

For Lease

BLUE BONNET VILLAGE SHOPPING CENTER

7512-7750 BLUEBONNET BLVD, BATON ROUGE, LA 70809



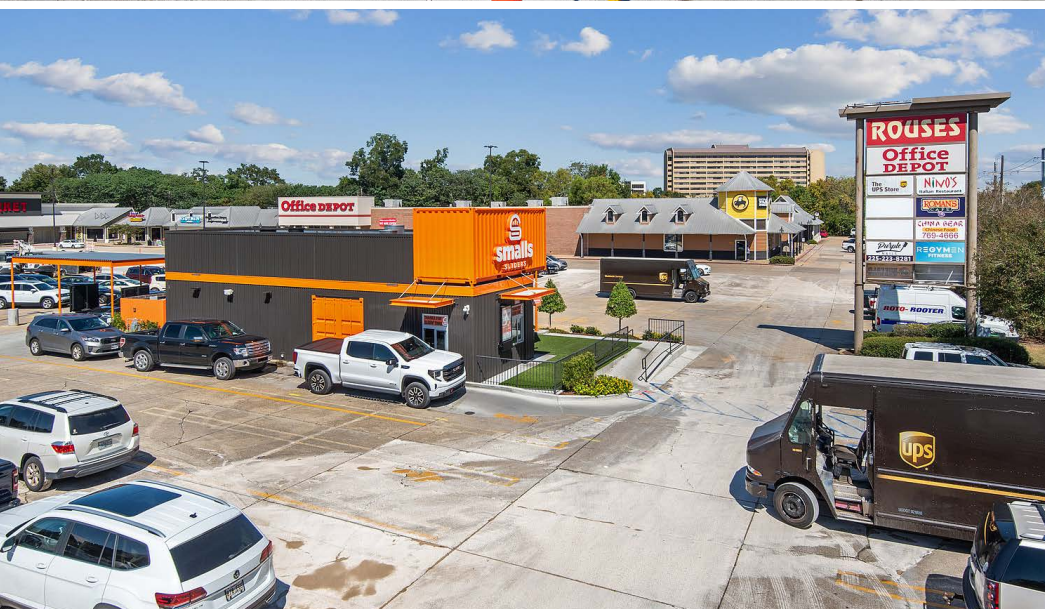
PROPERTY INFO

- Rouses anchored shopping center available for lease
- Tenant improvement allowance available for qualified tenants
- Spaces from 1,084 SF - 1,765 SF
- Excellent in and out access to site from Perkins Road and Bluebonnet Blvd. intersection with traffic signal
- Located directly across the street from Perkins Rowe Lifestyle Center providing excellent synergy for any retailer

CLAY FURR c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com
CHARLIE COLVIN c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com

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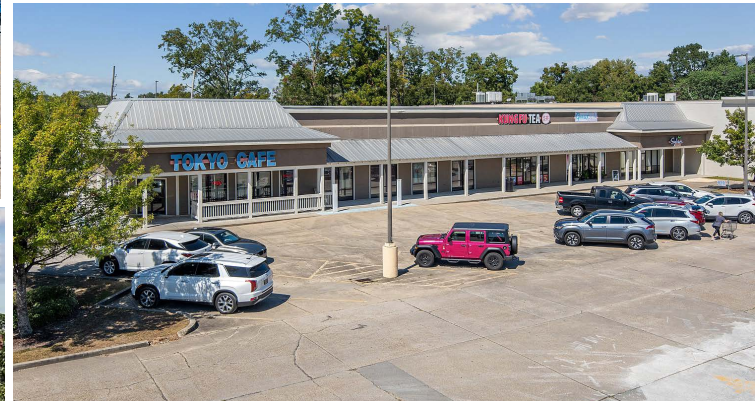
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PAUL ELLIS c [225] 317-3200 | d [225] 408-6591 | f [225] 408-9596 | paul@momentum-commercial.com

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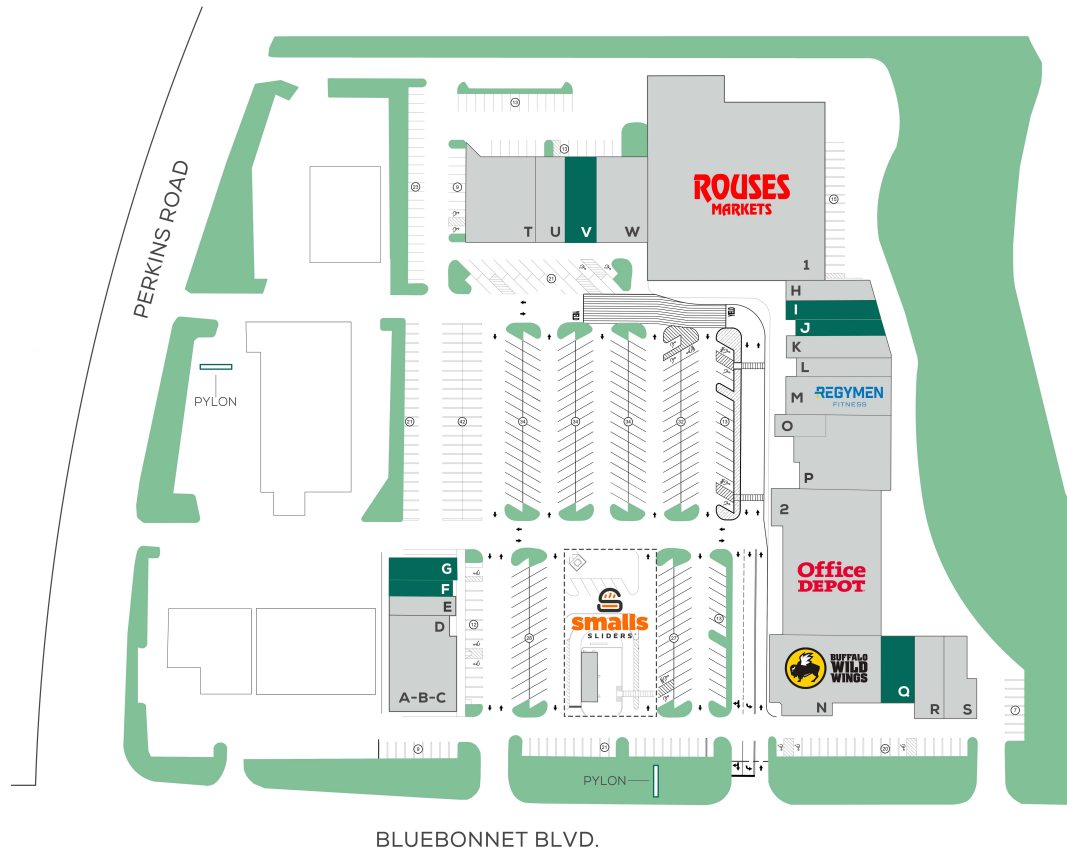
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BLUEBONNET VILLAGE

7512 - 7750 Bluebonnet Boulevard, Baton Rouge, LA 70809

CENTER SIZE: 101, 585



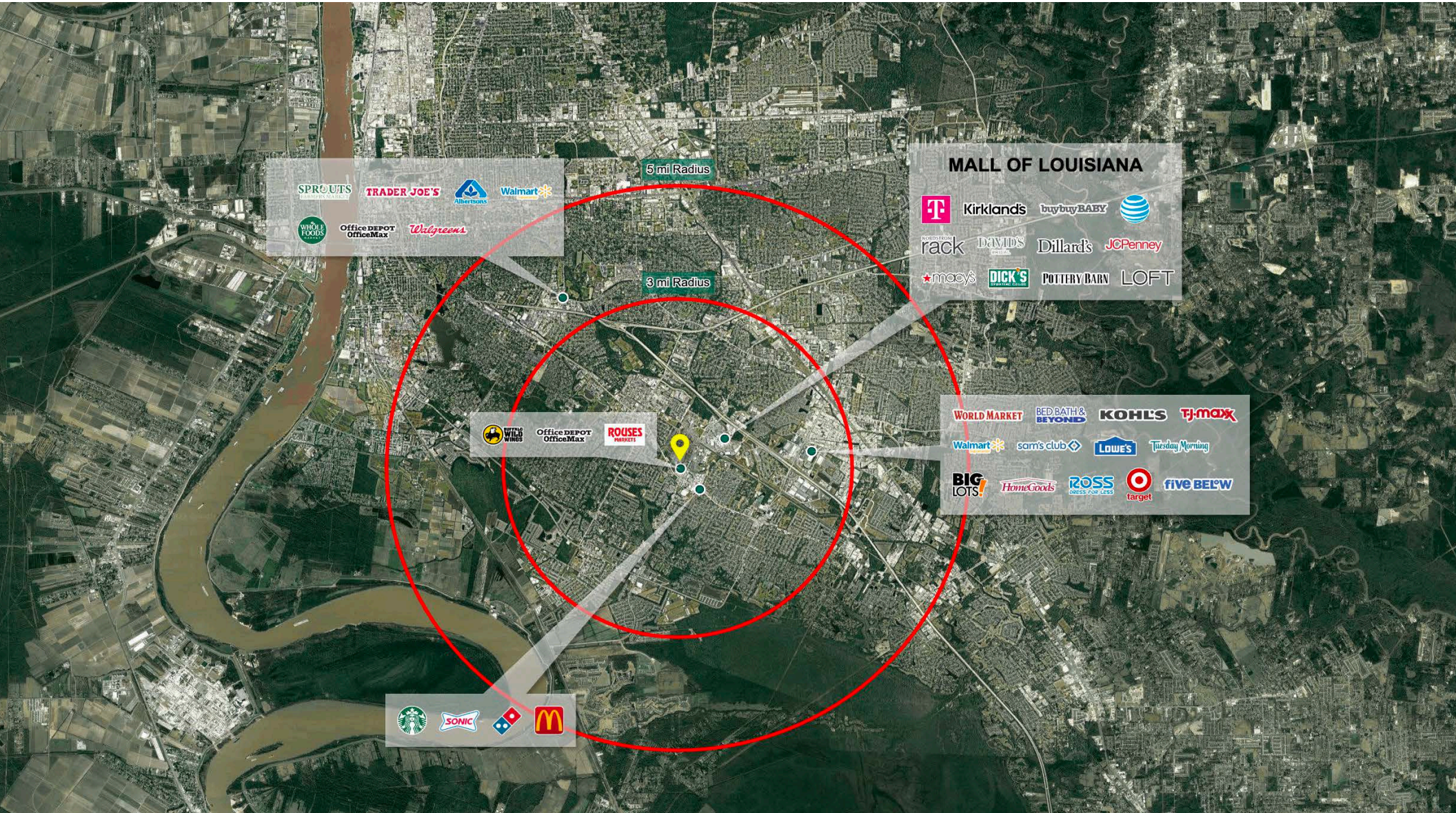
SPACE	TENANT	SF
I	AVAILABLE	1,765
J	AVAILABLE	1,675
L	Palm Beach Tan	1,840
P	My Salon Suite	6,000
1	Rouses Market	33,387
2	Office Depot	15,000
A-B-C	Mi Padres Mexican Grill	4,058
D	Roman's Cafe	1,200
E	Second Serve Tennis Shop	1,310
F	AVAILABLE	1,201
G	AVAILABLE	1,259
H	Stop-N-Go Driving Academy	1,655
K	China Bear	1,985
M	Regymen Fitness	4,060
N	Buffalo Wild Wings	8,520
O	Garrett Neal Studio	1,040
Q	AVAILABLE	1,084
R	Peach Cobbler Factory	1,420
S	Nino's Italian Restaurant	1,756
T	Tokyo Cafe	5,980
U	Kung Fu Tea	1,690
V	AVAILABLE	1,690
W	Sylvan Learning Center	1,844

■ AVAILABLE FOR LEASE ■ LEASED □ NOT A PART

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	1 mi radius	3 mi radius	5 mi radius
POPULATION			
2024 Estimated Population	7,902	68,386	163,584
2029 Projected Population	7,580	67,121	159,628
2020 Census Population	7,948	68,078	161,087
2010 Census Population	7,143	62,274	148,767
Projected Annual Growth 2024 to 2029	-0.8%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2024	0.8%	0.7%	0.7%
2024 Median Age	40.7	37.5	35.5
HOUSEHOLD			
2024 Estimated Households	3,700	29,846	70,417
2029 Projected Households	3,621	29,915	70,082
2020 Census Households	3,791	29,884	70,769
2010 Census Households	3,244	26,374	64,291
Projected Annual Growth 2024 to 2029	-0.4%	-	-
Historical Annual Growth 2010 to 2024	1.0%	0.9%	0.7%
RACE & ETHNICITY			
2024 Estimated White	52.5%	55.7%	56.4%
2024 Estimated Black or African American	37.0%	30.5%	30.2%
2024 Estimated Asian or Pacific Islander	5.1%	5.2%	5.3%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2024 Estimated Other Races	5.2%	8.3%	7.9%
2024 Estimated Hispanic	5.2%	8.9%	8.4%
INCOME			
2024 Estimated Average Household Income	\$132,259	\$125,374	\$119,794
2024 Estimated Median Household Income	\$91,951	\$84,662	\$79,900
2024 Estimated Per Capita Income	\$61,980	\$54,812	\$51,733
EDUCATION (AGE 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	5.1%	3.0%	2.5%
2024 Estimated Some High School (Grade Level 9 to 11)	3.8%	2.3%	2.6%
2024 Estimated High School Graduate	13.9%	17.5%	18.3%
2024 Estimated Some College	20.0%	18.2%	18.7%
2024 Estimated Associates Degree Only	4.4%	6.6%	6.4%
2024 Estimated Bachelors Degree Only	26.1%	29.7%	29.3%
2024 Estimated Graduate Degree	26.8%	22.6%	22.2%
BUISNESS			
2024 Estimated Total Businesses	851	5,297	11,530
2024 Estimated Total Employees	6,949	58,613	117,794
2024 Estimated Employee Population per Business	8.2	11.1	10.2
2024 Estimated Residential Population per Business	9.3	12.9	14.2

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