



AVAILABLE FOR LEASE

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4850 ROUZAN SQUARE AVENUE
BATON ROUGE, LA 70808



5500 Bankers Avenue, Baton Rouge, LA 70808
tel: 225.237.3343

The Everly At Rouzan

4850 Rouzan Square Avenue Baton Rouge, LA 70808

PROPERTY SUMMARY



Property Description

The Everly at Rouzan is an elegant multifamily development that was recently completed with meticulous attention to detail. On the ground floor of the eastern wing of the building sits the retail-commercial component that is now available for lease. The Everly has 277 units and an exclusive parking garage, pool, courtyards, and other amenities.

Property Highlights

- Suites 1 & 2 can be combined
- Tenant improvement allowance for qualified tenants
- Blank slate allowing for tenant custom buildout
- High income demographics
- Ideal for restaurant/coffee/spa/clothing/health & wellness operators
- Street and garage parking

Offering Summary

Lease Rate:	\$35.00 PSF/YR
Suite 1:	2,018 SF
Suite 2:	2,306 SF
Suite 3:	3,598 SF (Restaurant)
NNN Estimate:	\$4.00 PSF

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INTERIOR PHOTOS



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FLOOR PLAN



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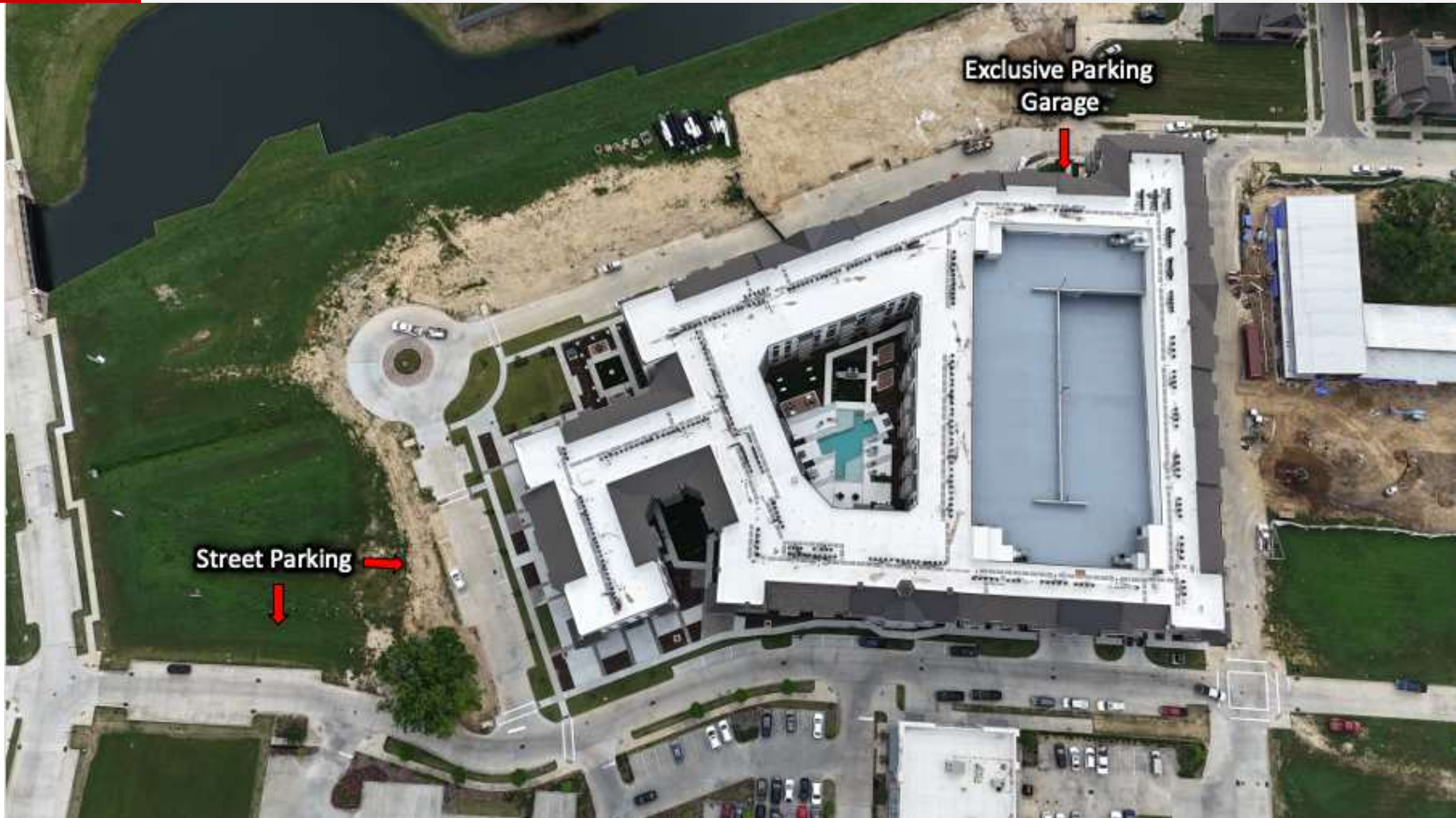
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PARKING



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MERCHANT MAP



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DRONE AERIALS



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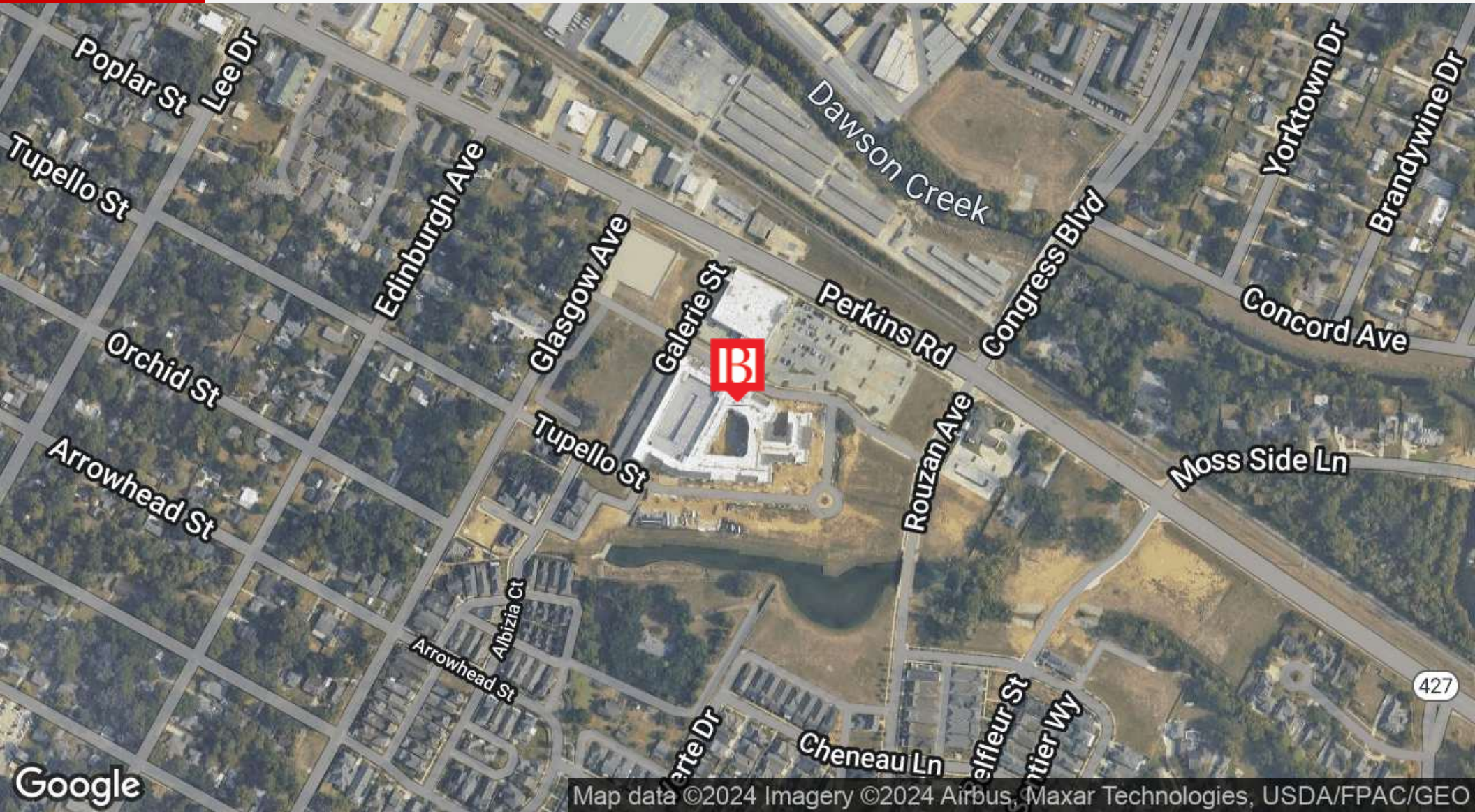
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LOCATION MAP



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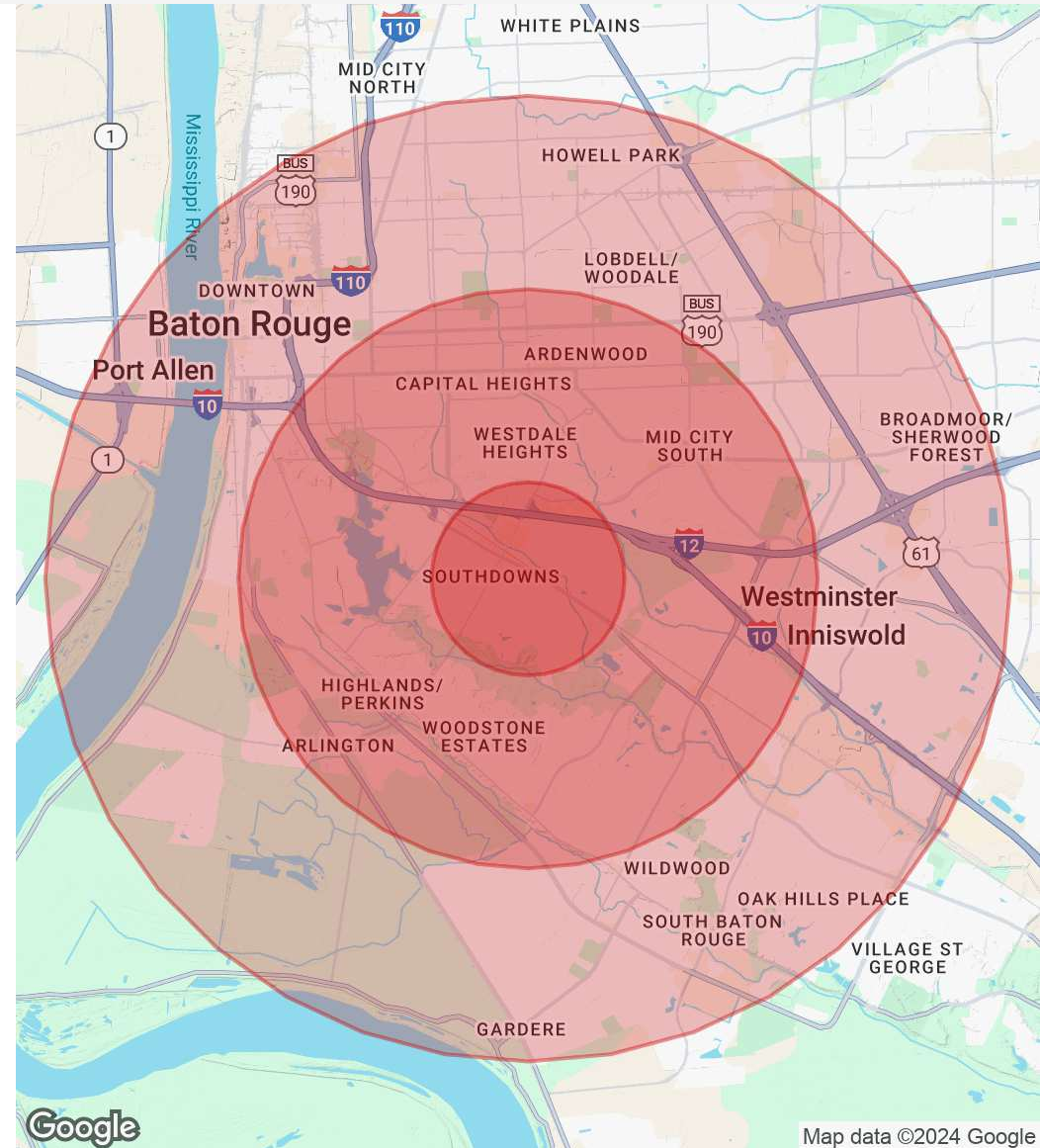
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	6,439	81,272	187,453
Average Age	41	37	38
Average Age (Male)	40	37	37
Average Age (Female)	42	38	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,897	35,592	81,081
# Of Persons Per HH	2.2	2.3	2.3
Average HH Income	\$138,143	\$90,044	\$82,049
Average House Value	\$549,177	\$431,182	\$340,552

Demographics data derived from AlphaMap



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