

COURSEY BOULEVARD RETAIL AT CEDARCREST

10241 COURSEY BOULEVARD, BATON ROUGE, LA 70816



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	11,390 SF
Available SF:	1,340 - 2,680 SF
Zoning:	C2 (Heavy Commercial)

PROPERTY OVERVIEW

Established strip center available for lease on Coursey Boulevard just east of Airline Highway. Located across from The Home Depot and near Costco Wholesale and Interstate 12, the site has over 25,900 passing cars per day.

Center has excellent visibility and pylon signage.

End cap available up to 2,680 square feet contiguous which was formerly a check cashing business which was in place since the center was built.

PROPERTY HIGHLIGHTS

- Diverse tenant mix with traffic generators
- High traffic counts and strong demographics
- Close access to I-12 and Airline Highway
- Ample signage options



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FOR LEASE

RETAIL PROPERTY

ADDITIONAL PHOTOS

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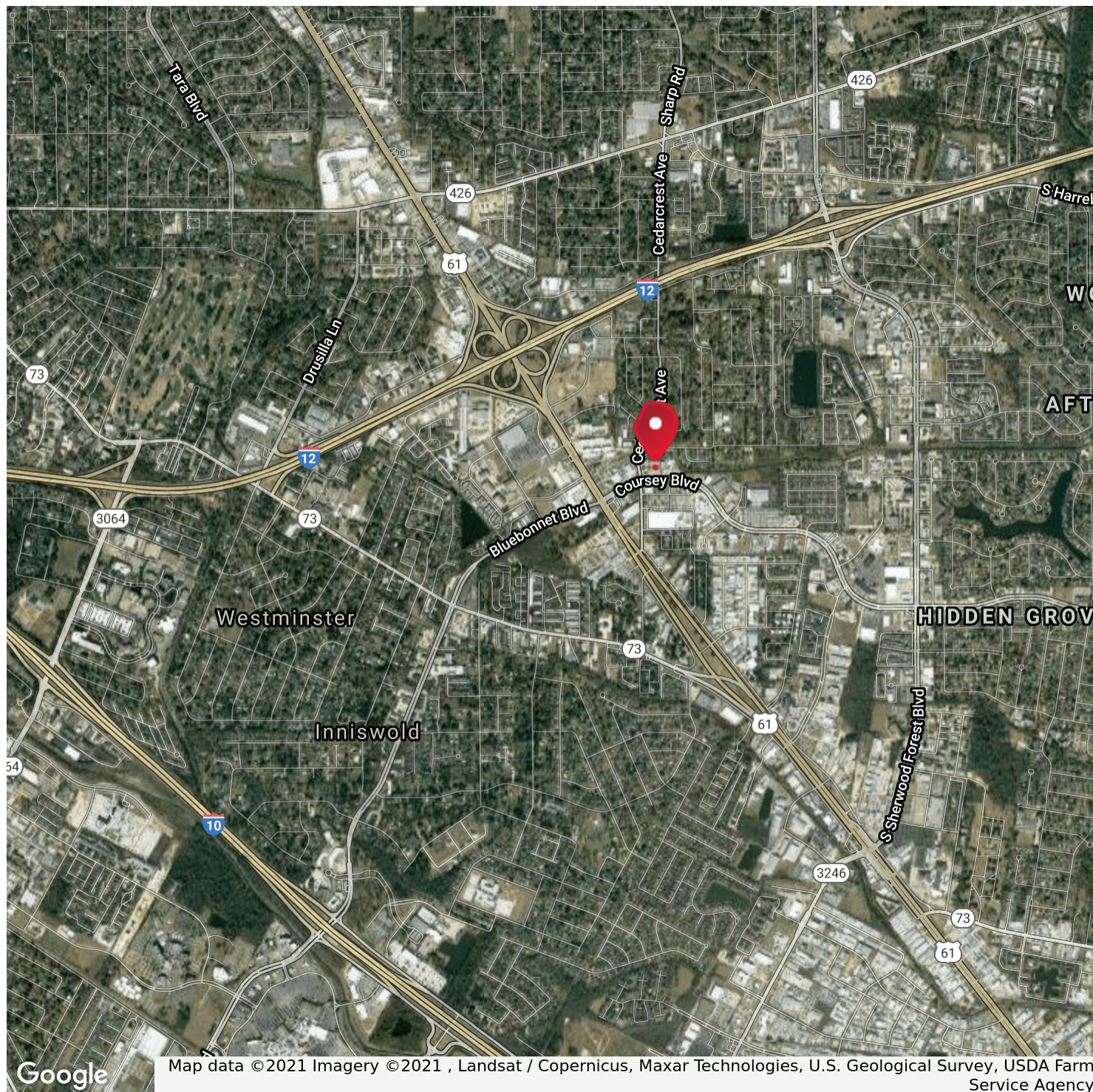
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LOCATION MAPS

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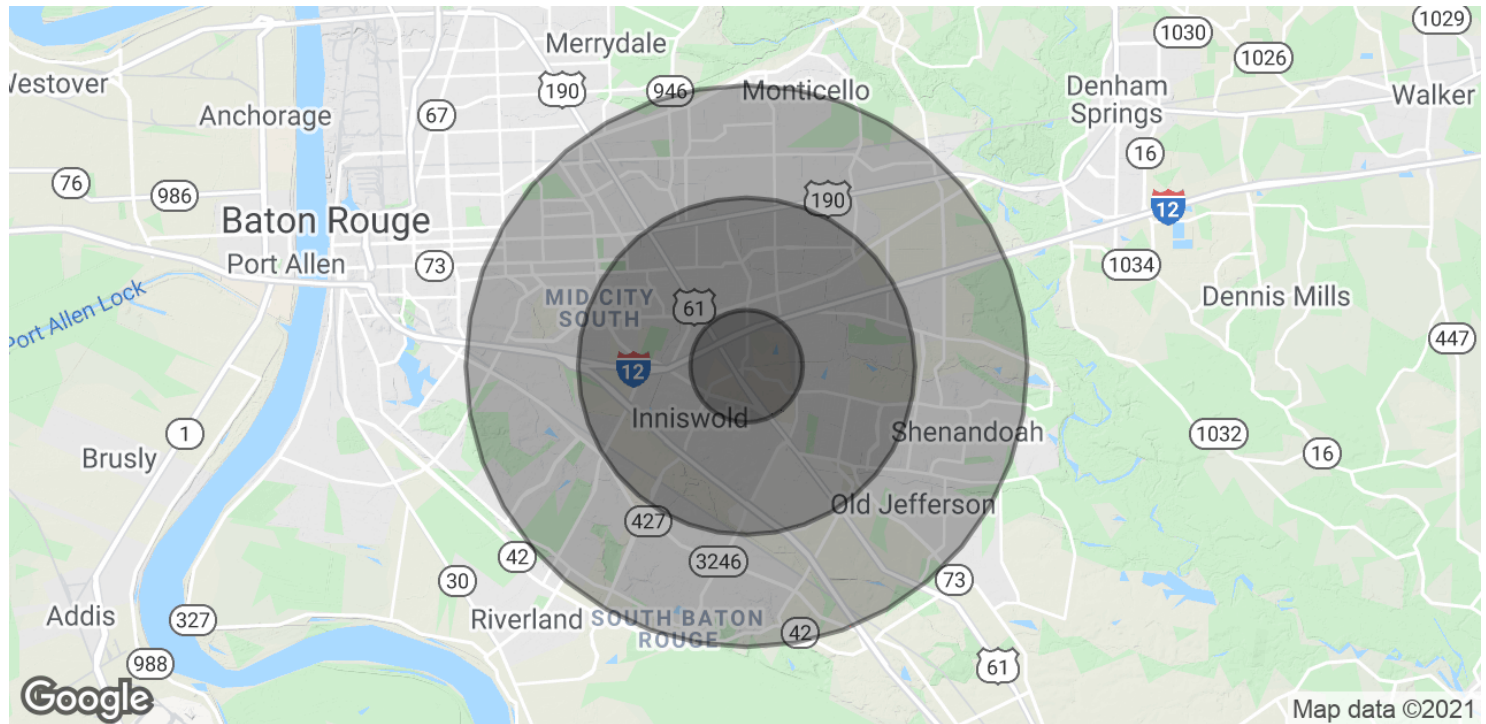
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	9,051	75,478	184,151
Average age	35.8	37.2	36.3
Average age (Male)	32.5	34.7	33.9
Average age (Female)	36.9	39.3	38.4

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	4,346	32,838	76,493
# of persons per HH	2.1	2.3	2.4
Average HH income	\$56,236	\$71,659	\$74,300
Average house value	\$176,600	\$220,507	\$231,205

* Demographic data derived from 2010 US Census



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