MOMENTUM
COMMERCIAL REAL ESTATE

9420 Old Hammond Hwy, Baton Rouge, LA 70809 | [225] 408-6595
MOMENTUM-COMMERCIAL.COM

For Lease

LONG FARM VILLAGE - RETAIL DEVELOPMENT

9555 ANTIOCH RD, BATON ROUGE, LA 70817

$32.50/SF

PROPERTY & AREA HIGHLIGHTS

- Available Space: 1,600 SF
- Located off Airline Hwy and Village Market St
- The Village Center District serves as Long Farm Village's central commercial area, and is a high-end retail destination for residents of Baton Rouge.
- Traditional Neighborhood development anchored by Rouses Supermarket with Co-Tenants including Starbucks, Orange Theory Fitness, Massage Envy, Five Guys & Pacific Dental Services
- New building will include Pho Viet, Cheeba Hut, and Swig

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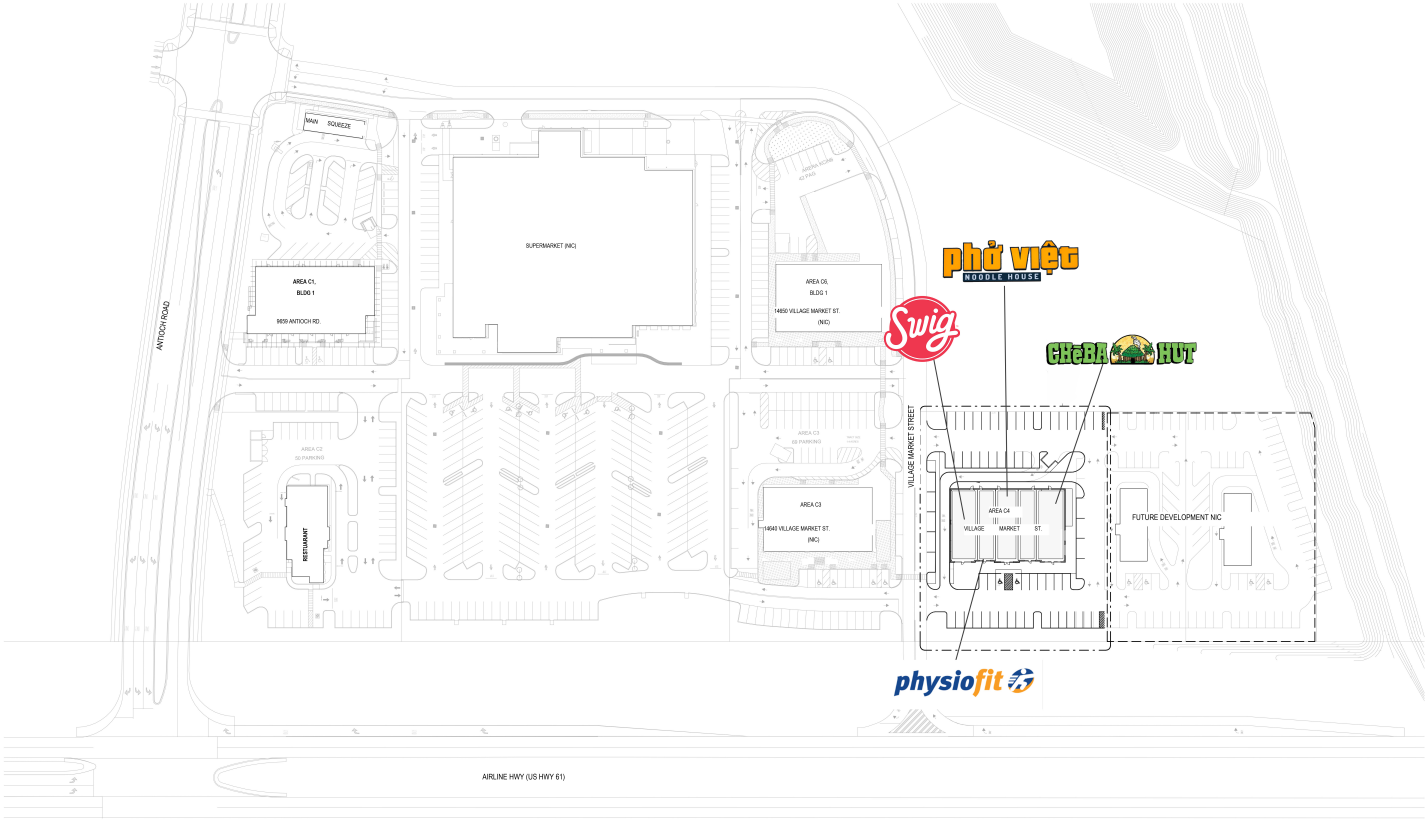

1 | DEVELOPMENT PLAN
1" = 80'-0"

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DOOR SCHEDULE				
	DOORS			HARDWARE SET
MARK	WIDTH	HEIGHT	DOOR DESCRIPTION	NO.
1	3'-0"	7'-0"	ALUM. STOREFRONT DOOR	001
2	3'-0"	7'-0"	ALUM. STOREFRONT DOOR	001
3	3'-0"	7'-0"	ALUM. STOREFRONT DOOR	001
4	3'-0"	7'-0"	ALUM. STOREFRONT DOOR	001
5	3'-0"	7'-0"	ALUM. STOREFRONT DOOR	001
6	3'-6"	7'-0"	HOLLOW METAL DOOR & FRAME	002
7	3'-6"	7'-0"	HOLLOW METAL DOOR & FRAME	002
8	3'-6"	7'-0"	HOLLOW METAL DOOR & FRAME	002
9	3'-6"	7'-0"	HOLLOW METAL DOOR & FRAME	002
10	3'-6"	7'-0"	HOLLOW METAL DOOR & FRAME	002

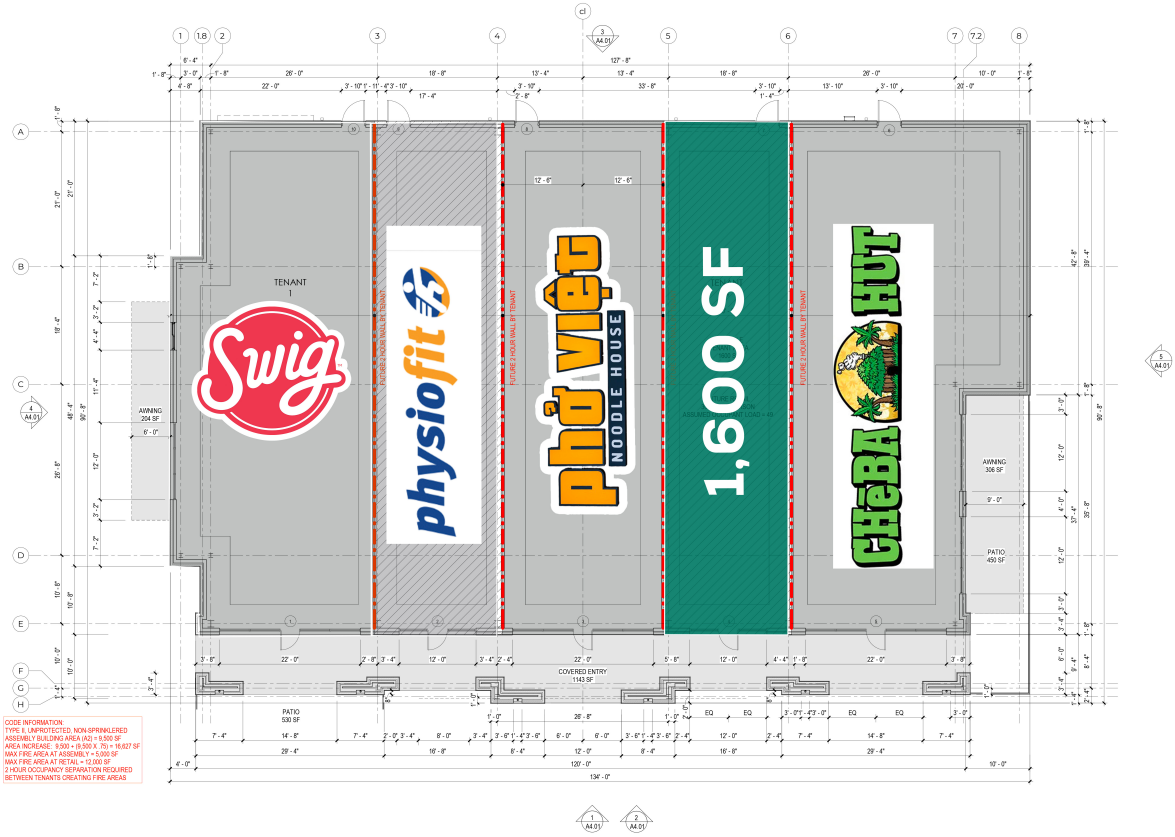
2 DOOR SCHEDULE

FINISHES TO MATCH EXISTING C3 BUILDING

BRICK:	BORAL-CAGLES MILL MODULAR, LOT 140303; PAINTED, SHERWIN WILLIAMS 7009
ROOF:	SBS MODIFIED BITUMEN ROOF
PLASTER:	TO MATCH BRICK COLOR (SHERWIN WILLIAMS 7009)
METAL AWNING:	TO MATCH BUILDING C3
STOREFRONT:	DARK BRONZE

*ALL LIGHT FIXTURES SHALL MATCH EXISTING ON BUILDING C1

3 FINISH SCHEDULE



1 FLOOR PLAN
1/8" = 1'-0"
TOTAL SF = 11,997 SF UNDER ROOF (10,200 SF SHELL)

NORTH

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LONG FARM RETAIL SPACE

9659 ANTIOCH RD #100, BATON ROUGE, LA 70817

$32.50 / SF

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LONG FARM
VILLAGE

LEGEND

COLOR	NOTES
	Open Space
	Pond
	Multi-Family Residential
	Townhomes
	Single Family Residential
	Senior Living
	Mixed Use
	Commercial
	Office/Commercial
	Civic

LONG FARM VILLAGE SHOPPING CENTER

Nestled in the heart of East Baton Rouge Parish lies Long Farm Village. Founded in 2015, the 237 acre traditional neighborhood development is designed for connectivity among all. The Retail portion of Long Farm is located at the signalized intersection of Airline Hwy & Antioch Road & anchored by a 55,000 SF Rouses Supermarket. Long Farm Village is a community with a legacy of fostering friendship and family. Serving as a retail oasis to residents and visitors alike, Long Farm Village combines the warm, intimate feeling of small town life with all of the conveniences of the city. Though residents can shop, work, play, dine and relax without ever having to leave the neighborhood, just minutes outside Long Farm Village there is an array of businesses and entertainment, serving as an extended community oasis.

From grocery stores and coffee shops to dining and personal care retailers, Long Farm Village provides residents with the luxury of upscale living minutes away from home. Business owners find themselves immersed in this up-and coming premier retail destination, with never ending foot traffic. Shoppers, residents and business owners alike are a short driving distance away from a variety of retail establishments and entertainment experiences.

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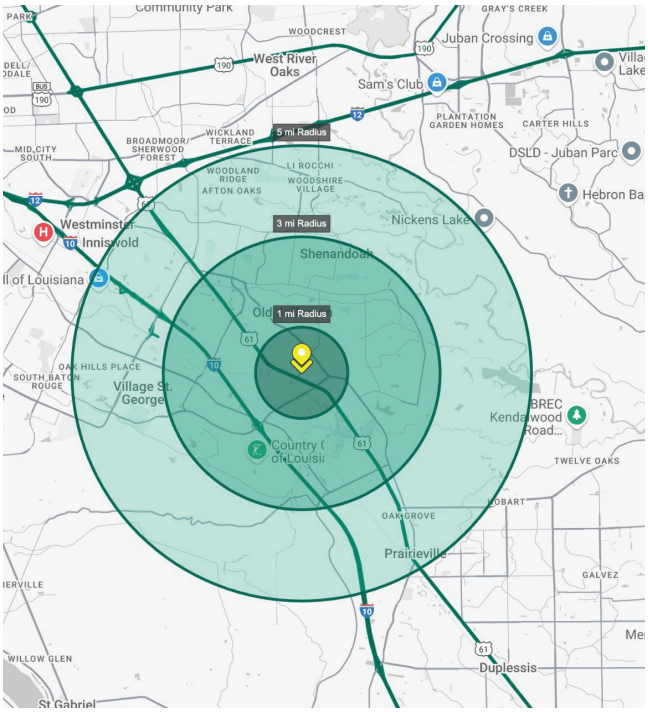

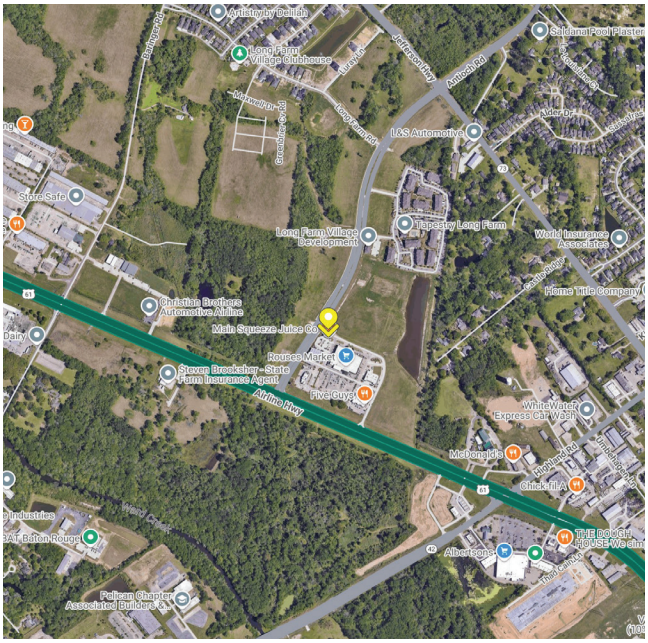

	1 mi radius	3 mi radius	5 mi radius
POPULATION			
2025 Estimated Population	3,597	42,201	108,169
2030 Projected Population	3,483	41,904	107,662
2020 Census Population	3,728	43,595	107,703
2010 Census Population	3,063	38,702	98,000
Projected Annual Growth 2025 to 2030	-0.6%	-0.1%	-
Historical Annual Growth 2010 to 2025	1.2%	0.6%	0.7%
2025 Median Age	36.4	38.7	38.6
HOUSEHOLDS			
2025 Estimated Households	1,490	16,719	44,109
2030 Projected Households	1,487	17,055	45,006
2020 Census Households	1,552	17,213	43,958
2010 Census Households	1,261	14,994	39,097
Projected Annual Growth 2025 to 2030	-	0.4%	0.4%
Historical Annual Growth 2010 to 2025	1.2%	0.8%	0.9%
RACE AND ETHNICITY			
2025 Estimated White	61.9%	63.0%	61.2%
2025 Estimated Black or African American	27.5%	25.0%	26.3%
2025 Estimated Asian or Pacific Islander	4.3%	5.1%	5.1%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2025 Estimated Other Races	6.1%	6.7%	7.2%
2025 Estimated Hispanic	6.1%	7.0%	7.6%
INCOME			
2025 Estimated Average Household Income	$141,452	$149,335	$140,153
2025 Estimated Median Household Income	$143,252	$116,439	$107,297
2025 Estimated Per Capita Income	$58,702	$59,206	$57,195
EDUCATION (AGE 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.3%	2.4%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.0%	2.3%
2025 Estimated High School Graduate	16.0%	19.9%	19.7%
2025 Estimated Some College	20.2%	19.9%	20.7%
2025 Estimated Associates Degree Only	6.0%	5.3%	6.0%
2025 Estimated Bachelors Degree Only	37.4%	30.7%	30.3%
2025 Estimated Graduate Degree	13.9%	19.8%	18.8%
BUSINESS			
2025 Estimated Total Businesses	395	2,781	7,083
2025 Estimated Total Employees	10,444	36,346	70,530
2025 Estimated Employee Population per Business	26.4	13.1	10.0
2025 Estimated Residential Population per Business	9.1	15.2	15.3

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