



RETAIL PROPERTY FOR LEASE

FORMER RESTAURANT SPACE AVAILABLE

5280 Jones Creek Rd, Baton Rouge, LA

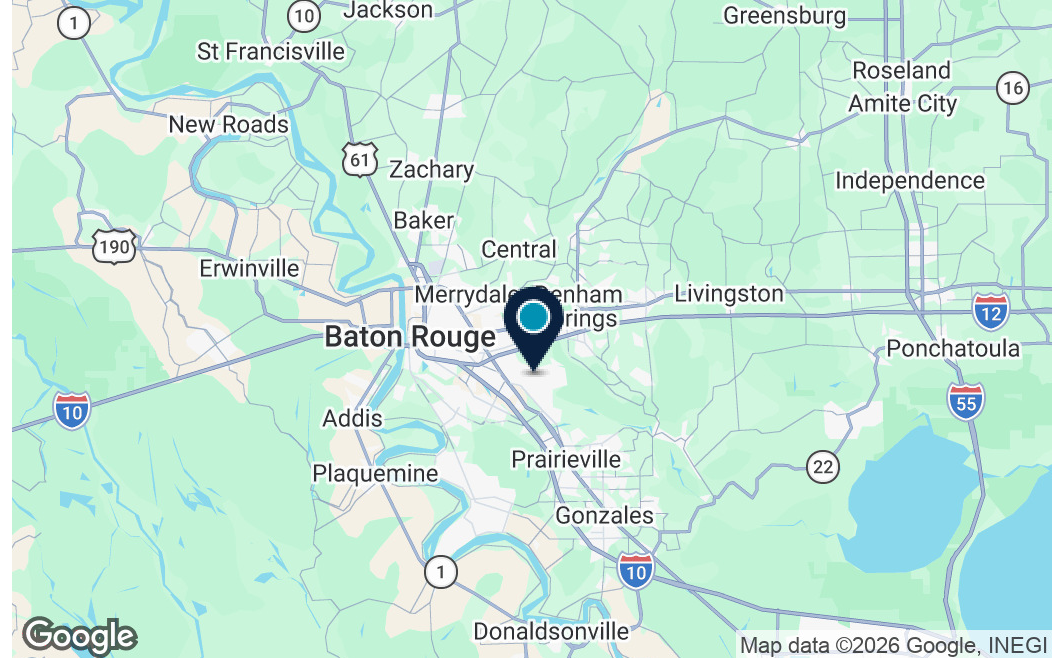


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PROPERTY DESCRIPTION

Positioned in a proven southeast Baton Rouge dining and retail corridor, this Jones Creek Road location draws from affluent residential neighborhoods and a strong daytime workforce. The area benefits from steady traffic and an established consumer base that supports restaurant and retail uses.

The immediate trade area includes a mix of national and regional retailers, grocery stores, medical offices, professional services, and corporate employers, creating consistent lunch, dinner, and weekend demand. Surrounding neighborhoods such as Shenandoah, Tiger Bend, and Old Jefferson provide a stable and high-income customer base.

With convenient access to Interstate 10, Airline Highway, downtown Baton Rouge, and LSU, this location offers broad market reach within southeast Baton Rouge. The combination of surrounding demographics, retail synergy, and corridor strength makes this site well suited for a wide range of restaurant concepts or complementary retail users seeking a proven location.

PROPERTY HIGHLIGHTS

- Freestanding restaurant building
- Excellent visibility and frontage on Jones Creek Road
- Existing restaurant infrastructure in place (ideal for second-generation restaurant users)
- Ample on-site parking
- Convenient ingress/egress
- Positioned within an established retail and dining corridor
- Strong daytime and evening traffic counts

OFFERING SUMMARY

Lease Rate:	See Agent
Available SF:	5,922 SF
Lot Size:	67,910 SF



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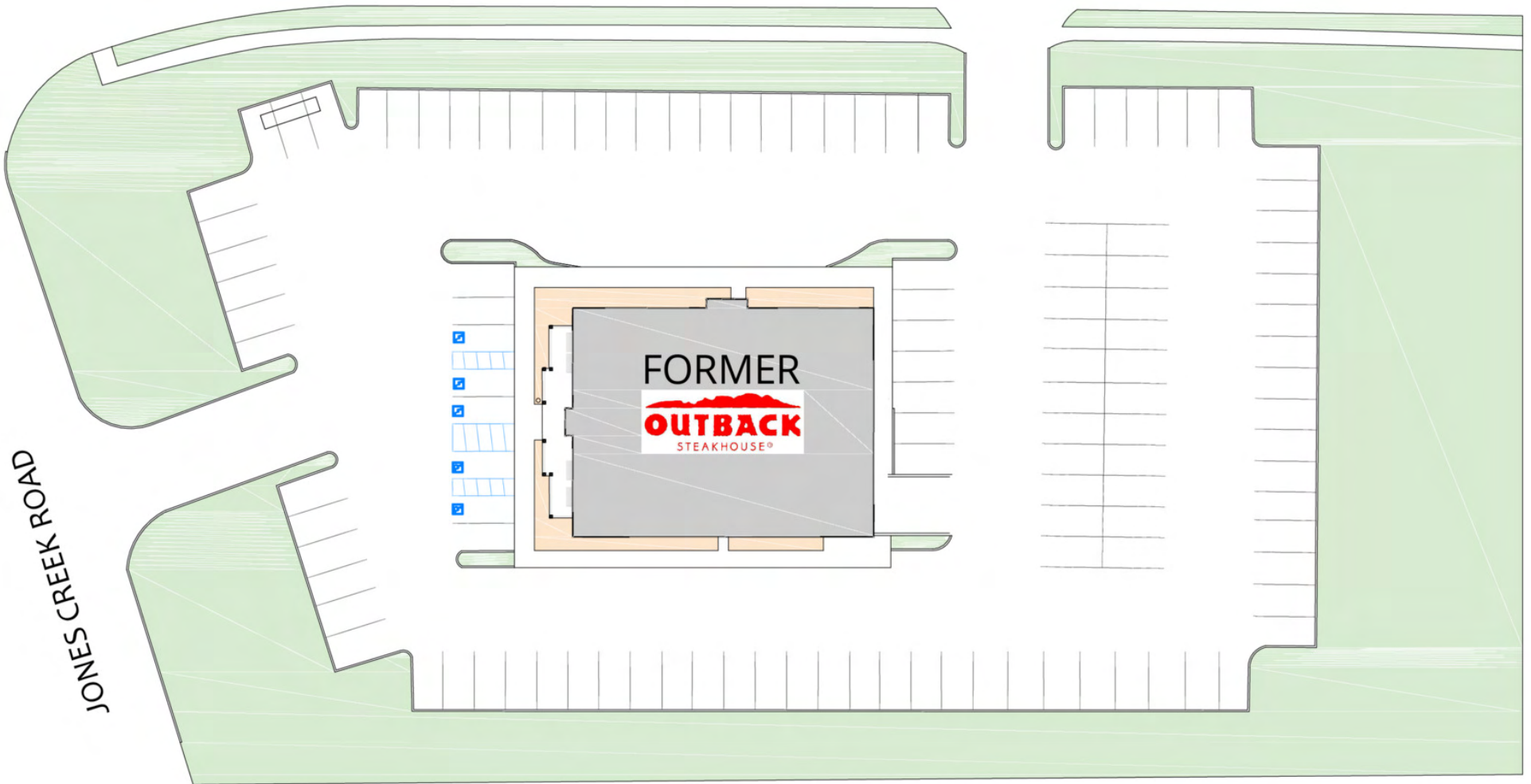
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MARKET STREET

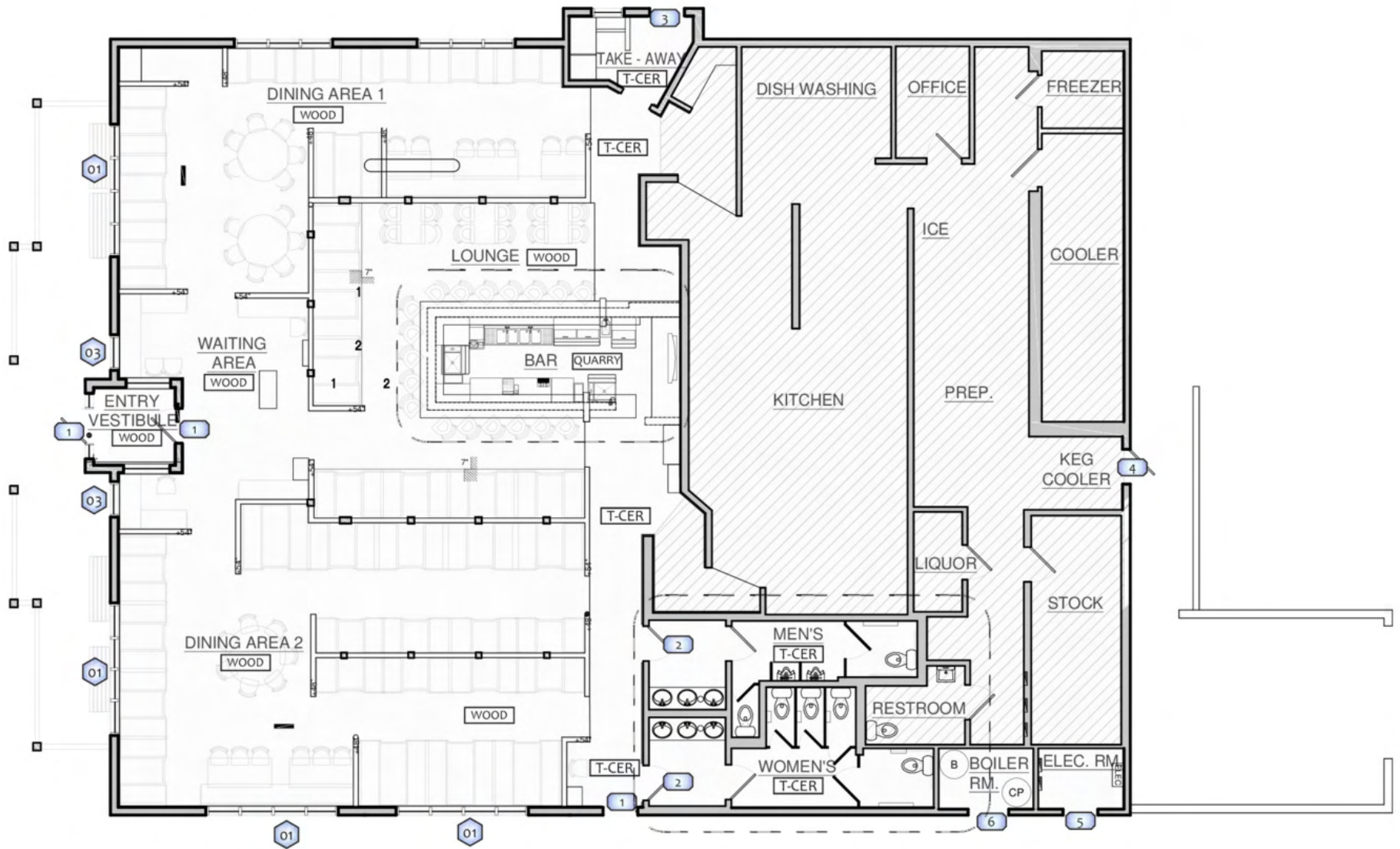


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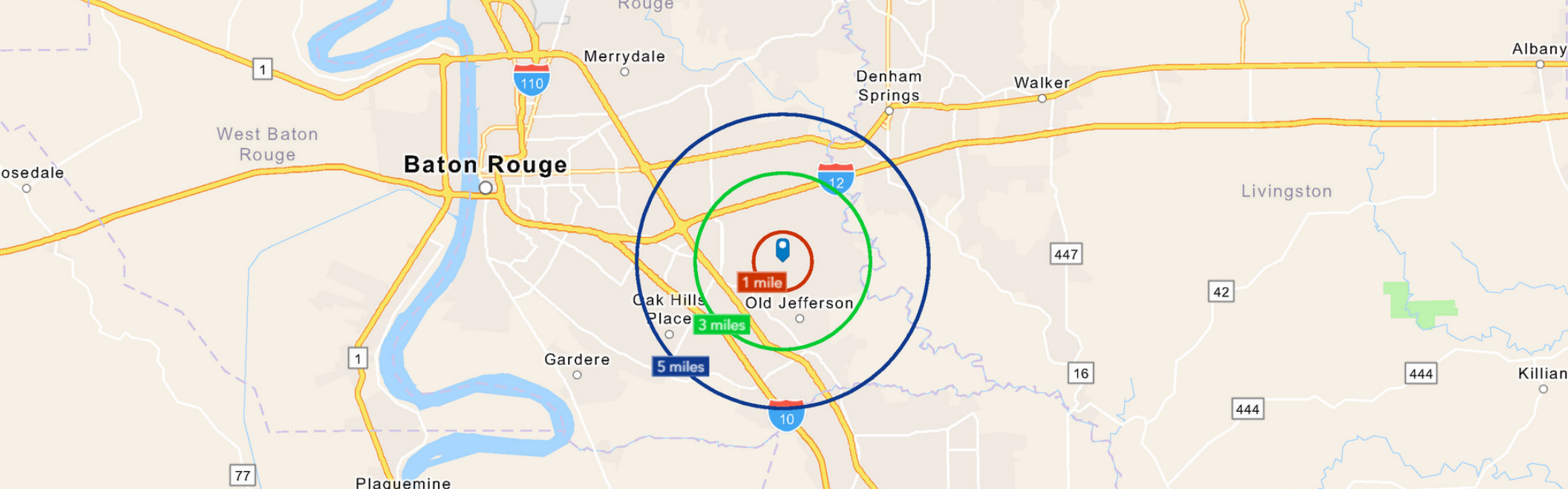
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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,466	69,146	147,853
DAYTIME POPULATION	8,325	73,351	160,471
TOTAL HOUSEHOLDS	4,857	29,707	62,431
MEDIAN HH INCOME	\$93,163	\$78,696	\$79,630
TOTAL BUSINESSES	473	4,653	9,943



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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.



AgencyForm Rev. 05/21

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



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