

For Lease

CITY SQUARE SHOPPING CENTER RETAIL SPACE

9730 BLUEBONNET BLVD, BATON ROUGE, LA 70810

\$35.00/SF
SUITE 9



PROPERTY HIGHLIGHTS:

- City Square shopping center retail spaces available for lease
- Suite 9: 1,851 SF
- Located at Bluebonnet Blvd. and Highland Road, one of Baton Rouge's most affluent trade areas
- Co-Tenants include Mooyah's, Lit Pizza, Izzo's, Chase Bank, Great American & Cookies Marble Slab Creamery
- City Square shopping center plans for future expansion

CLAY FURR c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com

CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com

For Lease



CLAY FURR c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com

CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

For Lease



CLAY FURR c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com

CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

For Lease

CITY SQUARE SHOPPING CENTER RETAIL SPACE

9730 BLUEBONNET BLVD, BATON ROUGE, LA 70810

\$35.00/SF
SUITE 9

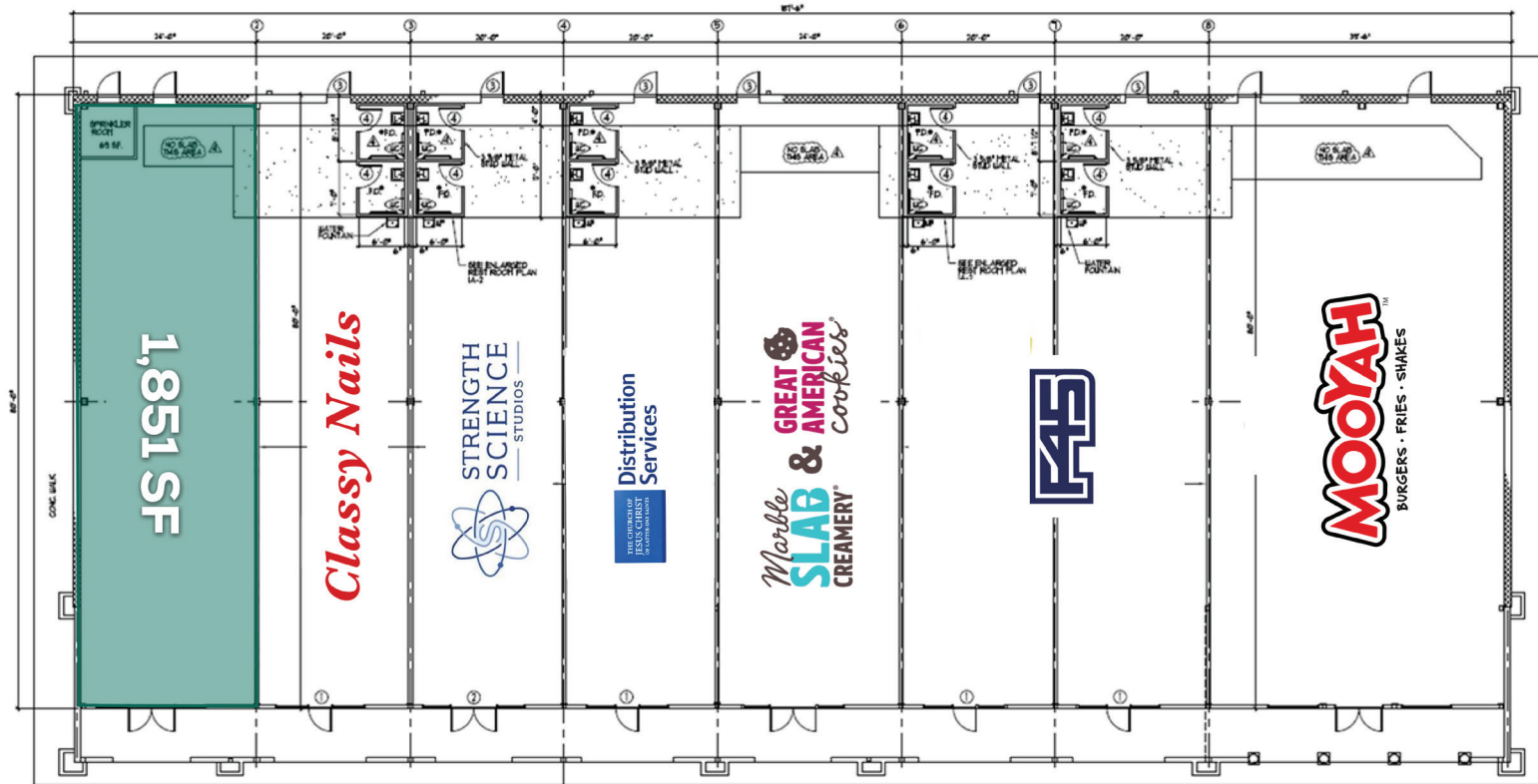


CLAY FURR c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com

CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

For Lease

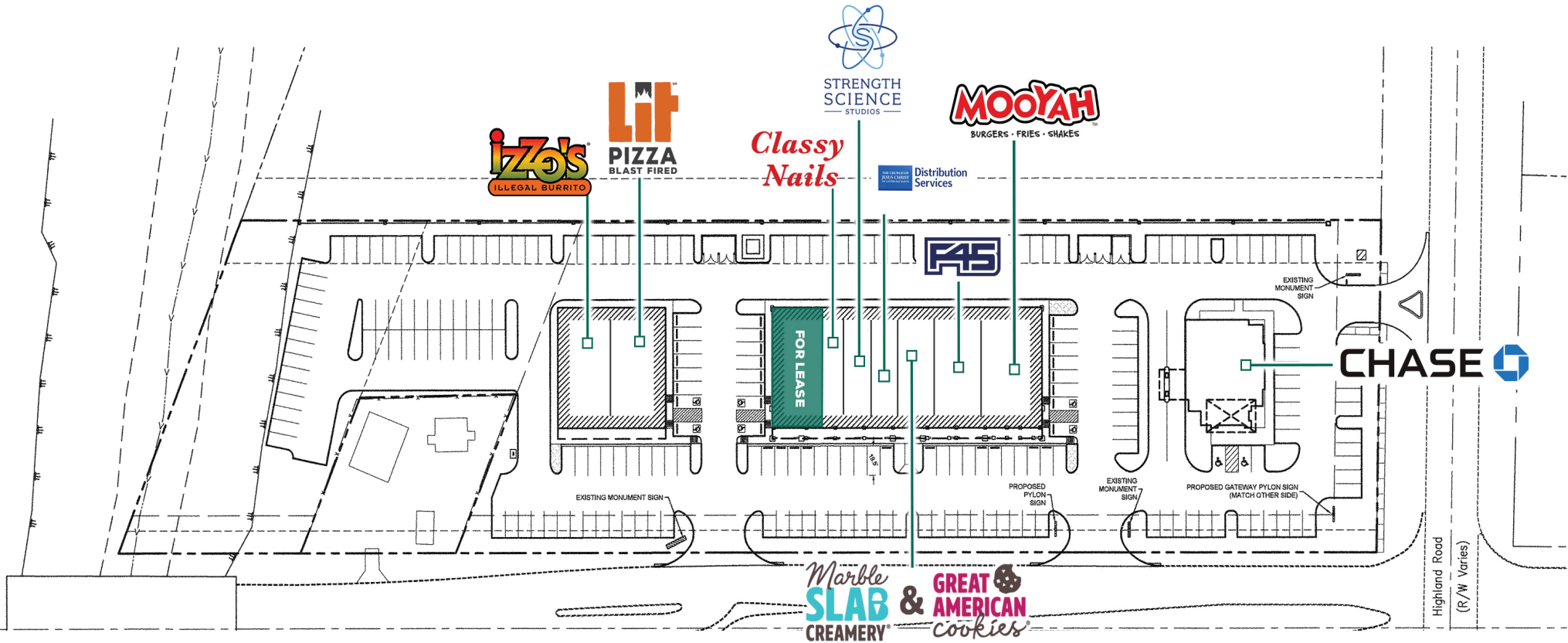


CLAY FURR c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com

CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

For Lease

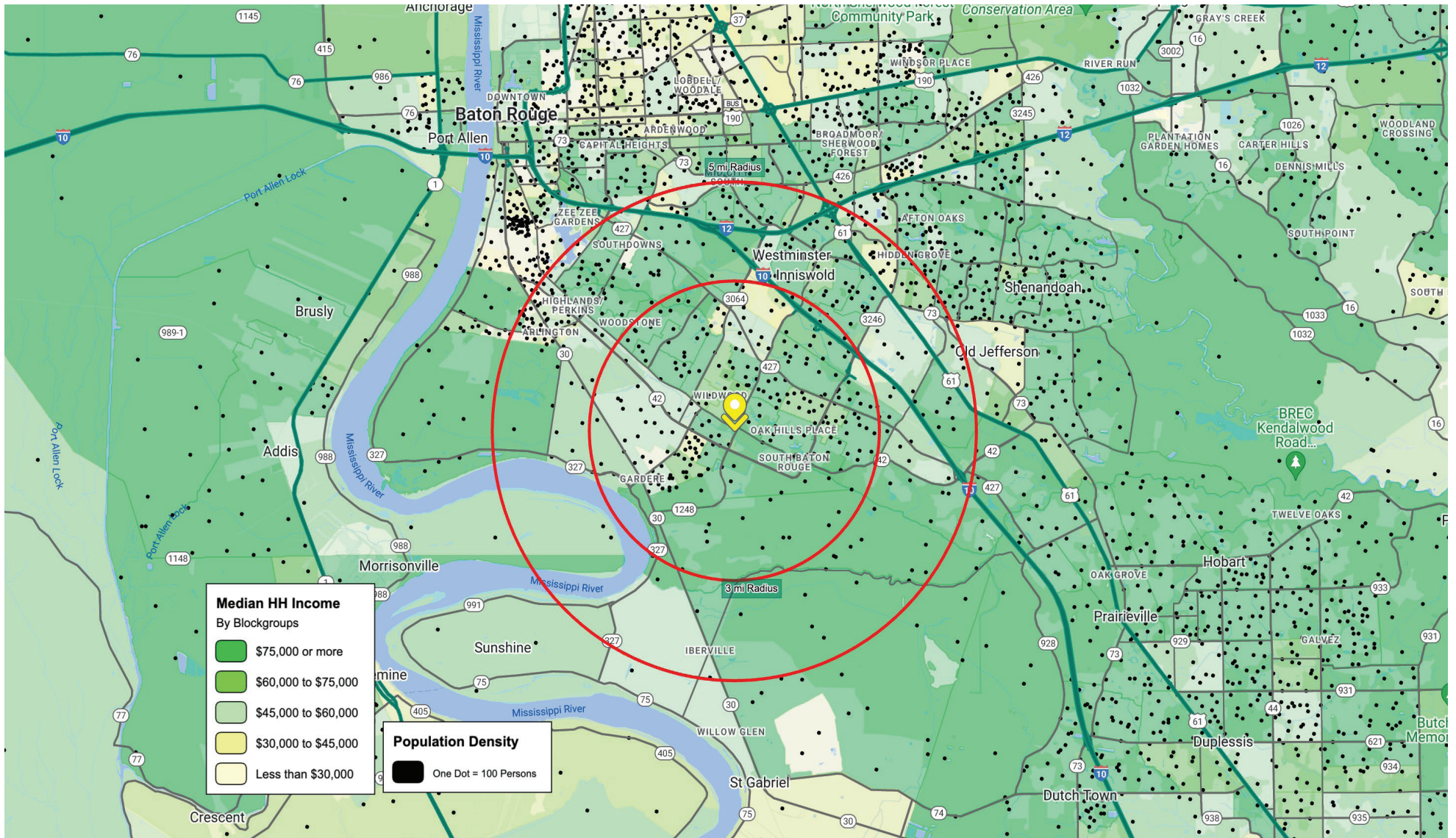


CLAY FURR c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com

CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

For Lease

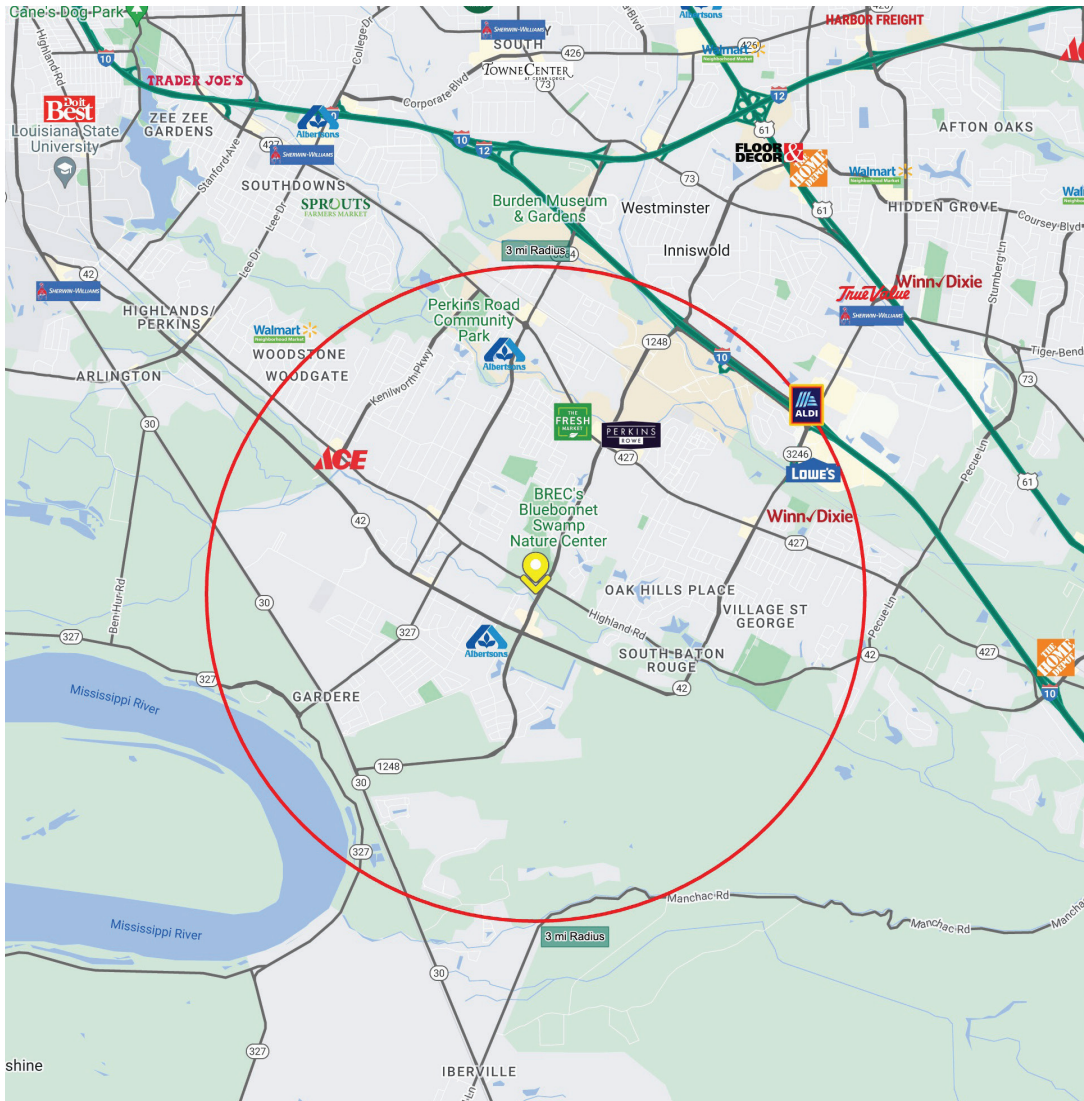


CLAY FURR c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com

CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

For Lease



POPULATION

	1 mi radius	3 mi radius	5 mi radius
2023 Estimated Population	9,528	56,339	112,218
2028 Projected Population	9,311	55,391	110,519
2020 Census Population	9,405	55,593	113,917
2010 Census Population	9,236	47,828	101,511
Projected Annual Growth 2023 to 2028	-0.5%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2023	0.2%	1.4%	0.8%

HOUSEHOLD

2023 Estimated Households	4,078	24,309	49,834
2028 Projected Households	3,911	23,432	48,008
2020 Census Households	3,976	23,697	50,111
2010 Census Households	3,655	19,709	43,846
Projected Annual Growth 2023 to 2028	-0.8%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2023	0.9%	1.8%	1.1%

AGE

2023 Est. Population Under 10 Years	14.1%	12.7%	11.8%
2023 Est. Population 10 to 19 Years	9.8%	10.4%	9.7%
2023 Est. Population 20 to 29 Years	24.0%	19.4%	22.5%
2023 Est. Population 30 to 44 Years	22.2%	20.5%	19.6%
2023 Est. Population 45 to 59 Years	14.4%	16.3%	15.7%
2023 Est. Population 60 to 74 Years	12.3%	15.5%	15.0%
2023 Est. Population 75 Years or Over	3.3%	5.2%	5.8%
2023 Est. Median Age	31.5	36.0	35.1

MARITAL STATUS & GENDER

2023 Est. Male Population	49.1%	48.3%	48.7%
2023 Est. Female Population	50.9%	51.7%	51.3%
2023 Est. Never Married	47.0%	40.0%	44.3%
2023 Est. Now Married	35.8%	43.0%	38.7%
2023 Est. Separated or Divorced	13.9%	12.9%	12.6%
2023 Est. Widowed	3.3%	4.1%	4.4%

INCOME

2023 Est. HH Income \$200,000 or More	12.4%	16.0%	16.2%
2023 Est. HH Income \$150,000 to \$199,999	13.2%	9.6%	9.5%
2023 Est. HH Income \$100,000 to \$149,999	10.5%	15.7%	13.5%
2023 Est. HH Income \$75,000 to \$99,999	11.7%	10.9%	10.1%
2023 Est. HH Income \$50,000 to \$74,999	14.5%	14.5%	15.2%
2023 Est. HH Income \$35,000 to \$49,999	13.6%	9.7%	10.4%
2023 Est. HH Income \$25,000 to \$34,999	9.5%	8.3%	7.7%
2023 Est. HH Income \$15,000 to \$24,999	4.8%	6.5%	7.4%
2023 Est. HH Income Under \$15,000	9.8%	8.9%	10.1%
2023 Est. Average Household Income	\$126,073	\$123,964	\$123,746
2023 Est. Median Household Income	\$81,670	\$92,059	\$90,641
2023 Est. Per Capita Income	\$53,975	\$53,555	\$55,131
2023 Est. Total Businesses	462	2,889	8,167
2023 Est. Total Employees	2,797	25,102	89,838

CLAY FURR c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com

CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.