





BATON ROUGE, LOUISIANA

TOWNE CENTER
AT CEDAR LODGE







FOR LEASE | TOWNE CENTER AT CEDAR LODGE

7529 Corporate Blvd, Baton Rouge, LA





Towne Center at Cedar Lodge is Baton Rouge's premier open-air lifestyle center, anchored by one of the top-performing Whole Foods Markets in Louisiana. At 316,000 SF, the center draws a strong mix of national retailers, including Barnes & Noble, Nike, Gap, and Ulta Beauty, alongside local restaurants, shops, and services that keep shoppers coming back.

The access and visibility are equally strong. Positioned at Jefferson Highway and Corporate Boulevard, the center sees 27,700 and 22,500 vehicles per day respectively, with easy access to I-10, I-12, and Airline Highway. Add in 40,000+ LSU students and a high daytime population within five miles, and there's consistent, qualified traffic.

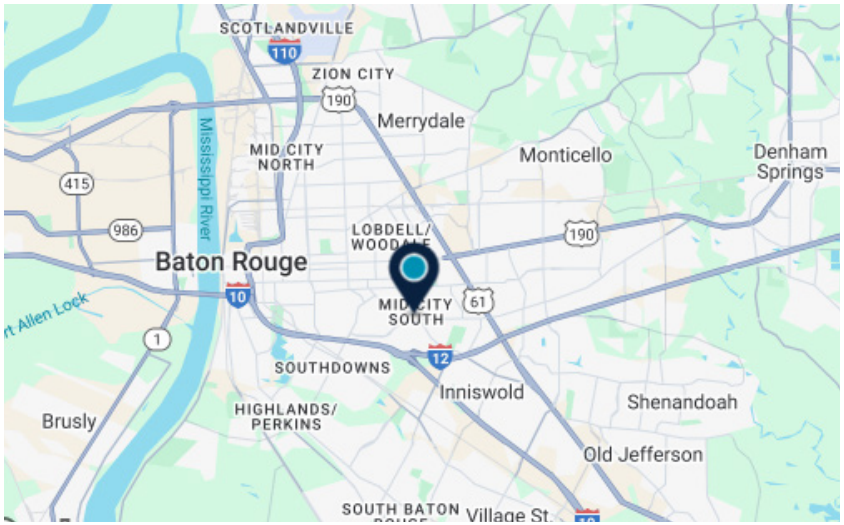
Available spaces range from 1,256 to 10,000 SF, with good flexibility for both retail and office uses. For those looking for a well-trafficked, well-tenanted center in the Greater Baton Rouge market, this one checks the boxes.

A Premier Address for Baton Rouge's Finest Brands

WHOLE FOODS MARKET · BARNES & NOBLE · LOFT · LOVESAC · GAP · zea rotisserie & bar · J.CREW FACTORY · NIKE · P.F. CHANG'S · WALK-ON'S SPORTS BISTREAUX · ULTA BEAUTY · BANANA REPUBLIC · ATHLETA · Fleming's PRIME STEAKHOUSE & WINE BAR

Space Available: 1,256 - 10,000 SF

- 27,700 and 22,500 VPD at Jefferson Hwy and Corporate Blvd
- 40,000+ LSU students within the trade area
- Spaces from 1,256 to 10,000 SF, retail and office eligible
- Central location with convenient access to I-10, I-12, and Jefferson Hwy



COMMERCIAL REAL ESTATE

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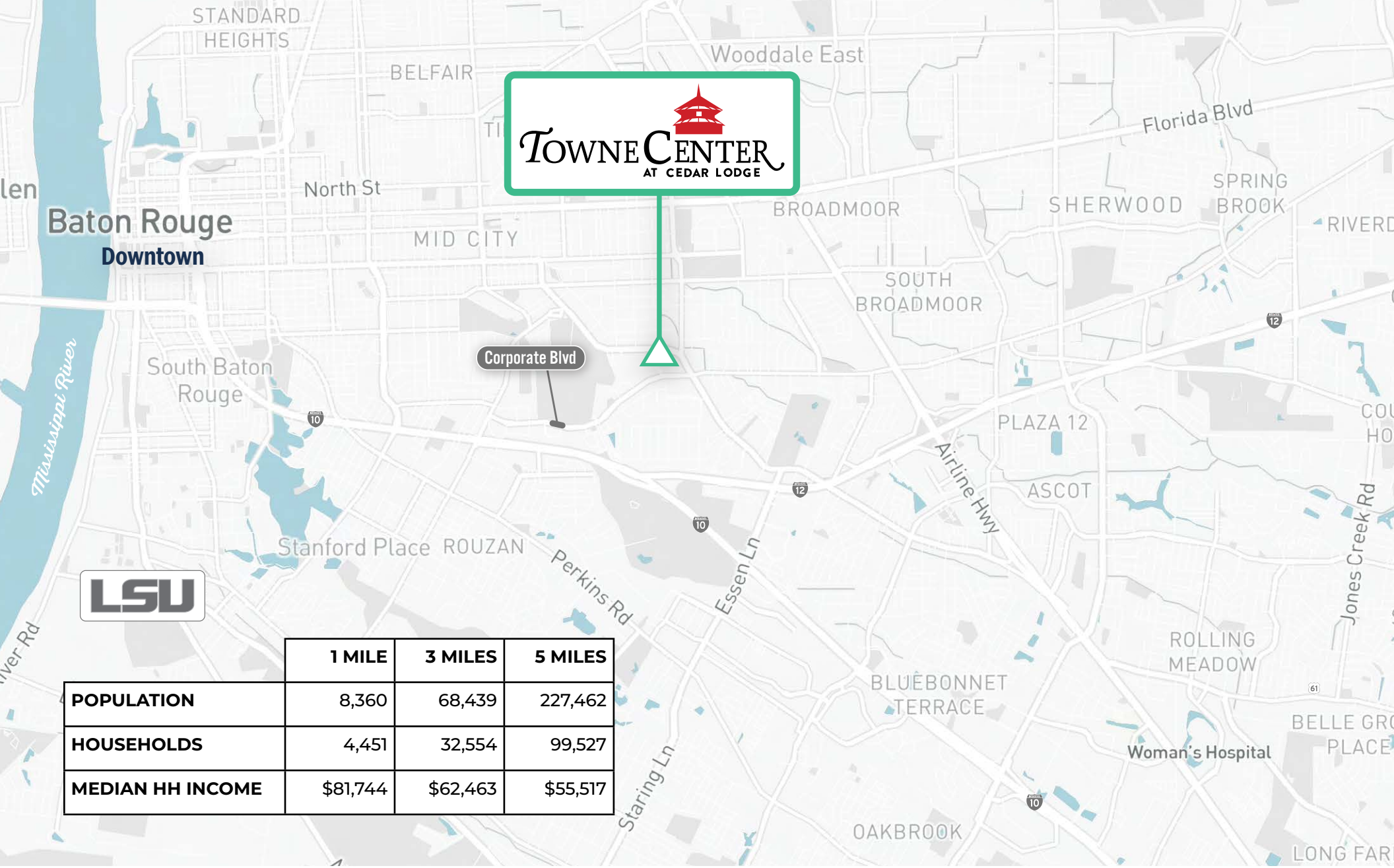


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	1 MILE	3 MILES	5 MILES
POPULATION	8,360	68,439	227,462
HOUSEHOLDS	4,451	32,554	99,527
MEDIAN HH INCOME	$81,744	$62,463	$55,517

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TOWNE CENTER AT CEDAR LODGE

7525 Corporate Blvd, Baton Rouge, LA 70809



TOTAL GLA: 316,000 SF
F&B: 90,963 SF

- AVAILABLE
- COMING AVAILABLE
- AT LEASE / AT LOI
- RETAIL / OFFICE
- F&B / RESTAURANTS

DIRECTORY

RETAIL / OFFICE

100	Eyemax Family Optical	2,541 SF
120	Available	1,532 SF
130	CPR Cell Phone Repair	1,062 SF
140	The Good Feet Store	2,153 SF
145	AT&T	2,955 SF
150	Palm Beach Tan	2,658 SF
170	Don Juan Cigar Bar	4,157 SF
180	Coming Available	2,600 SF
200	Whole Foods Market	46,326 SF
300	JoS. A. Bank	6,065 SF
310	Hemline	1,667 SF
320	Ballin's	3,310 SF
330	White House Black Market	2,680 SF
340	J. Crew Factory	6,450 SF
350	Bumble Lane / End of the Lane	7,516 SF
375	Coming Available	1,782 SF
380	Salon Eden	2,782 SF
390	Rickey Heroman's Florist	8,739 SF
400	Chico's	3,591 SF
405	Gap	10,378 SF
415	Athleta	3,894 SF
420	M. Vince Nail Spa	3,827 SF
425	LOFT	4,525 SF
430	Barnes & Noble	13,261 SF
450-A	Golftec	2,550 SF
455	Available	1,500 SF
460	At LOI	4,325 SF
470	Anytime Fitness	5,195 SF
475	Manuel Builders	1,511 SF
480	The Designery	1,662 SF
485	UPS	2,121 SF
490	Raymond James	3,870 SF
500	ULTA Beauty	9,880 SF
510	Lovesac	2,005 SF
520	Available	10,000 SF
530	CI Group	3,846 SF
535	J. Jill	3,103 SF
600	Nike	12,144 SF
640	DXL	5,543 SF
650	UBS	5,920 SF
670	Dogtopia	5,323 SF
700	Banana Republic	5,982 SF
710	Available	3,105 SF
800	Big River Footwear	2,701 SF
805	Pigtails & Crewcuts	1,498 SF
820	Milan Laser Hair Removal	2,066 SF
825	Amazing Lash Studio	1,476 SF
830	Bath Junkie	767 SF
835	August	2,516 SF
840	European Wax Center	1,550 SF
915	Available	1,260 SF
930	The Queen Bee	1,814 SF
935	Coming Available	1,256 SF
960	Verizon Wireless	1,747 SF
7054	Wells Fargo / Currency Bank	14,881 SF

F&B / RESTAURANTS

110	Cold Stone Creamery	1,561 SF
200	Whole Foods Market	46,326 SF
680	Misk & Mocha	1,814 SF
810	Walk-On's Bistreaux	8,500 SF
900	Five Guys	3,401 SF
910	Jersey Mike's Subs	1,294 SF
920	Zea Rotisserie	6,207 SF
940	Qdoba	2,814 SF
950	CAVA	2,358 SF
I100	P.F. Chang's	6,502 SF
J100	Fleming's	6,000 SF
K100	Carrabba's	6,000 SF

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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____

AgencyForm Rev. 05/21

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