



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

HIGHLAND COMMONS SHOPPING CENTER FOR LEASE

**17002 Jefferson Hwy
Baton Rouge, LA 70817**

JACK HERRINGTON, CCIM
Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

HIGHLAND COMMONS SHOPPING CENTER

17002 JEFFERSON HWY, BATON ROUGE, LA 70817

FOR LEASE

10,044 SF

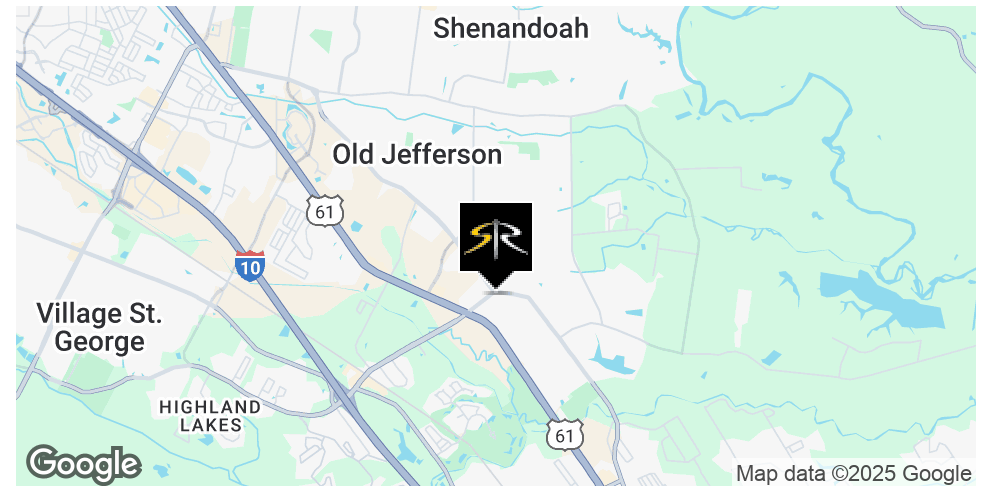


OFFERING SUMMARY

Lease Rate:	\$1,800.00 per month (NNN)
Building Size:	10,044 SF
Available SF, Suite E:	1,200 SF

PROPERTY HIGHLIGHTS

- Prime retail/office space available in Highland Commons Shopping Center at the corner of Highland Road and Jefferson Highway.
- This highly accessible location serves both East Baton Rouge and Ascension Parish, just 5 minutes from Ascension Parish, 6 minutes from the Highland Road interstate, and seconds from Airline Highway.
- The space features a clean, modern interior with bright spotlight lighting, an efficient rectangular floor plan, office or storage area in the rear, and a conveniently located restroom at the front.



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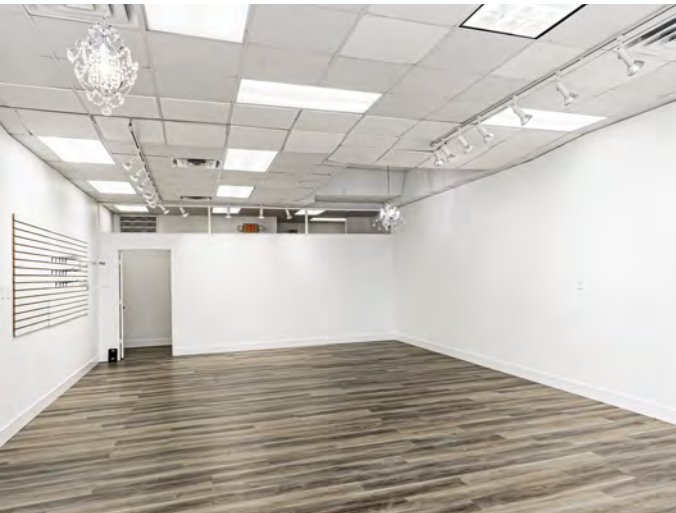
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FOR LEASE: SUITE E

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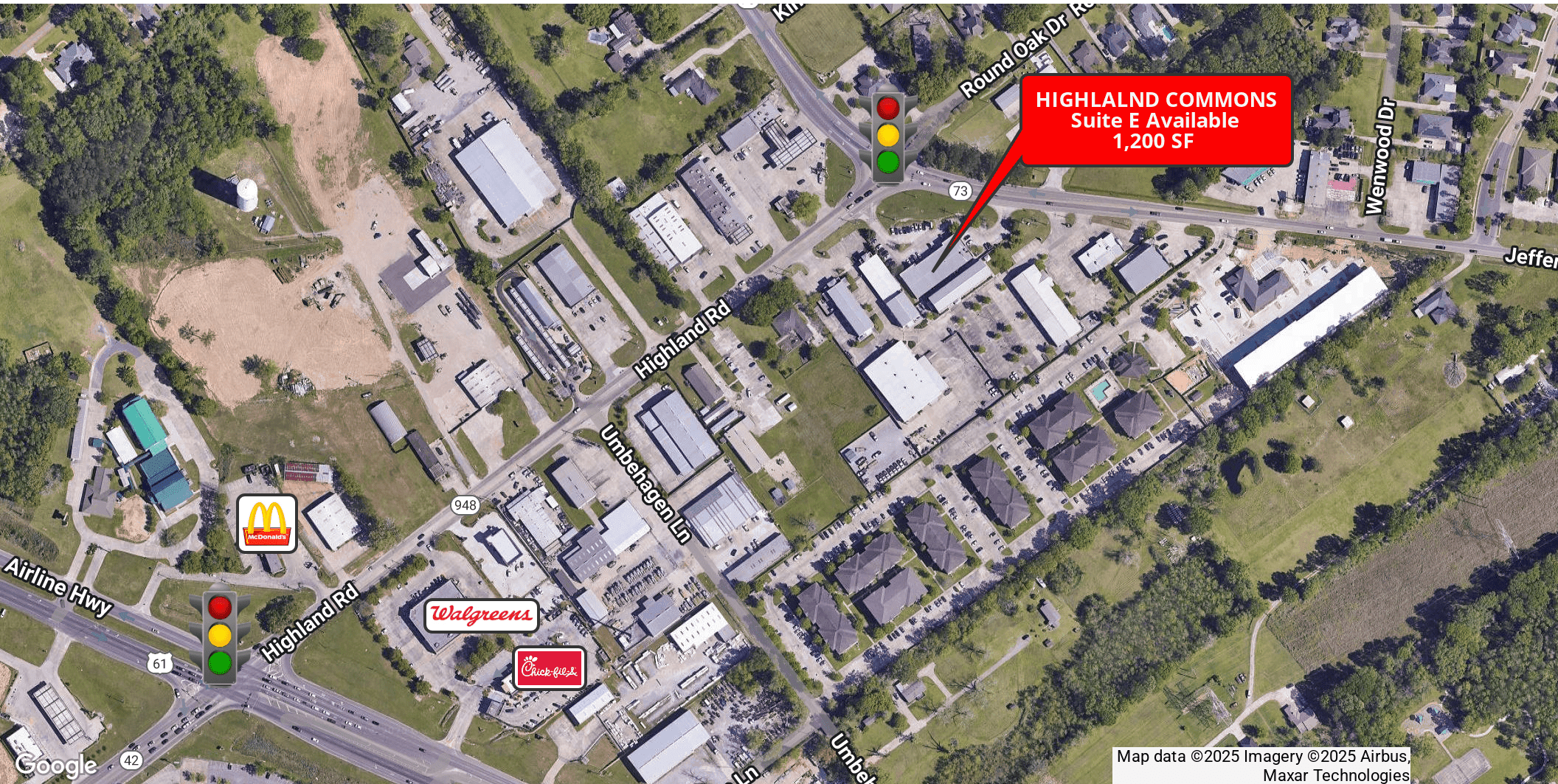
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AERIAL I

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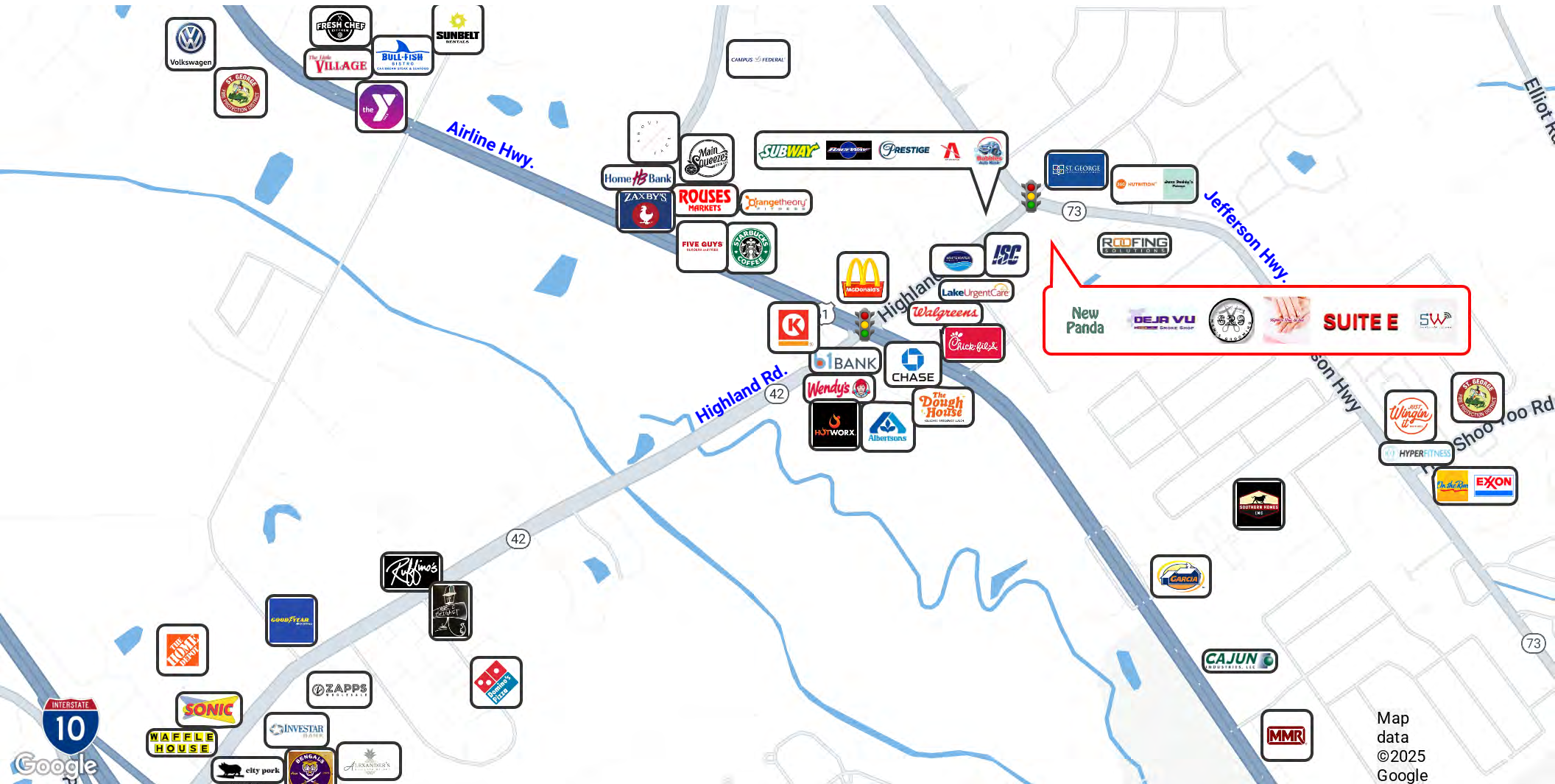


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Map
data
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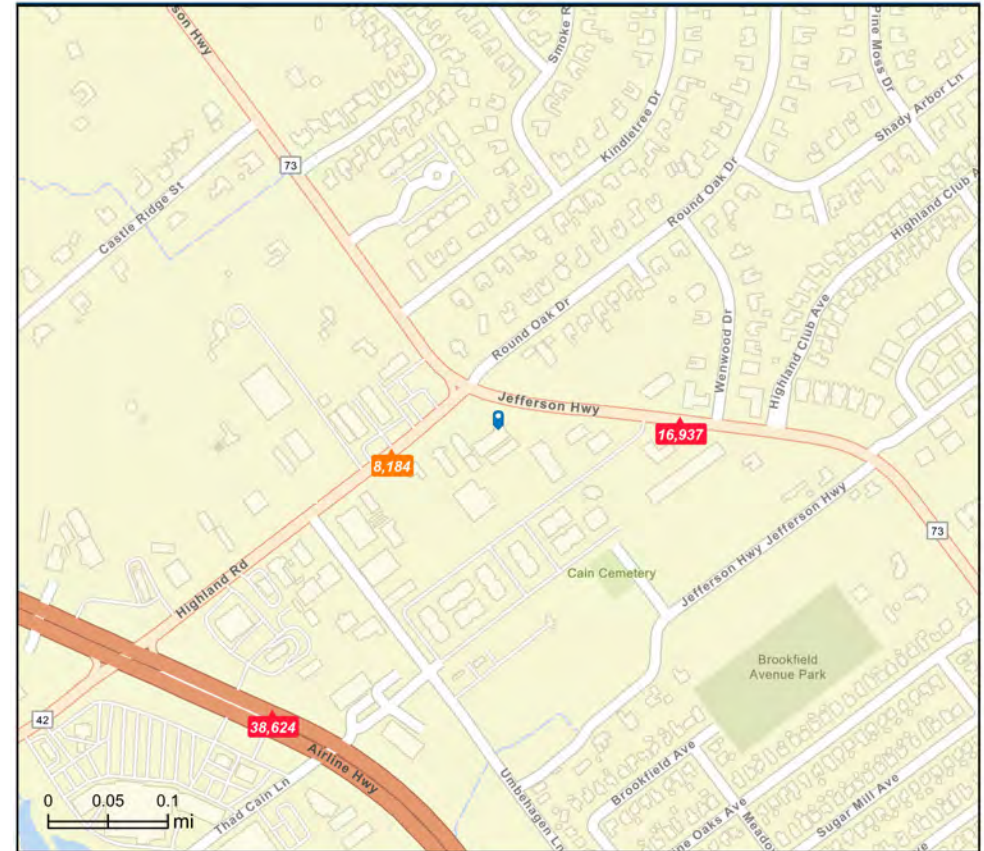
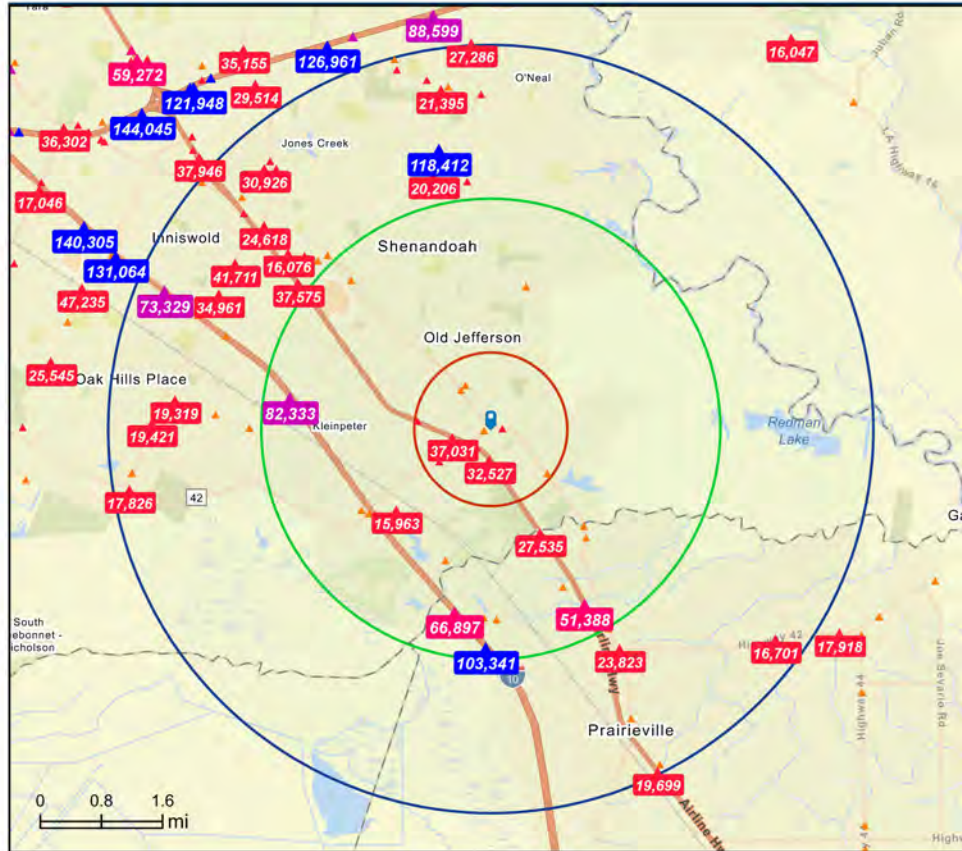
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TRAFFIC COUNT MAPS

HIGHLAND COMMONS SHOPPING CENTER

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10,044 SF



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



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 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
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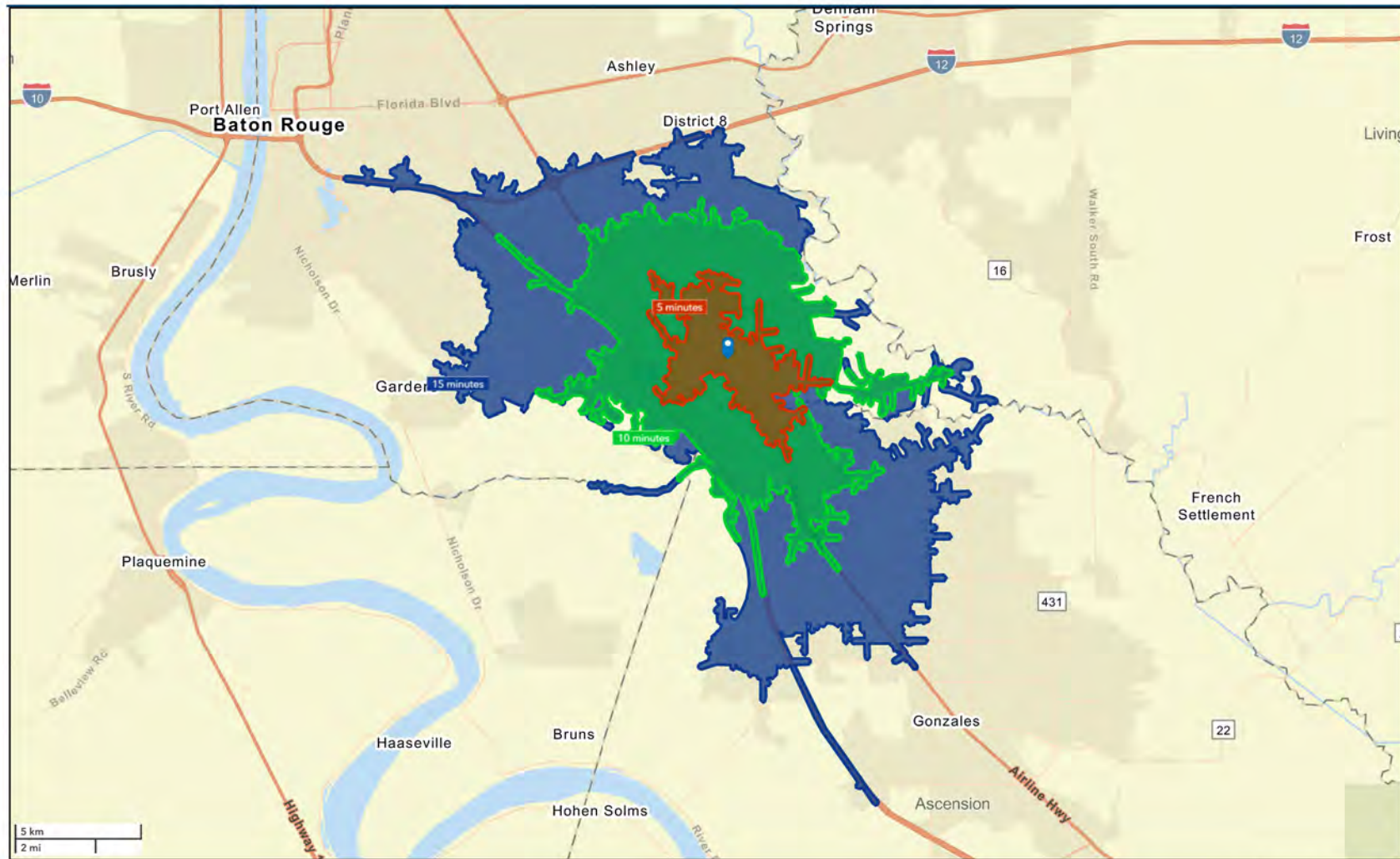


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DRIVE TIME MAP: 5, 10, 15 MINUTES HIGHLAND COMMONS SHOPPING CENTER

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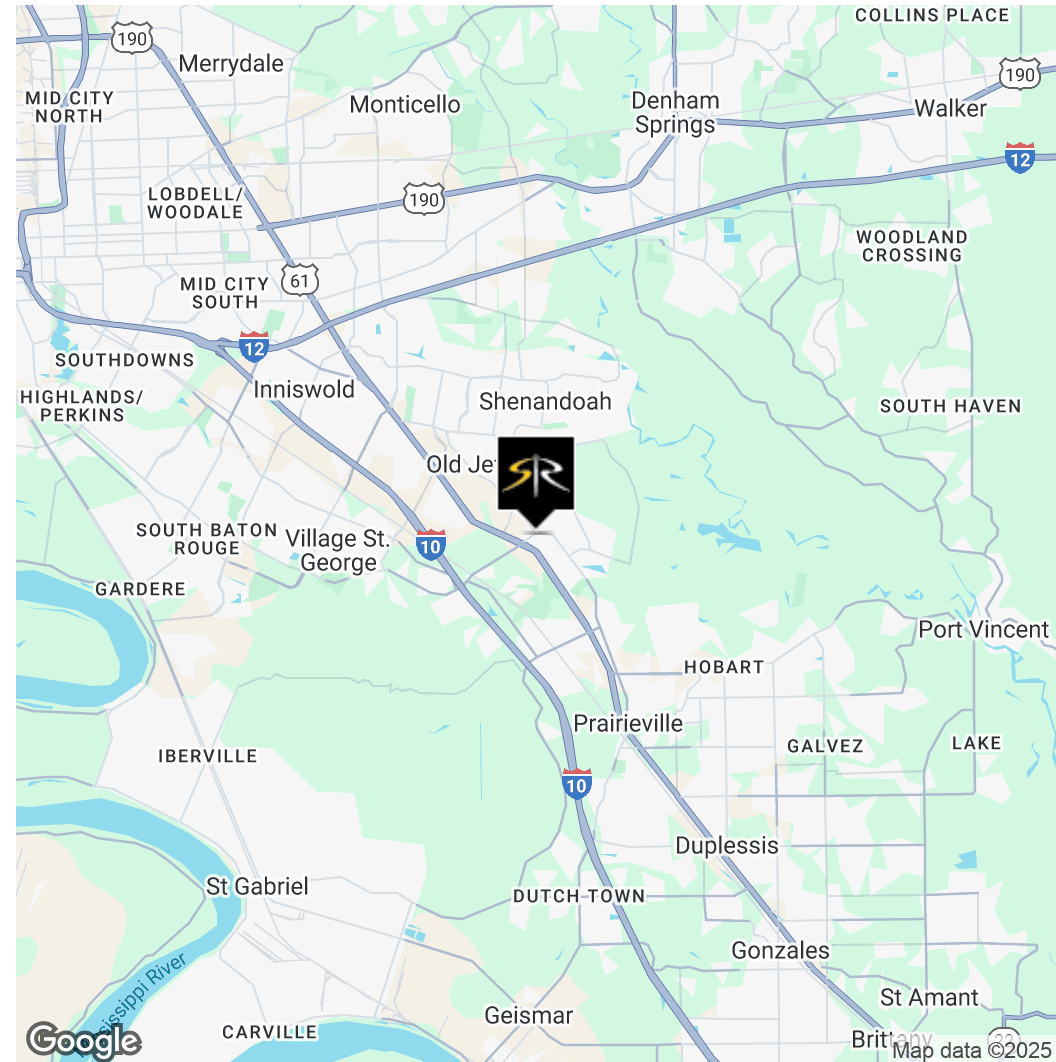
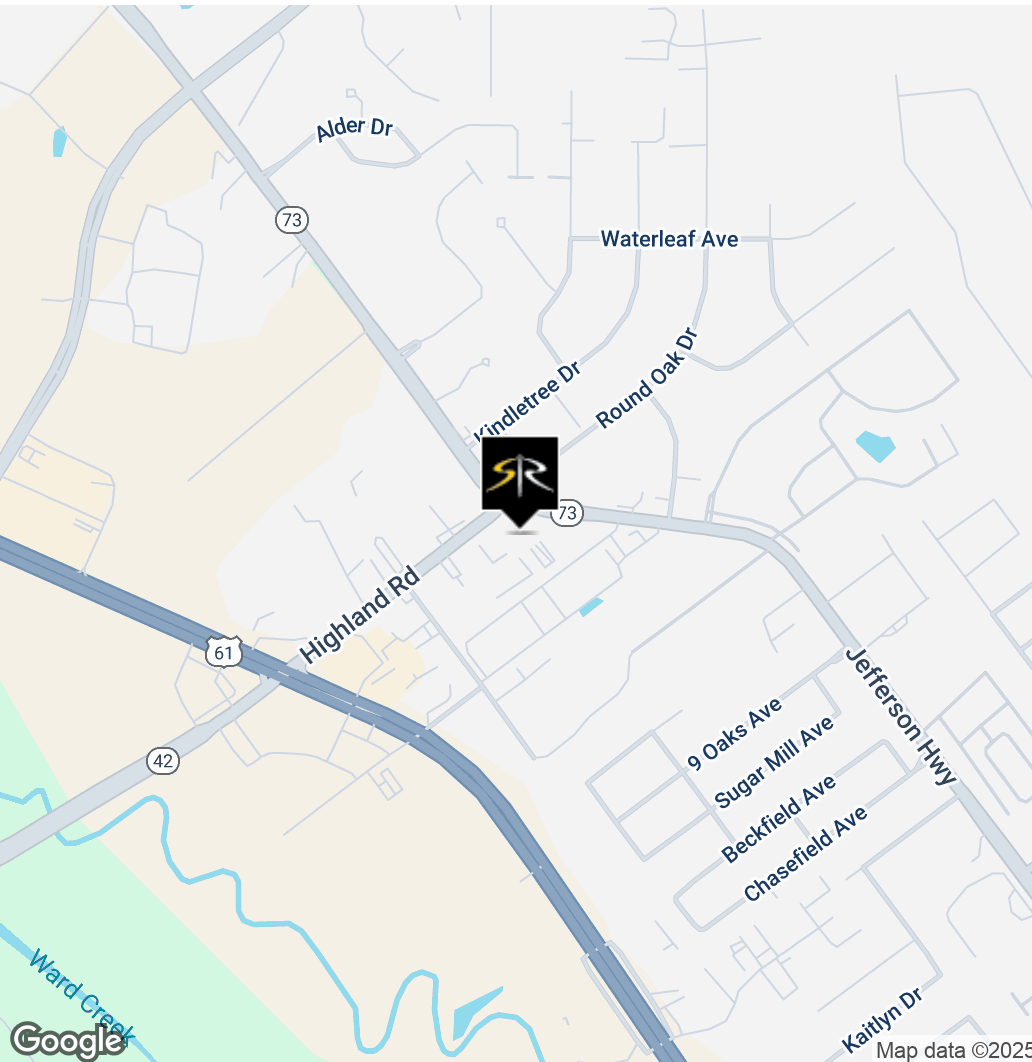
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LOCATION MAPS

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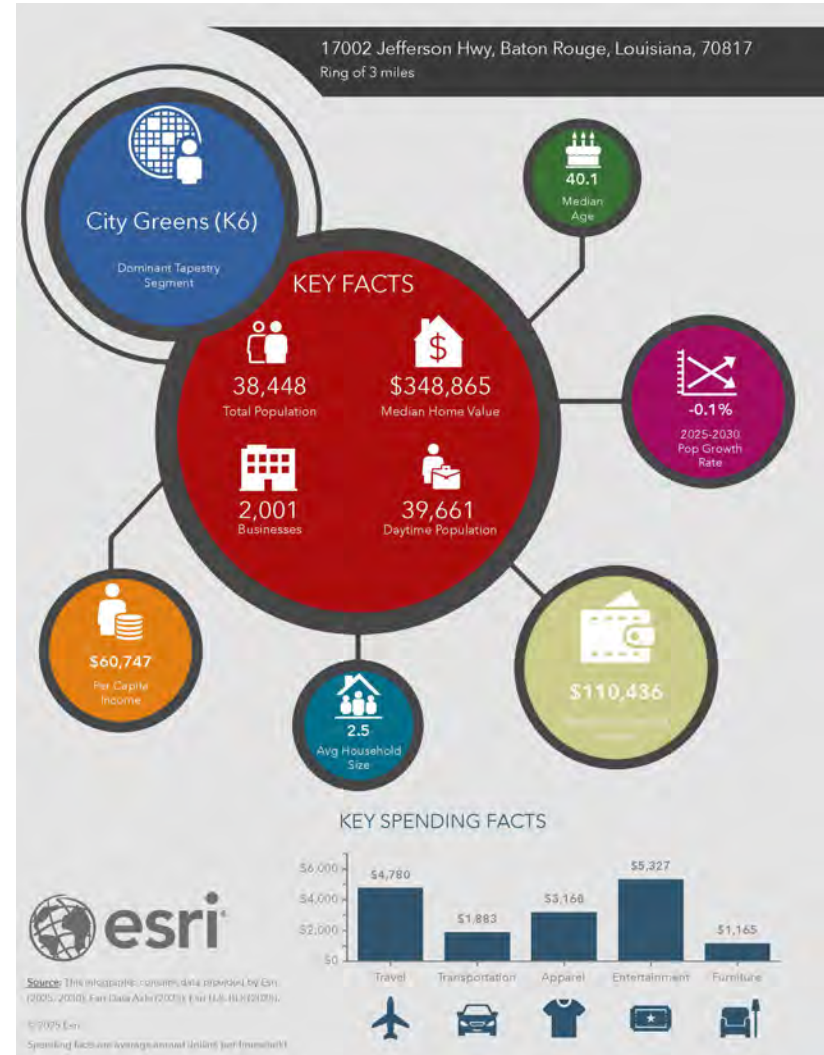
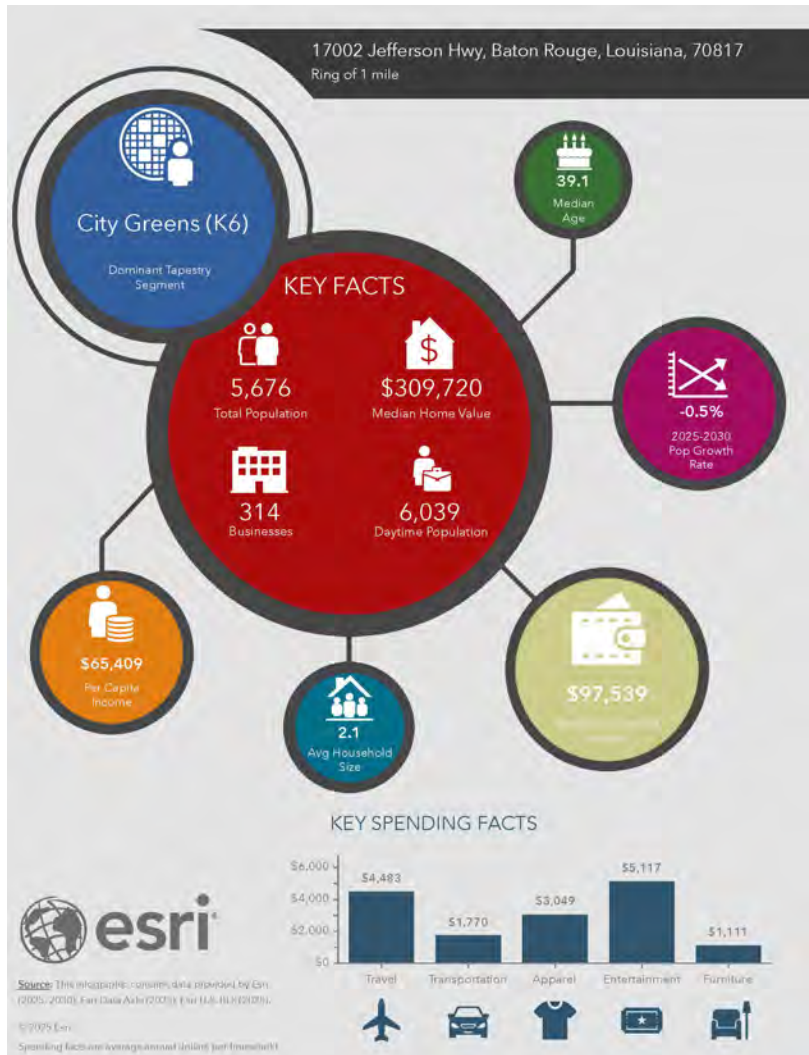
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DEMOGRAPHIC SUMMARY: 1, 3, 5 MILES

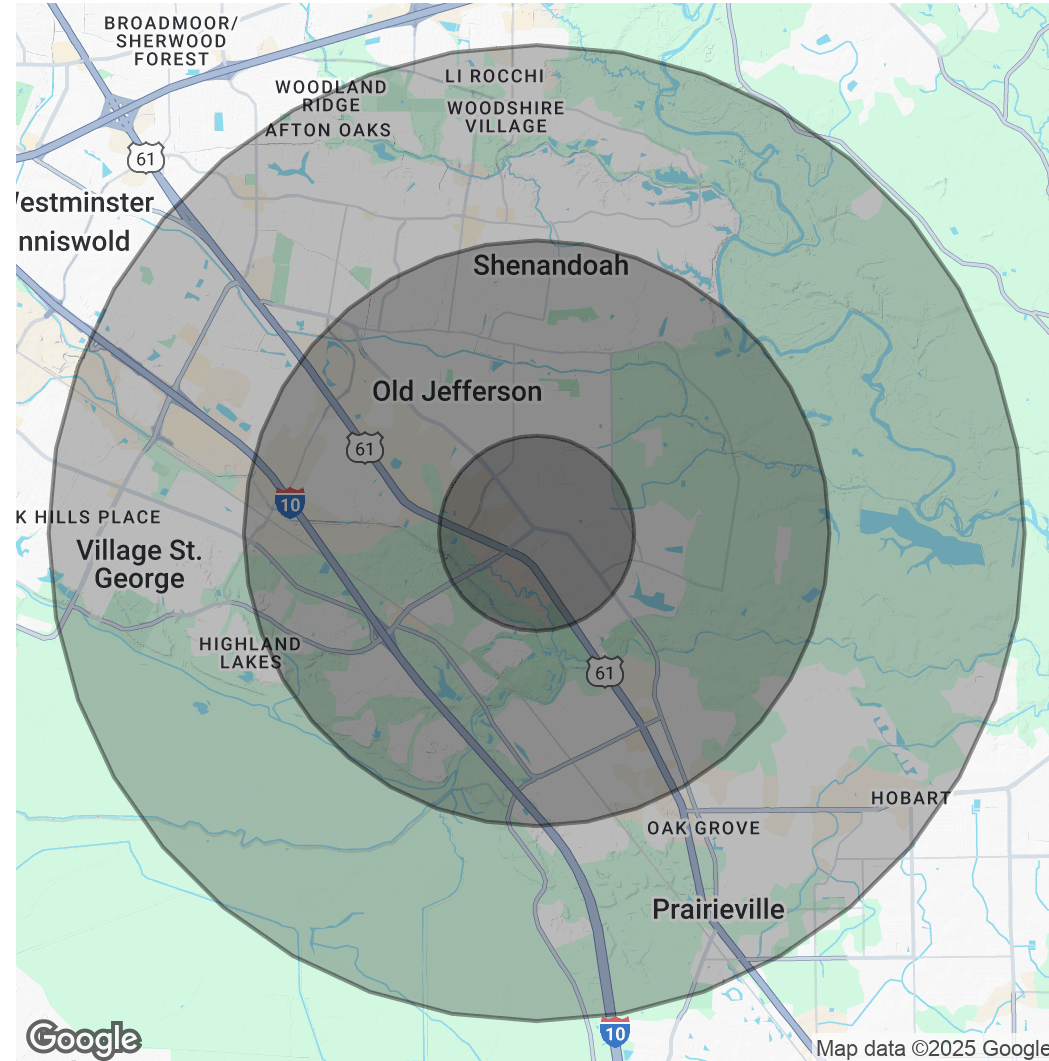
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,018	39,433	102,727
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	42	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,595	15,357	41,414
# Of Persons Per HH	2.3	2.6	2.5
Average HH Income	\$142,117	\$139,245	\$126,228
Average House Value	\$297,787	\$382,237	\$363,388

Demographics data derived from AlphaMap



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For more information, please contact:

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