



FOR LEASE

DRIVE-THROUGH CONVENIENCE

7930 Jefferson Hwy, Baton Rouge, LA 70809

Proposed Building Renovation



OFFERING SUMMARY

Lease Type:	NNN
Base Rental:	\$50.00/SF
Available SF:	Approx 2,100 SF
Building Size:	Approx 2,100 SF
Building Frontage:	30'

DEMOGRAPHICSS

Traffic Count	31,500 VPD
Avg Home Value (1 Mile)	\$582,674
Avg Household Income (1-Mile)	\$199,467
People over 18 (3-Miles)	55,000

PROPERTY HIGHLIGHTS

- Freestanding 2,100 square foot endcap with drive-through upon completion.
- Exterior to be renovated with interior tenant finish allowance
- Building and Pylon signage available
- Additional parking being constructed in front and rear
- One block from Towne Center anchored by Whole Foods, Zea's, Flemings, P.F. Chang's, Starbucks, Talbots, J. Jill, Athleta, Gap and Banana Republic.
- Surrounding densely populated residential area with over 2,500 apartment and condominiums within 1.5 miles.
- Jefferson Hwy frontage is a vibrant mix of businesses across from Panera Bread and adjacent to La Rouge Mart.
- Many additional retailers, fitness/training facilities with the largest number of jewelry retailers in the market.

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All information herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the property owner or Kurz & Hebert Commercial Real Estate, Inc. and/or its agents and employees. Prices and terms are stated herein and property availability are subject to change and/or sale or lease without prior notice, and all sizes and dimensions are subject to correction.

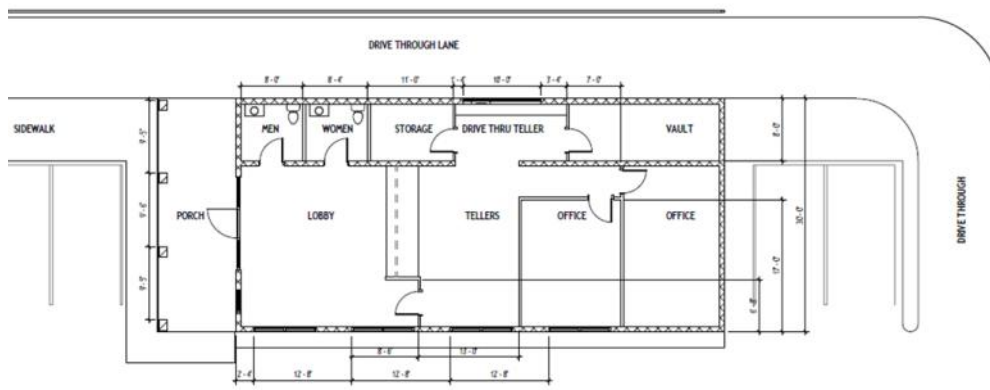


FOR LEASE

RETAIL OPPORTUNITY

7930 Jefferson Hwy, Baton Rouge, LA 70809

Drive-Through Banking



BANKING HIGHLIGHTS

- The building can focus on mobile service to accommodating personal window and an ATM.
- The new office suite can provide an upscale environment for enabling business to be conducted in utmost privacy.
- The greatest concentration of banks with 13 locations in a 1-mile radius attracted by the \$200,000 average household income.

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Vicinity Map



- There are 13 Bank Branches within 1-mile representing many of the institutions serving the Baton Rouge Metropolitan Area.
- Only Walgreens is a full service pharmacy with drive-through windows. Apothecare serves a local hospice entity and is located within a multi-tenant office building for limited access.

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