

RETAIL SPACE FOR LEASE

University View Shopping Center

4250 Burbank Drive, Baton Rouge, LA 70808

Presented By:

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PROPERTY HIGHLIGHTS

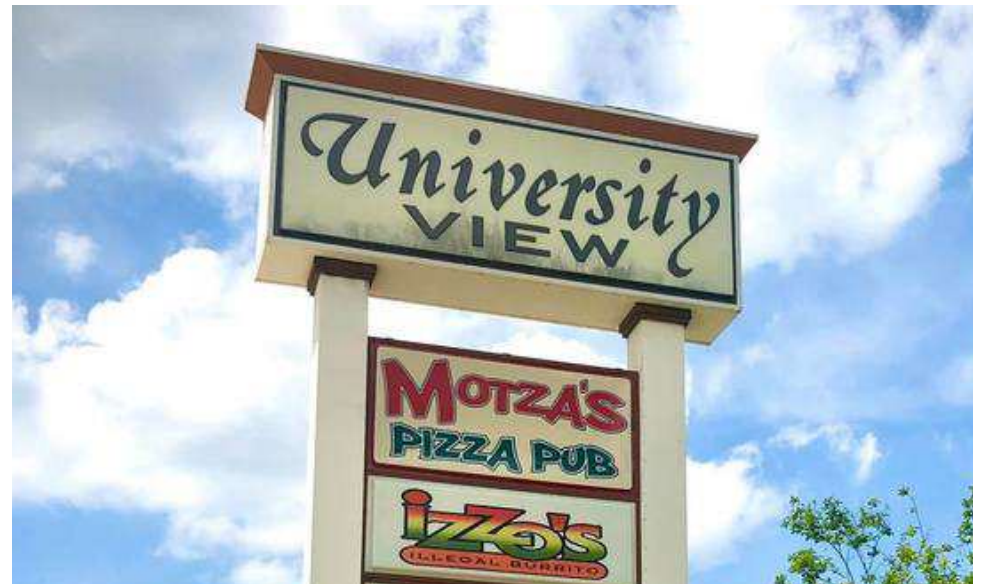
- ±1,470 SF retail suite at University View Shopping Center
- Located less than 0.5 miles from the LSU Campus at the corner of Burbank Dr & E Boyd Dr
- Subject suite was most formerly a women's clothing boutique
- Co-Tenants include Izzo's Illegal Burrito, Subway, Just 4 Him Men's Haircuts, Yogurtland, & Nine Dragon
- Property is flanked by some of the busiest Taco Bell & Sonic locations in the State of LA
- +1,000 student housing units within walking distance
- NNNs are estimated at \$6.42/SF

SPACES

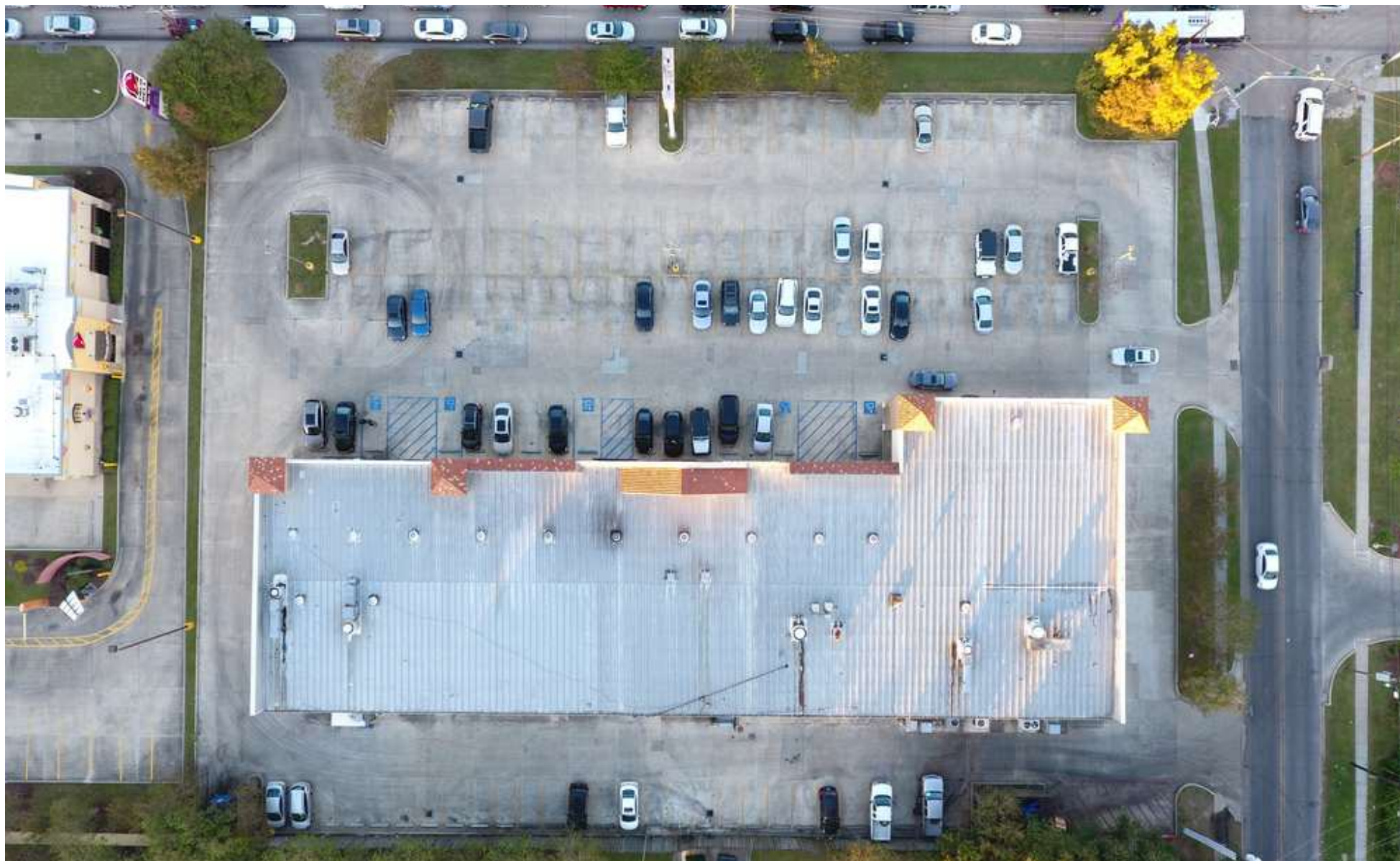
LEASE RATE

SPACE SIZE

SPACES	LEASE RATE	SPACE SIZE
Suite 108	\$20.50 SF/yr	1,470 SF



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	SECRET NAILS					AVAILABLE		
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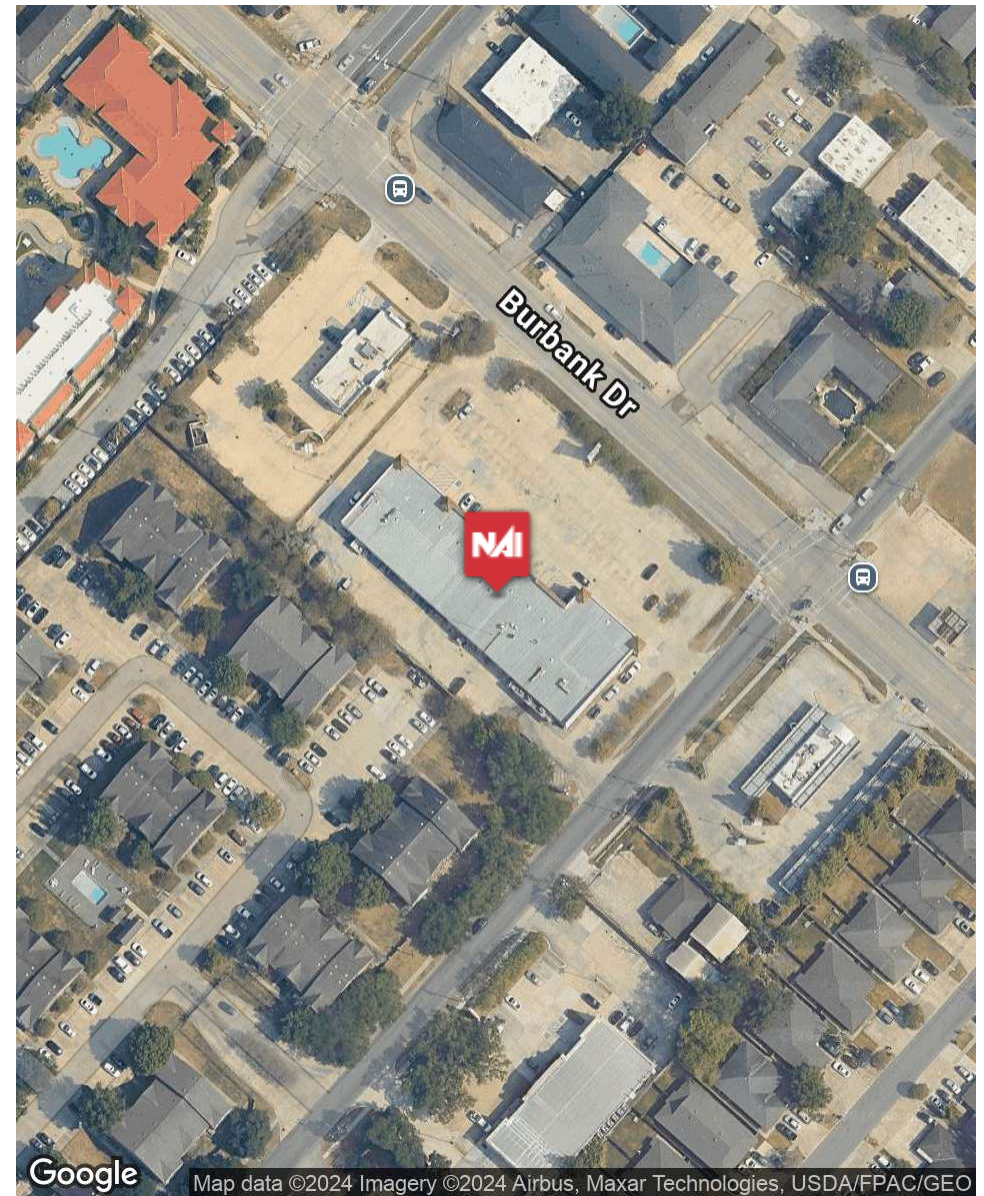
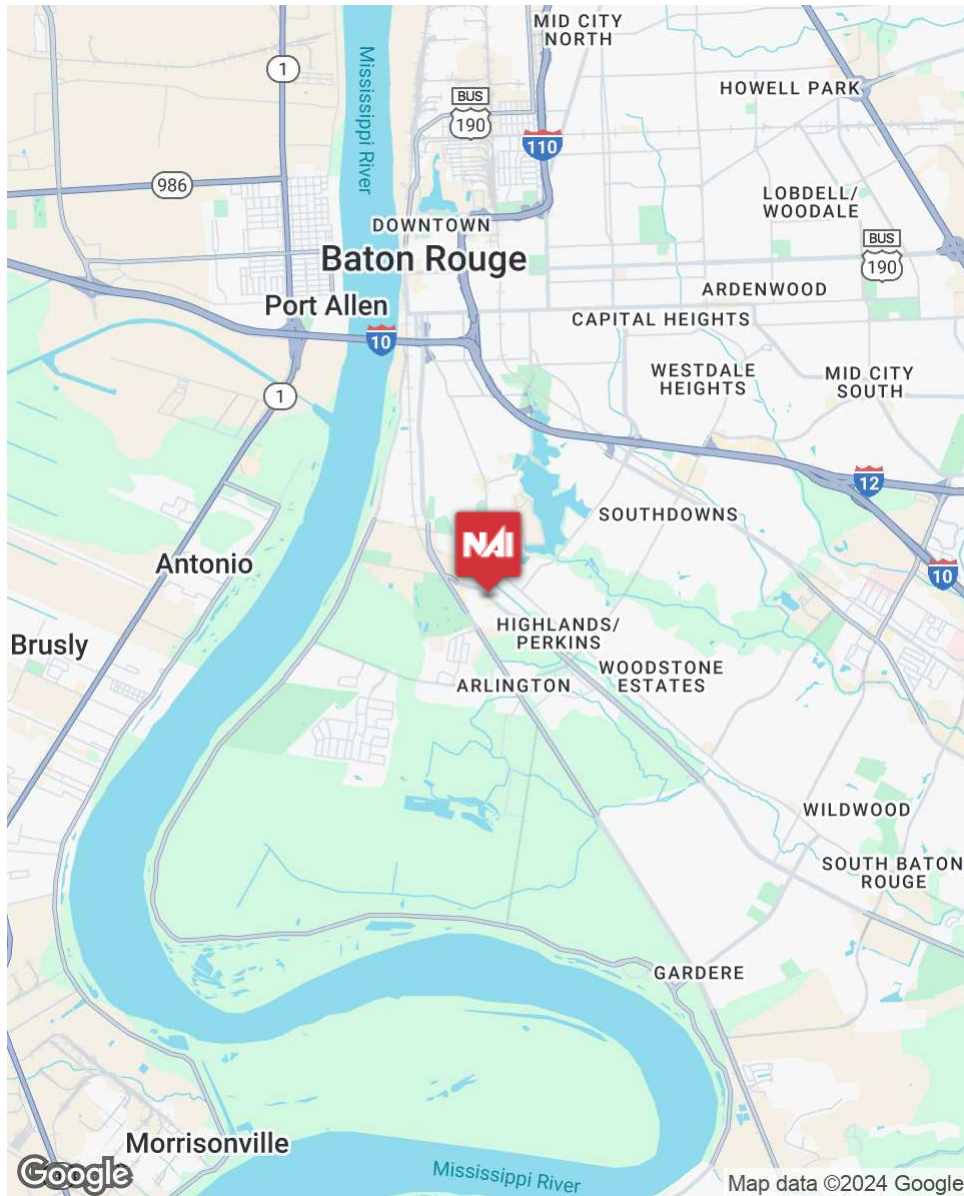
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 108	Available	1,470 SF	NNN	\$20.50 SF/yr	NNNs estimated at \$6.42/SF

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EDUCATION



No High School Diploma



15%

High School Graduate



58%

Bachelors/Grad/Prof Degree

EMPLOYMENT



72%

White Collar



10%

Blue Collar



18%

Services

5.5%

Unemployment Rate

KEY FACTS



67,823

Total Population



27,709

Total Households



\$51,206

Median Household Income



26.0

Median Age

BUSINESS



2,942

Total Businesses



64,795

Total Employees

INCOME



\$41,739

Median Disposable Income



\$33,799

Per Capita Income



\$19,559

Median Net Worth

10 Minute Drive Time Demographics

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For More Information:

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