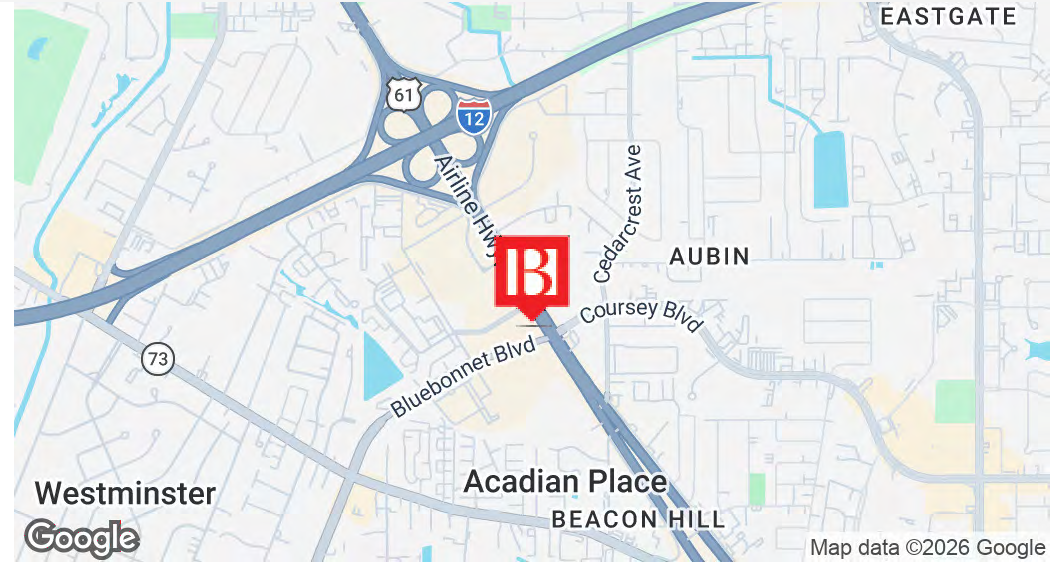


High Visibility Outparcel Space - Bluebonnet Square

10330 Airline Hwy Baton Rouge, LA 70809

PROPERTY SUMMARY



Property Description

822 SF inline retail space located within an outparcel to Bluebonnet Square, a 41k SF neighborhood center located on the signalized, hard corner of Airline Hwy and Bluebonnet Blvd. The outparcel building is currently under construction with shell delivery expected by May 2026.

The space benefits from excellent visibility from the Airline/Bluebonnet intersection, with traffic counts of 70,000+ VPD. Major area retailers include Costco (2.3m visits per year), Floor & Decor, Home Depot, Walmart Neighborhood market, and more. Outparcel co-tenants are CC's Coffee House and Barrio Burrito Bar. Site is centrally located in Baton Rouge .5mi south of I-12.

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Offering Summary

| | |
|-------------------|---------------------|
| Lease Rate: | \$37.50 SF/yr (NNN) |
| Available SF: | 822 SF |
| Space Dimensions: | ±14.5' x 57' |
| Traffic Counts: | 70,000+ VPD |

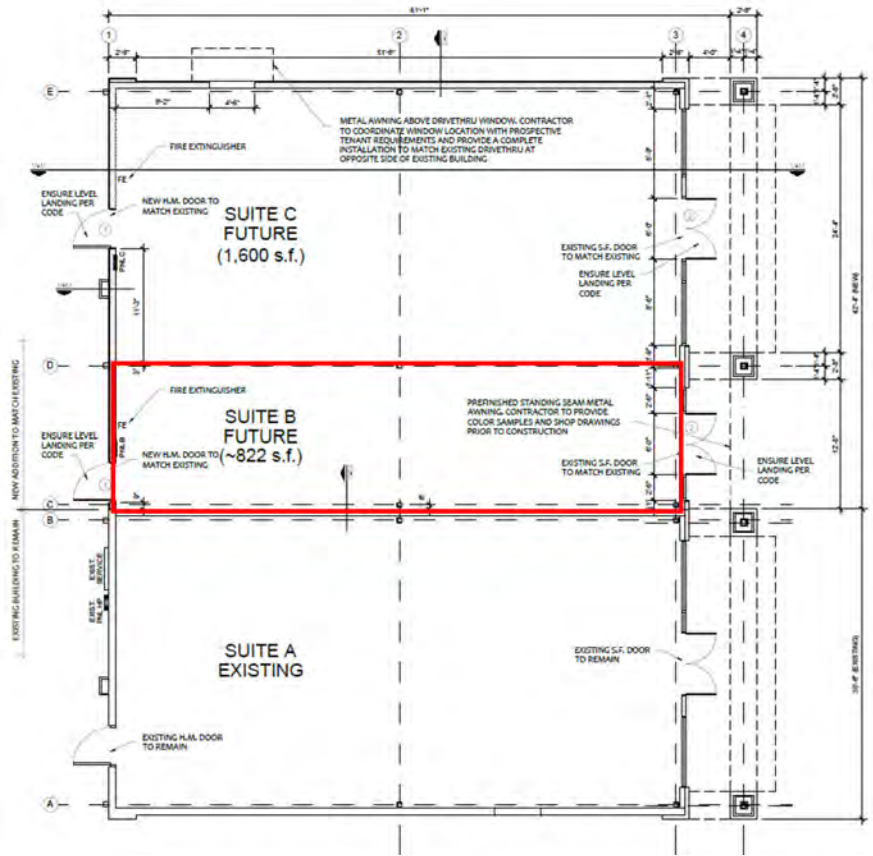
| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|-----------|-----------|
| Total Households | 4,601 | 32,257 | 79,146 |
| Total Population | 9,532 | 74,512 | 196,404 |
| Average HH Income | \$90,938 | \$100,546 | \$102,162 |



Bluebonnet Square Outparcel

10330 Airline Hwy Baton Rouge, LA 70809

LEASE SPACES



Available Spaces

| Suite | Tenant | Size (SF) | Lease Type | Lease Rate | Description |
|-------------------|-----------|-----------|------------|---------------|--|
| Outparcel Suite B | Available | 822 SF | NNN | \$37.50 SF/yr | 822 SF inline retail space, measuring approximately 14.5' x 57'. |

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SPACE AERIAL



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SITE AERIALS



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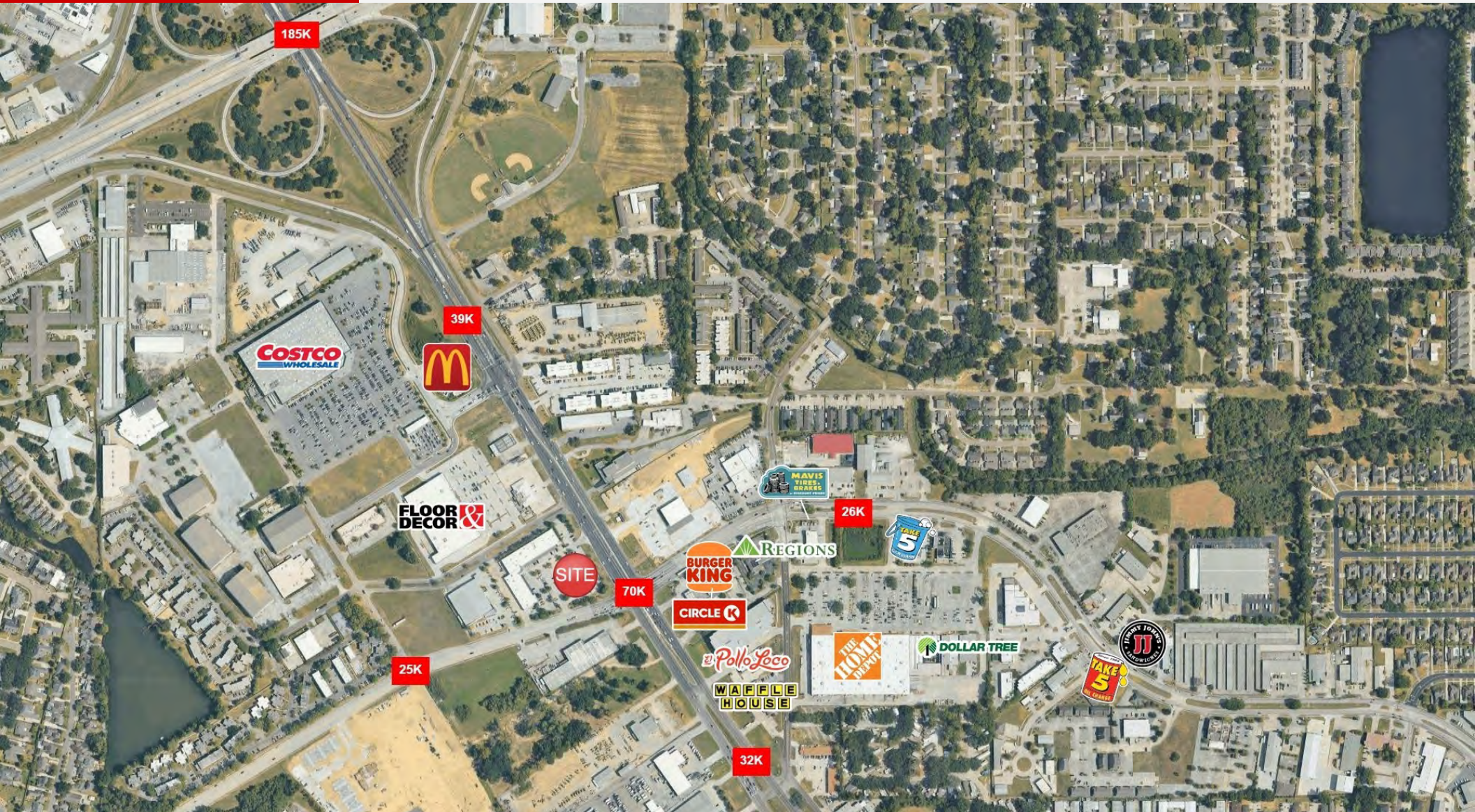
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RETAILER AND TRAFFIC AERIAL



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Bluebonnet Square Outparcel

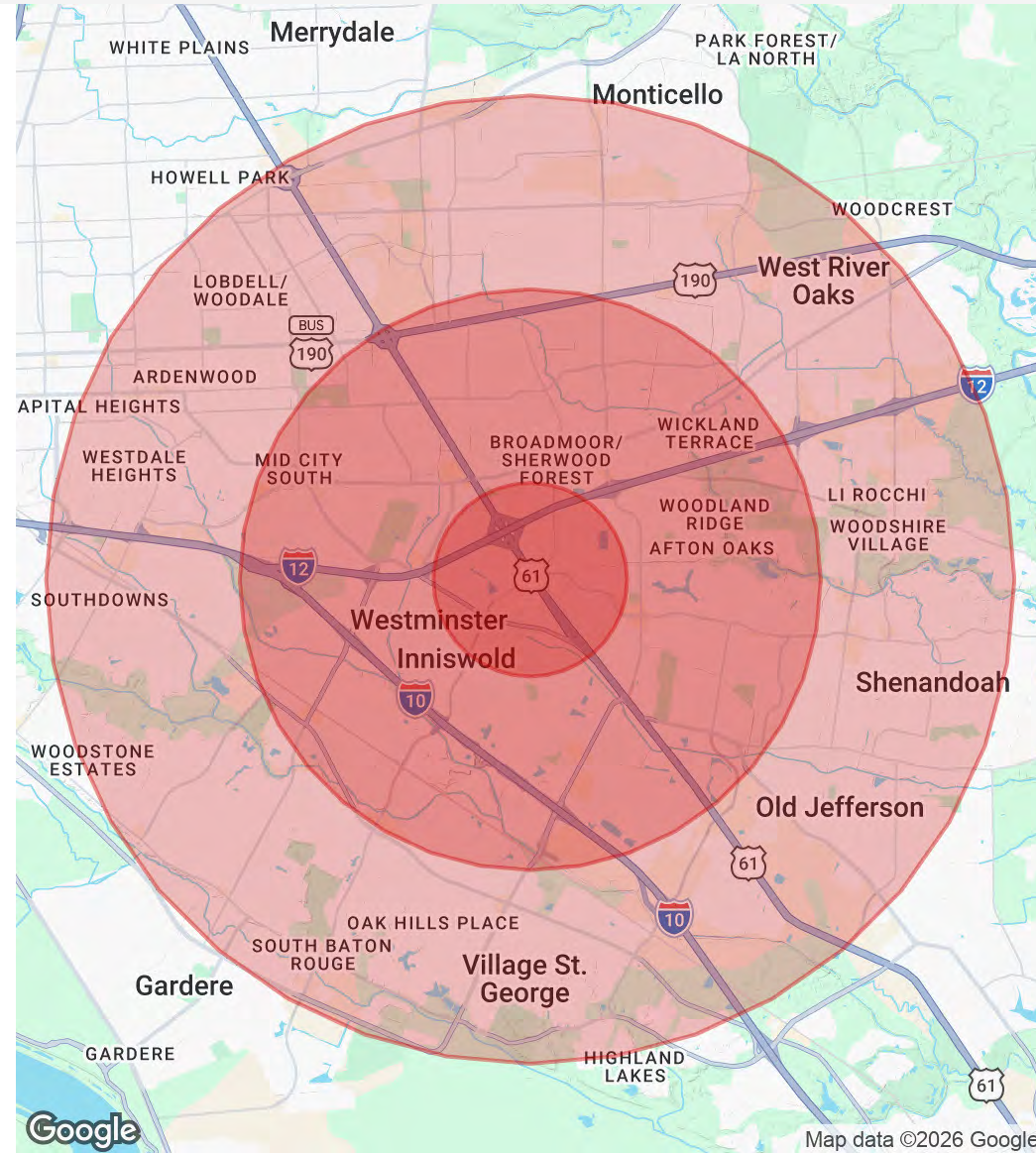
10330 Airline Hwy Baton Rouge, LA 70809

DEMOGRAPHICS MAP & REPORT

| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 9,532 | 74,512 | 196,404 |
| Average Age | 37.0 | 38.2 | 37.2 |
| Average Age (Male) | 36.0 | 37.0 | 36.2 |
| Average Age (Female) | 37.5 | 40.0 | 38.4 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,601 | 32,257 | 79,146 |
| # Of Persons Per HH | 2.1 | 2.3 | 2.5 |
| Average HH Income | \$90,938 | \$100,546 | \$102,162 |
| Average House Value | \$243,899 | \$305,013 | \$314,587 |

2023 American Community Survey (ACS)



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