

stirling

FOR LEASE



BROADMOOR SHOPPING CENTER

GROCERY-ANCHORED PROPERTY

9620 FLORIDA BLVD. | BATON ROUGE, LA

SUMMARY

FLOOR PLAN

SITE PLAN

PHOTOS

RETAIL AERIAL

DEMOGRAPHICS

FOR LEASE

PROPERTY DESCRIPTION

Broadmoor Shopping Center in Baton Rouge, LA is a retail destination consisting of 140,000+ sq. ft. The shopping center is anchored by Club 4 Fitness and Hi Nabor Grocery Store. Additional tenants include Capital One Bank, Advance America, Wingstop, MetroPCS, Ronnie's Boudin & Cracklin', and many more.

Florida Blvd. boasts average daily traffic counts in excess of 50,000 vehicles. Excellent visibility and ample parking make this an ideal destination for retailers, medical/dental providers, and other related service providers.

Additional land of ten (10+/-) acres is available as a build to suit.

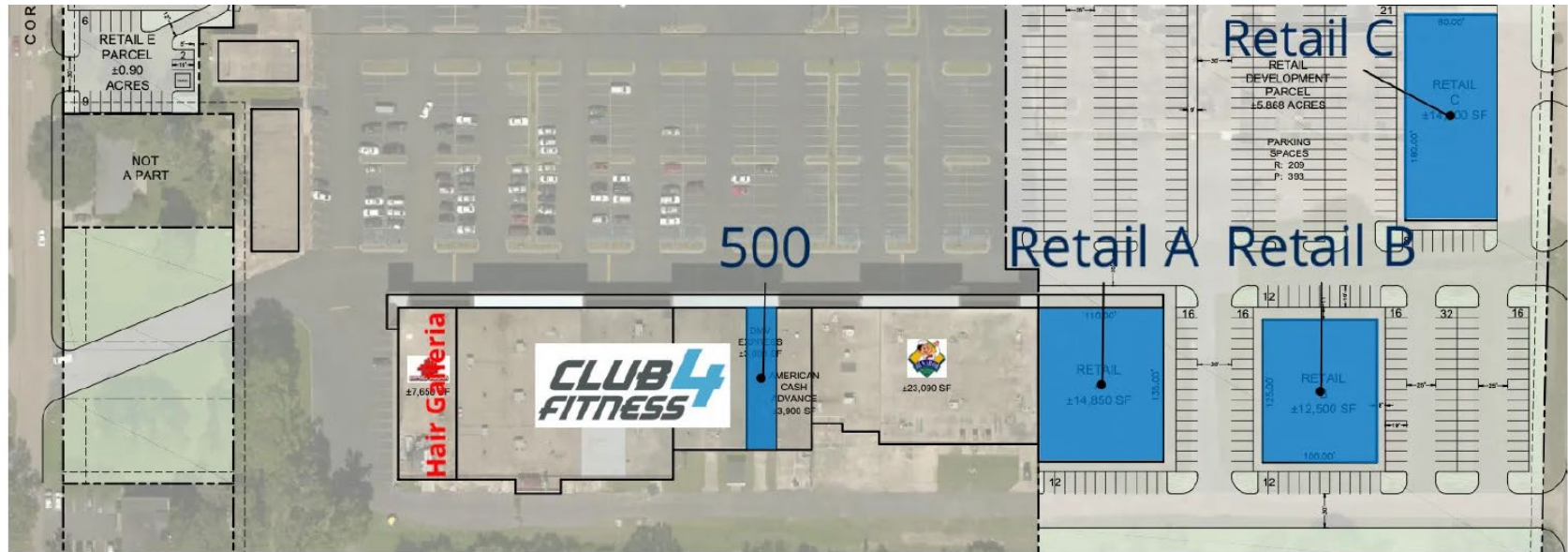
PROPERTY HIGHLIGHTS

- Grocery & Fitness Anchored Retail Development
- Avg. Daily Traffic of 50,000+ Vehicles Per Day
- Excellent Visibility / Ample Parking
- Adjacent Land Available for New Development

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Available SF:	2,000 - 27,351 SF
Building Size:	140,000 SF
Lot Size:	20.87 Acres





AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■ 500	Available	3,100 SF	NNN	\$12.00 SF/yr	Move-In Ready
■ Retail A	Available	4,000 - 27,350 SF	NNN	Negotiable	-
■ Retail B	Available	4,000 - 27,351 SF	NNN	Negotiable	-
■ Retail C	Available	2,000 - 14,400 SF	NNN	Negotiable	-

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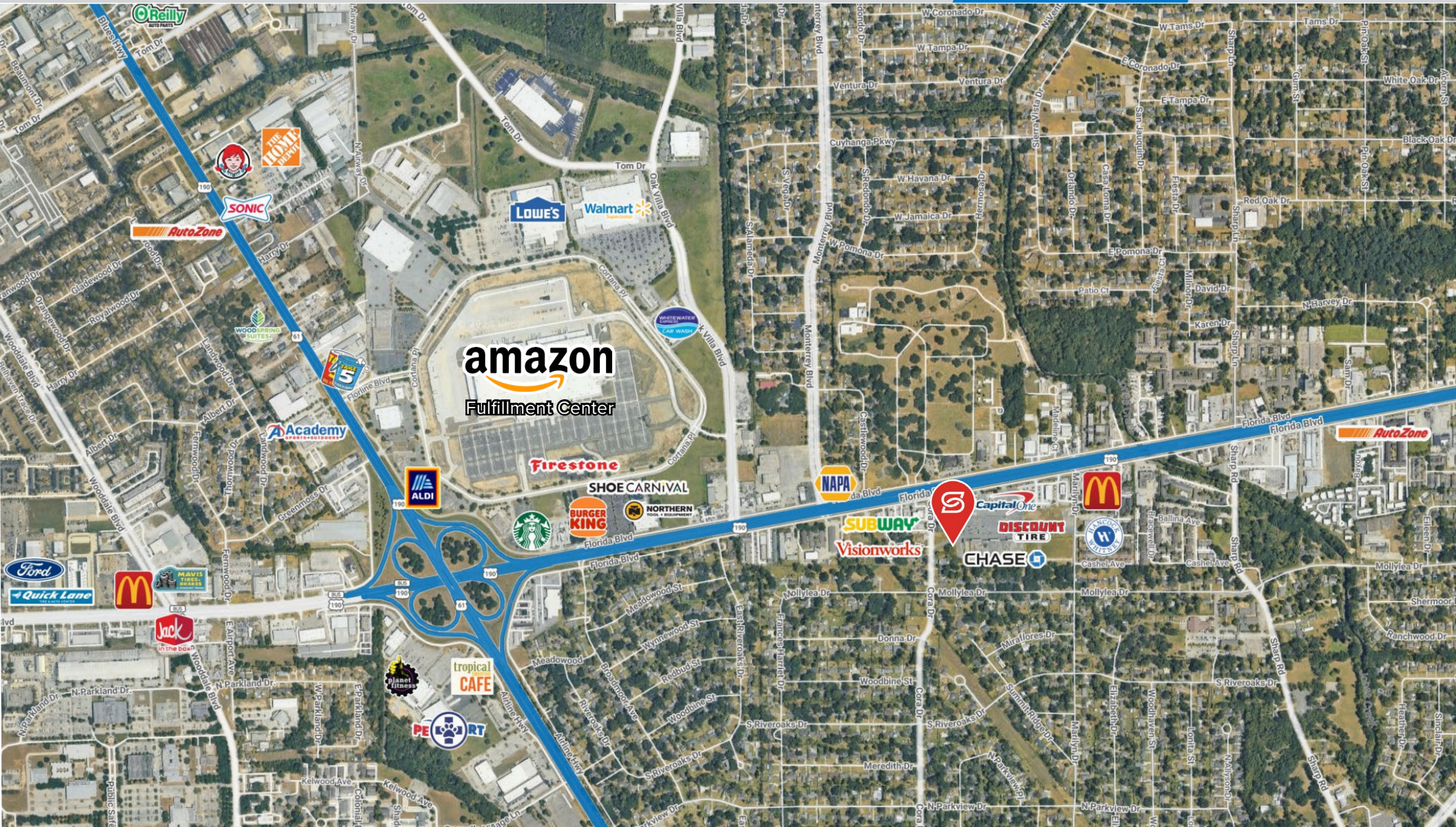
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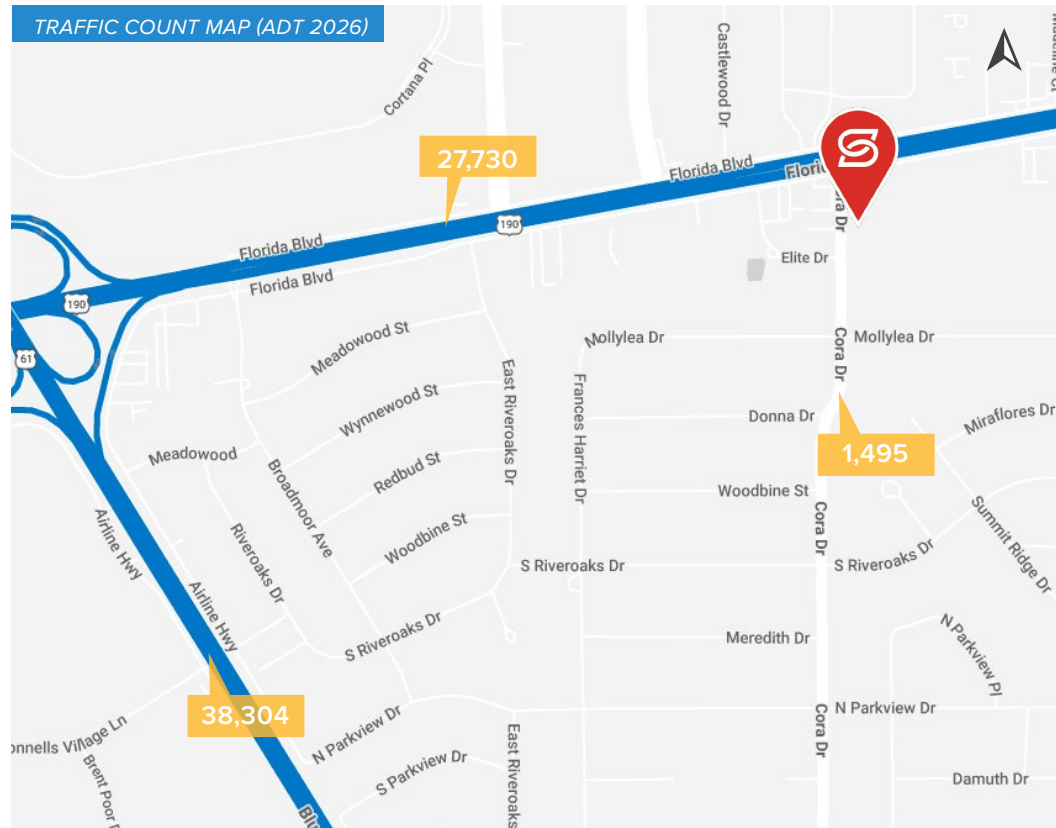
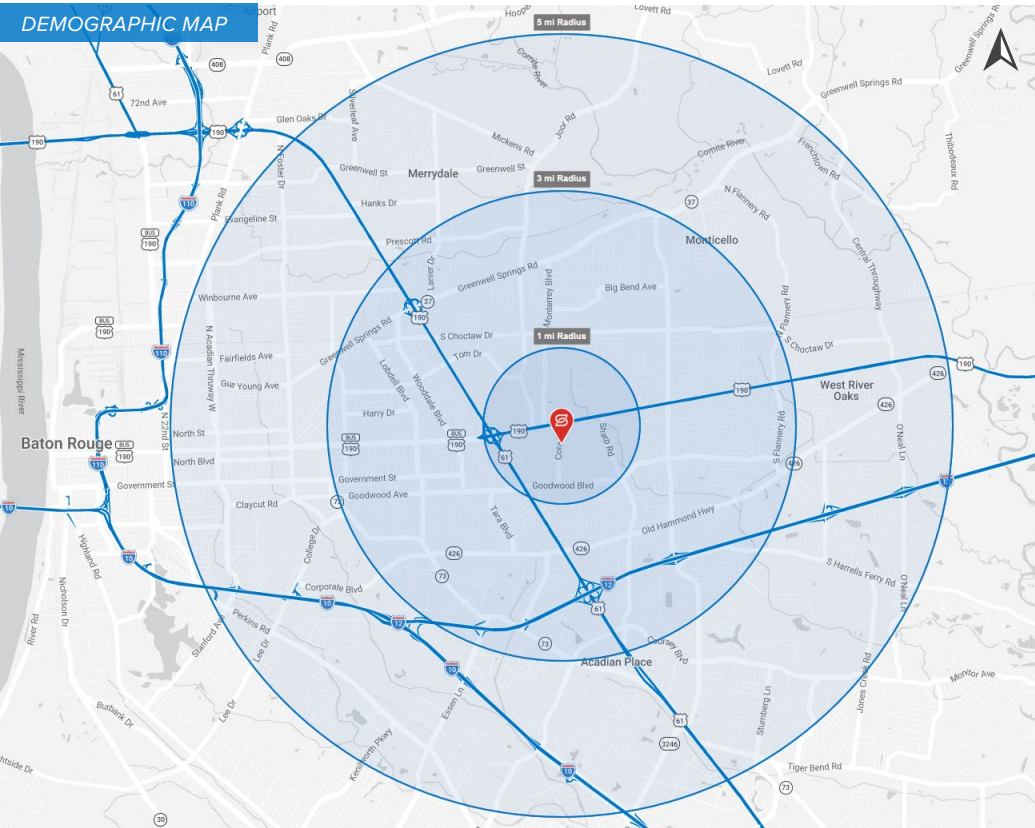
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2026 DEMOGRAPHICS



POPULATION

5 MI

8,287

10 MI

78,714

15 MI

194,774



AVG. HH INCOME

5 MI

\$75,491

10 MI

\$88,872

15 MI

\$92,229



HOUSEHOLDS

5 MI

3,403

10 MI

32,253

15 MI

80,747