













FOR LEASE | TOWNE CENTER AT CEDAR LODGE

7529 Corporate Blvd, Baton Rouge, LA





Space Available: 1,500 - 10,000 SF

- Premier open-air lifestyle center serving the Greater Baton Rouge market
- Anchored by a strong mix of national, regional, and local retailers
- Restaurants, cafe's, and services offering a true live-work-play environment
- Central location with convenient access to I-10, I-12, and Jefferson Hwy
- High daytime population and strong demographics within a 5-mile radius
- High-traffic location with excellent visibility



BARNES&NOBLE BANANA REPUBLIC





















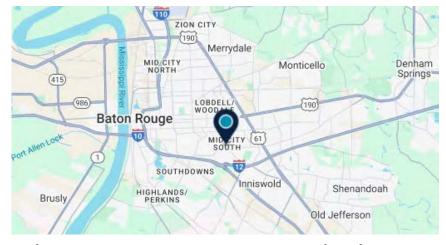












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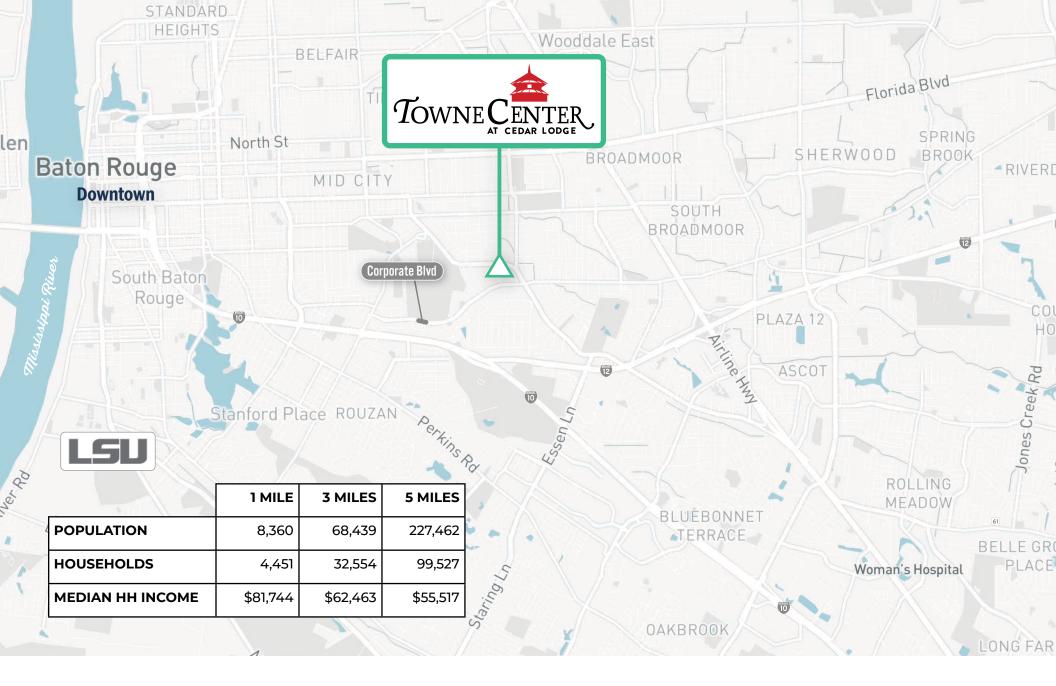




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100		
	Eyemax Family Optical	2,541 SF
110	Cold Stone Creamery	1,561 SF
120	Available	1,532 SF
130	CPR Cell Phone Repair	1,062 SF
140	The Good Feet Store	2,353 SF
145	AT&T	2,955 SF
150	Palm Beach Tan	2,658 SF
170	Don Juan Cigar Bar	4,157 SF
200	Whole Foods Market	46,326 SF
300	Massey's	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	2,450 SF
350	Bumble Lane	7,516 SF
375	The Tipsy Librarian	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	End of the Lane	4,325 SF
470	Anytime Fitness	5,595 SF
475	Manuel Builders	1,511 SF
480	Available	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
680	Available	
700		
	Ranana Penublic	1,814 SF
	Banana Republic	1,814 SF 5,982 SF
710	OrangeTheory	1,814 SF 5,982 SF 3,105 SF
710 800	OrangeTheory Big River Footwear	1,814 SF 5,982 SF 3,105 SF 2,701 SF
710 800 805	OrangeTheory Big River Footwear Pigtails & Crewcuts	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF
710 800 805 810	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF
710 800 805 810 820	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux Milan Laser Hair Removal	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF
710 800 805 810 820 825	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF 1,476 SF
710 800 805 810 820	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux Milan Laser Hair Removal	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF 1,476 SF 767 SF
710 800 805 810 820 825	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux Milan Laser Hair Removal Amazing Lash Studio	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF 1,476 SF
710 800 805 810 820 825 830	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux Milan Laser Hair Removal Amazing Lash Studio Bath Junkie August	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF 1,476 SF 767 SF 2,516 SF
710 800 805 810 820 825 830 835 840	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux Milan Laser Hair Removal Amazing Lash Studio Bath Junkie August European Wax Center	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF 1,476 SF 767 SF 2,516 SF 1,550 SF
710 800 805 810 820 825 830 835 840 900	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux Milan Laser Hair Removal Amazing Lash Studio Bath Junkie August European Wax Center Five Guys	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF 1,476 SF 767 SF 2,516 SF 1,550 SF 3,401 SF
710 800 805 810 820 825 830 835 840 900 910	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux Milan Laser Hair Removal Amazing Lash Studio Bath Junkie August European Wax Center Five Guys Jersey Mike's Subs	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF 1,476 SF 767 SF 2,516 SF 1,550 SF 3,401 SF 1,294 SF
710 800 805 810 820 825 830 835 840 900 910 915	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux Milan Laser Hair Removal Amazing Lash Studio Bath Junkie August European Wax Center Five Guys Jersey Mike's Subs Nail Chic	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF 1,476 SF 767 SF 2,516 SF 1,550 SF 3,401 SF 1,294 SF 1,260 SF
710 800 805 810 820 825 830 835 840 900 910 915 920	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux Milan Laser Hair Removal Amazing Lash Studio Bath Junkie August European Wax Center Five Guys Jersey Mike's Subs Nail Chic Zea Rotisserie	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF 1,476 SF 767 SF 2,516 SF 1,550 SF 3,401 SF 1,260 SF 6,207 SF
710 800 805 810 820 825 830 835 840 910 915 920 930	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux Milan Laser Hair Removal Amazing Lash Studio Bath Junkie August European Wax Center Five Guys Jersey Mike's Subs Nail Chic Zea Rotisserie The Queen Bee	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF 1,476 SF 767 SF 2,516 SF 1,550 SF 3,401 SF 1,294 SF 1,260 SF 6,207 SF 1,814 SF
710 800 805 810 820 825 830 835 840 900 910 915 920 930 935	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux Milan Laser Hair Removal Amazing Lash Studio Bath Junkie August European Wax Center Five Guys Jersey Mike's Subs Nail Chic Zea Rotisserie The Queen Bee Olivina	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF 1,476 SF 767 SF 2,516 SF 1,550 SF 3,401 SF 1,294 SF 1,260 SF 6,207 SF 1,814 SF 1,256 SF
710 800 805 810 825 830 835 840 900 910 915 920 930 935 940	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux Milan Laser Hair Removal Amazing Lash Studio Bath Junkie August European Wax Center Five Guys Jersey Mike's Subs Nail Chic Zea Rotisserie The Queen Bee Olivina Qdoba	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF 1,476 SF 767 SF 2,516 SF 1,550 SF 1,294 SF 1,260 SF 6,207 SF 1,814 SF 1,256 SF 1,256 SF
710 800 805 810 820 825 830 835 840 900 910 915 920 930 935	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux Milan Laser Hair Removal Amazing Lash Studio Bath Junkie August European Wax Center Five Guys Jersey Mike's Subs Nail Chic Zea Rotisserie The Queen Bee Olivina	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF 1,476 SF 767 SF 2,516 SF 1,550 SF 3,401 SF 1,294 SF 1,260 SF 6,207 SF 1,814 SF 1,256 SF
710 800 805 810 825 830 835 840 900 910 915 920 930 935 940	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux Milan Laser Hair Removal Amazing Lash Studio Bath Junkie August European Wax Center Five Guys Jersey Mike's Subs Nail Chic Zea Rotisserie The Queen Bee Olivina Qdoba	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF 1,476 SF 767 SF 2,516 SF 1,550 SF 1,294 SF 1,260 SF 6,207 SF 1,814 SF 1,256 SF 1,256 SF
710 800 805 810 820 825 830 835 840 900 910 915 920 930 935 940	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux Milan Laser Hair Removal Amazing Lash Studio Bath Junkie August European Wax Center Five Guys Jersey Mike's Subs Nail Chic Zea Rotisserie The Queen Bee Olivina Qdoba CAVA	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF 1,476 SF 767 SF 2,516 SF 1,550 SF 1,294 SF 1,260 SF 6,207 SF 1,814 SF 1,256 SF 1,814 SF 2,318 SF
710 800 805 810 820 825 830 835 840 900 910 915 920 930 935 940 950 960	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux Milan Laser Hair Removal Amazing Lash Studio Bath Junkie August European Wax Center Five Guys Jersey Mike's Subs Nail Chic Zea Rotisserie The Queen Bee Olivina Qdoba CAVA Verizon Wireless Wells Fargo / Currency Bank	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF 1,476 SF 767 SF 2,516 SF 1,250 SF 1,294 SF 1,260 SF 1,260 SF 1,265 SF 1,256 SF 1,256 SF 1,256 SF 1,256 SF 1,256 SF 1,256 SF
710 800 805 810 820 825 830 835 840 900 910 915 920 930 935 940 950 960 7054	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux Milan Laser Hair Removal Amazing Lash Studio Bath Junkie August European Wax Center Five Guys Jersey Mike's Subs Nail Chic Zea Rotisserie The Queen Bee Olivina Qdoba CAVA Verizon Wireless Wells Fargo / Currency Bank P.F. Chang's	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF 1,476 SF 767 SF 2,516 SF 1,550 SF 1,294 SF 1,260 SF 6,207 SF 1,814 SF 1,256 SF 2,814 SF 2,358 SF 1,747 SF
710 800 805 810 820 825 830 835 840 900 910 915 920 930 935 940 950 7054	OrangeTheory Big River Footwear Pigtails & Crewcuts Walk-On's Bistreaux Milan Laser Hair Removal Amazing Lash Studio Bath Junkie August European Wax Center Five Guys Jersey Mike's Subs Nail Chic Zea Rotisserie The Queen Bee Olivina Qdoba CAVA Verizon Wireless Wells Fargo / Currency Bank	1,814 SF 5,982 SF 3,105 SF 2,701 SF 1,498 SF 8,500 SF 2,066 SF 1,476 SF 767 SF 2,516 SF 1,250 SF 1,294 SF 1,260 SF 1,260 SF 1,265 SF 1,256 SF 1,256 SF 1,256 SF 1,256 SF 1,256 SF 1,256 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:
	Ву:	Ву:
OF LOUIS	Title:	Title:
	Date:	Date:
	Licensee:	Licensee:
AgencyForm Rev. 05/21	Date:	Date:
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