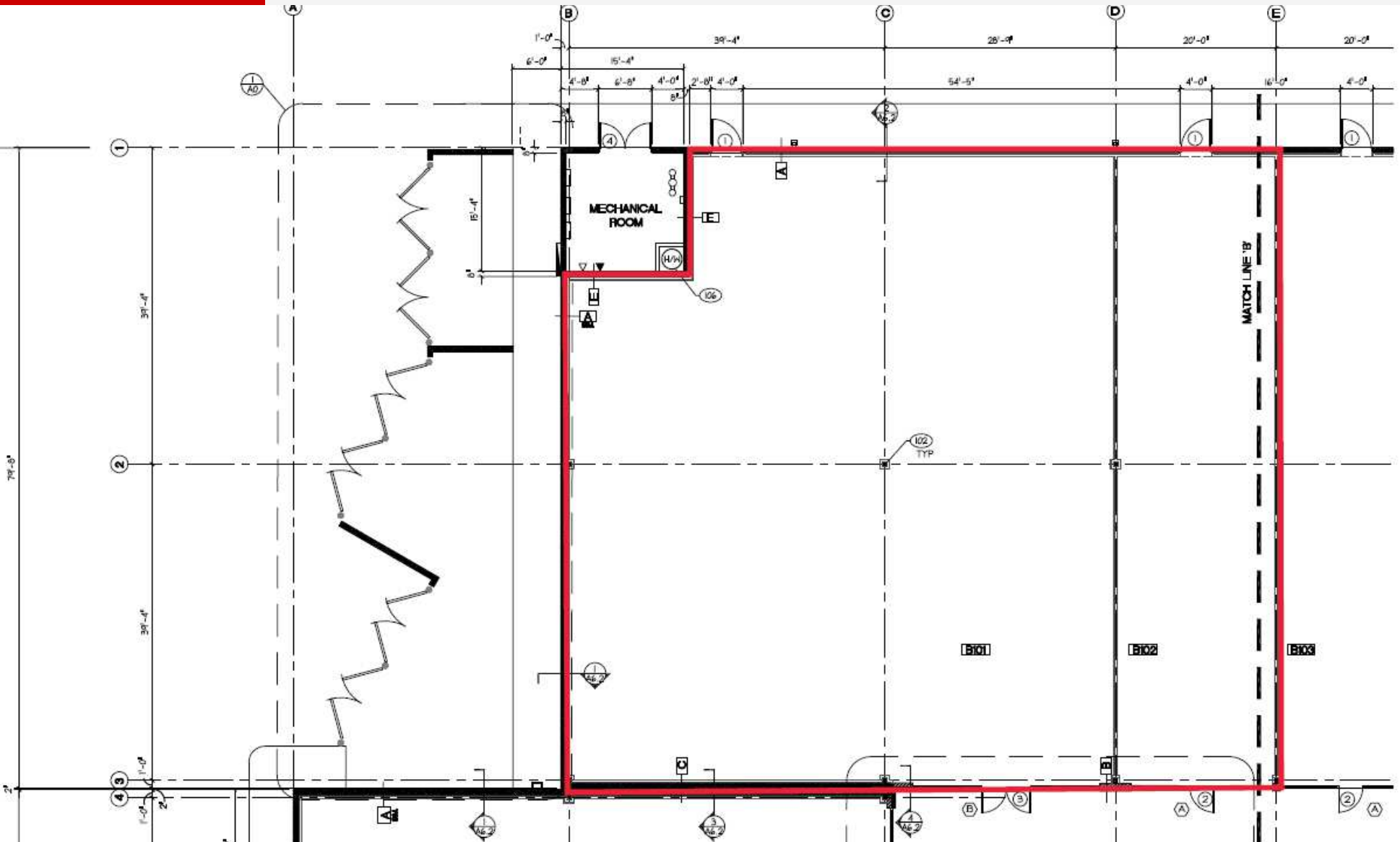
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B/1 / B-2 FLOOR PLAN



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**B-1 / B-2 EXISTING CONDITION PLAN**



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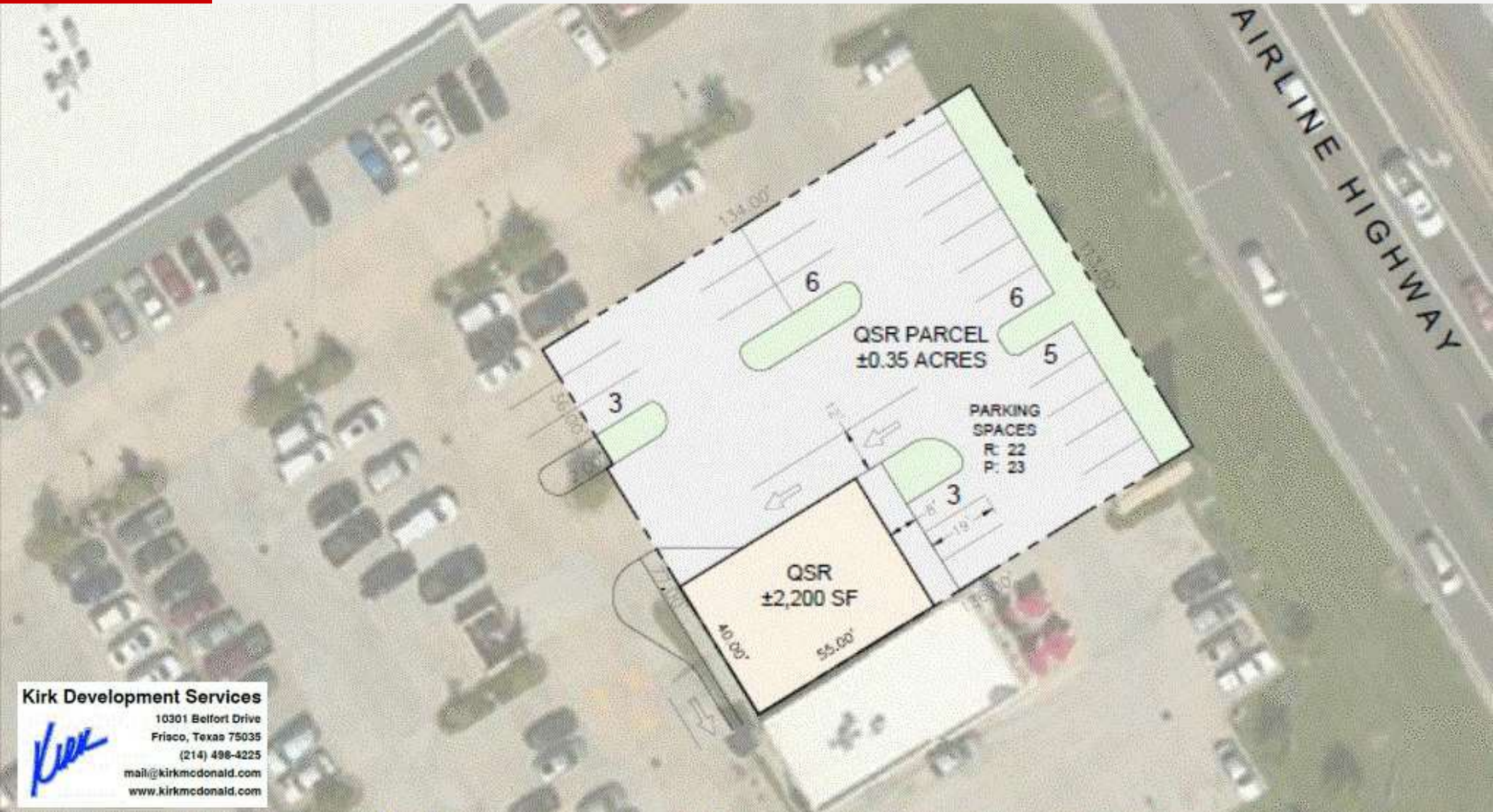




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## PAD SITE PLAN



### Kirk Development Services

10301 Belfort Drive  
Frisco, Texas 75035  
(214) 496-4225  
mail@kirkmcDonald.com  
www.kirkmcDonald.com

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## RETAILER MAP



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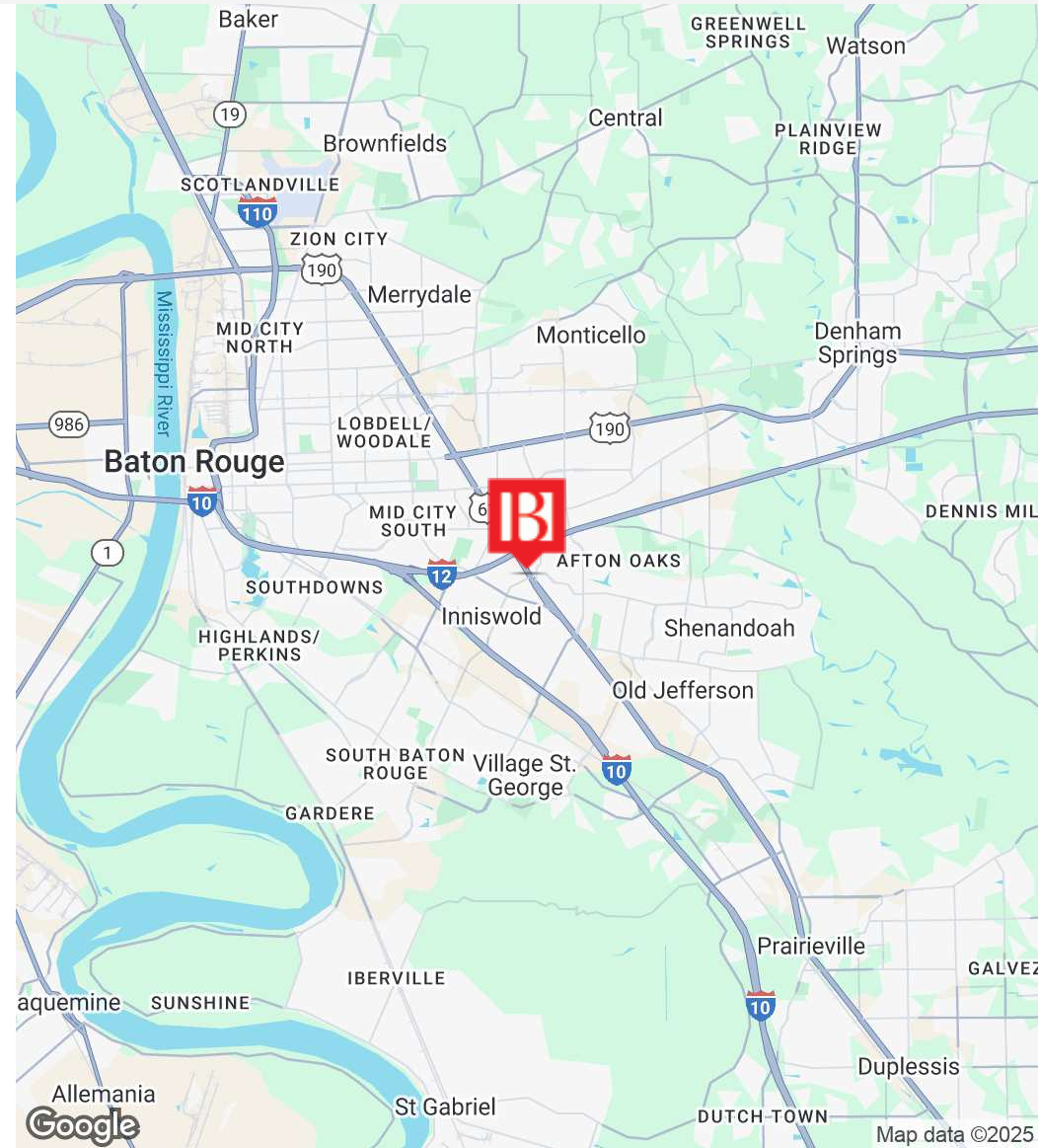
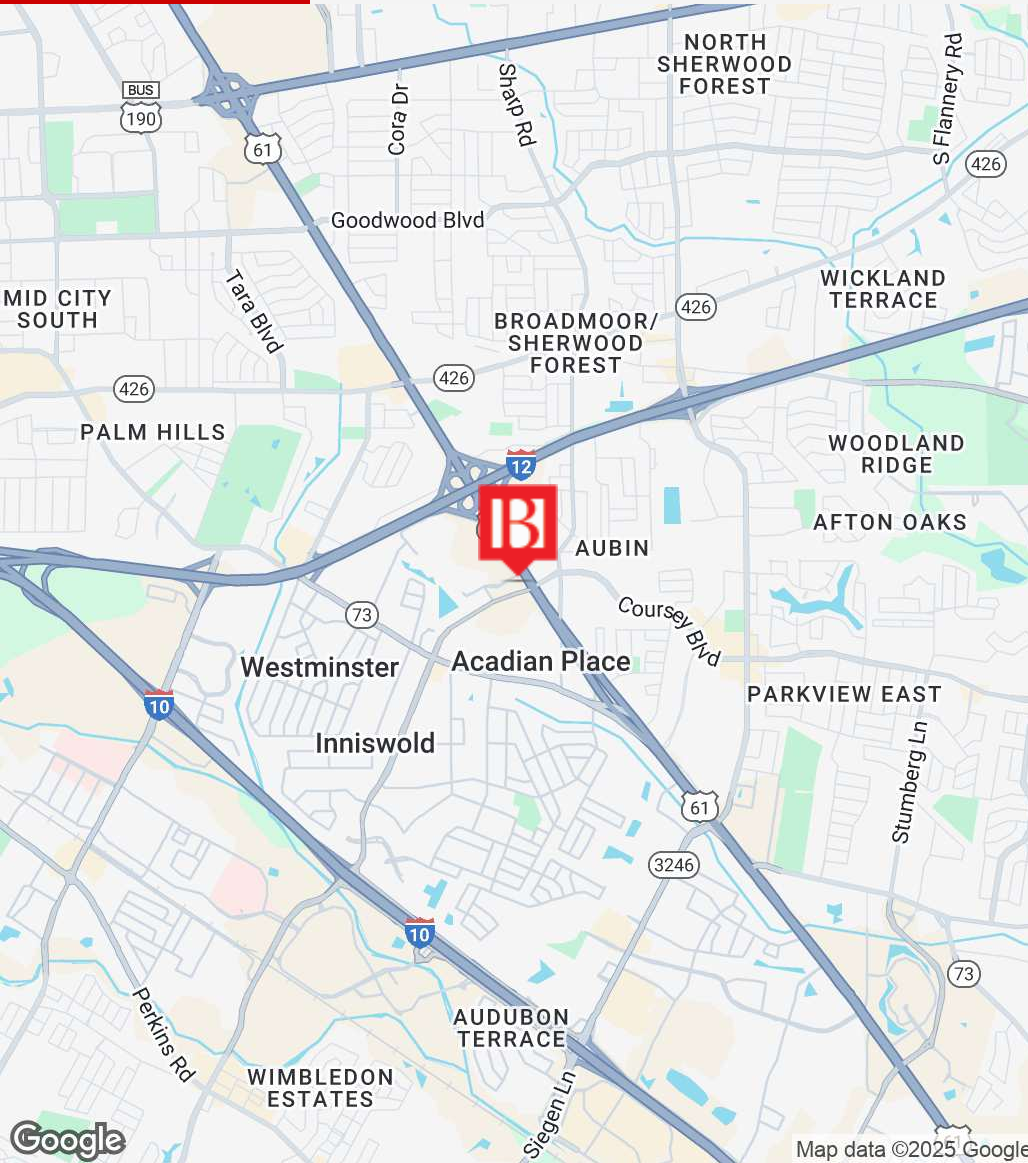




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## LOCATION MAPS



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## ADDITIONAL PHOTOS



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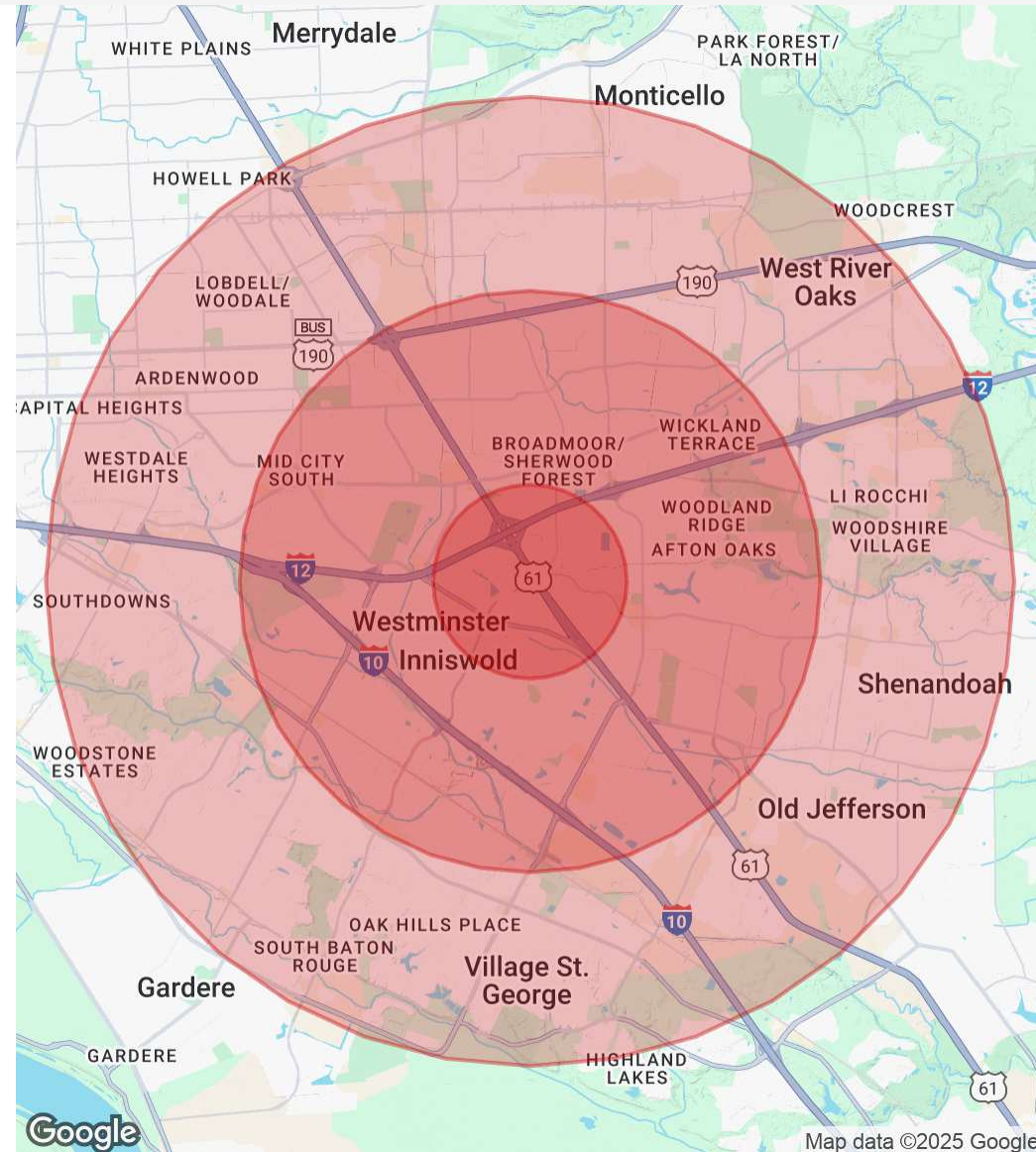
## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	8,595	73,646	186,553
Average Age	36.9	37.4	36.2
Average Age (Male)	33.0	34.6	33.9
Average Age (Female)	38.4	39.7	38.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,154	32,226	77,681
# Of Persons Per HH	2.1	2.3	2.4
Average HH Income	\$62,069	\$72,941	\$74,283
Average House Value	\$199,320	\$230,949	\$236,833

\* Demographic data derived from 2020 ACS - US Census



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