

RETAIL PROPERTY FOR LEASE  
DECEMBER 2024

# HIGHLAND HOME SHOPPING CENTER

19970 HIGHLAND RD  
BATON ROUGE, LA

stirling





### PROPERTY DESCRIPTION

1,280 SF retail space currently occupied by Give Me the Vin will be available for lease on December 1, 2024 in the Highland Home Shopping Center. This vibrant shopping center is anchored by Albertsons and Planet Fitness, ensuring steady foot traffic from fitness enthusiasts and grocery shoppers. The space benefits from a diverse tenant mix that includes Exotic Nails, Hotworx, Ten13 Atelier, Dr. Feel Good, and StretchZone. With high visibility and prime positioning within the center, this location offers an ideal opportunity for a variety of retail or service-based businesses. Please do not disturb the current tenant.

### OFFERING SUMMARY

Lease Rate:	\$25 PSF (Annual)
Lease Type:	NNN
Available SF:	1,280 SF
Building Size:	30,430 SF

### LOCATION DESCRIPTION

Situated at the key intersection of Airline Highway (U.S. 61) and Highland Road, this retail space enjoys substantial "going-home" traffic and easy access to I-10, just  $\pm 1.3$  miles east. The property serves both the South Baton Rouge and Ascension Parish submarkets, including growing communities like Prairieville. South Baton Rouge is a thriving area known for its residential growth, affluent neighborhoods, and high demand for commercial services. This strategic location provides excellent visibility and accessibility, making it a prime choice for businesses looking to serve a broad customer base.





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19970 HIGHLAND RD BATON ROUGE, LA 70809

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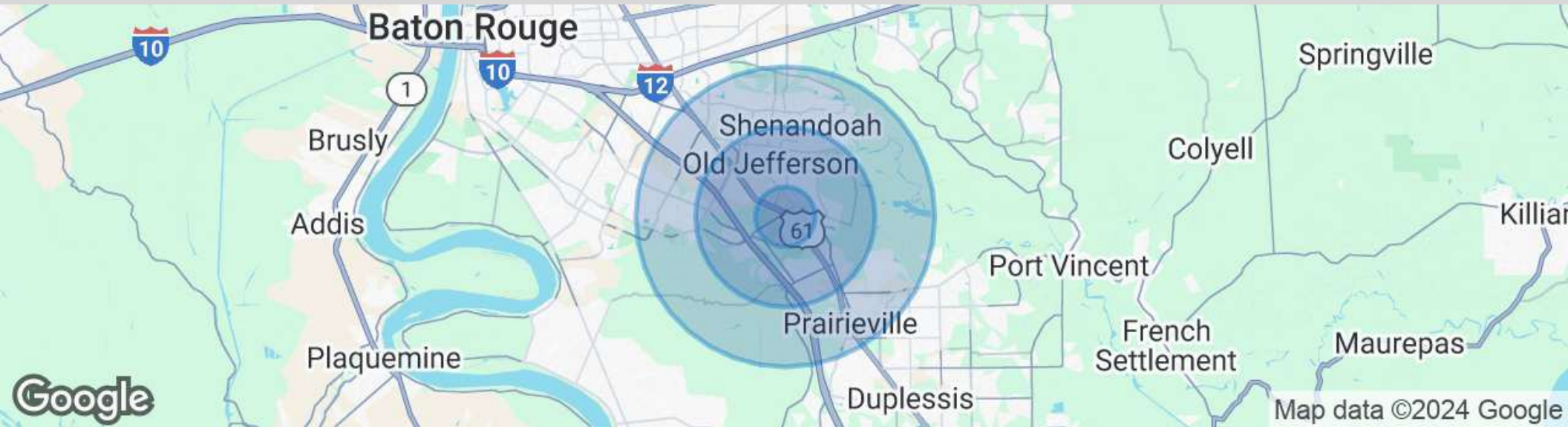
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,937	34,588	99,147
Average Age	32.8	36.1	36.3
Average Age (Male)	31.6	35.5	35.4
Average Age (Female)	33.9	36.8	37.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,205	13,543	39,764
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$79,164	\$118,837	\$110,486
Average House Value	\$218,087	\$292,057	\$279,985



