

FOR LEASE

RETAIL SPACE

Jefferson Center—8210 Jefferson Hwy



PROPERTY HIGHLIGHTS

- Highly visible location on busy Jefferson Hwy between Towne Center and Baton Rouge Country Club. Many upscale subdivisions nearby including Jefferson Place/Bocage, Stone’s Throw, Brentwood Place, and more.
- The Towne Center lifestyle center anchored by Whole Foods, many restaurants and upscale retailers is one block away.
- Access at signal controlled intersection in front of Jefferson Place Office Park and across from Wrenwood Office Park.
- Parking available in front and rear for easy access.
- Other tenants in the center include: New York Bagel, Garden Nails, Diamond Distributors, Yara Salon which includes Lavender & Ginger Massage Spa, and Elevé.

OFFERING SUMMARY

Lease Type:	NNN	
Lease Rate:	Starting at \$23 PSF	
CAM Rate:	\$4.95 PSF	
Available SF:	Suite B	1,132 SF
	Suite D	1,503 SF

DEMOGRAPHICS

Traffic Count:	31,500 VPD
Avg Home Value (1-mile)	\$582,674
Avg Household Income (1-mile)	\$199,467

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VICINITY MAP



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