



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

NEW CONSTRUCTION: CARRINGTON GROVE SHOPPING CENTER

FOR LEASE

13211 COURSEY BLVD, BATON ROUGE, LA 70816

1,204 - 6,634 SF

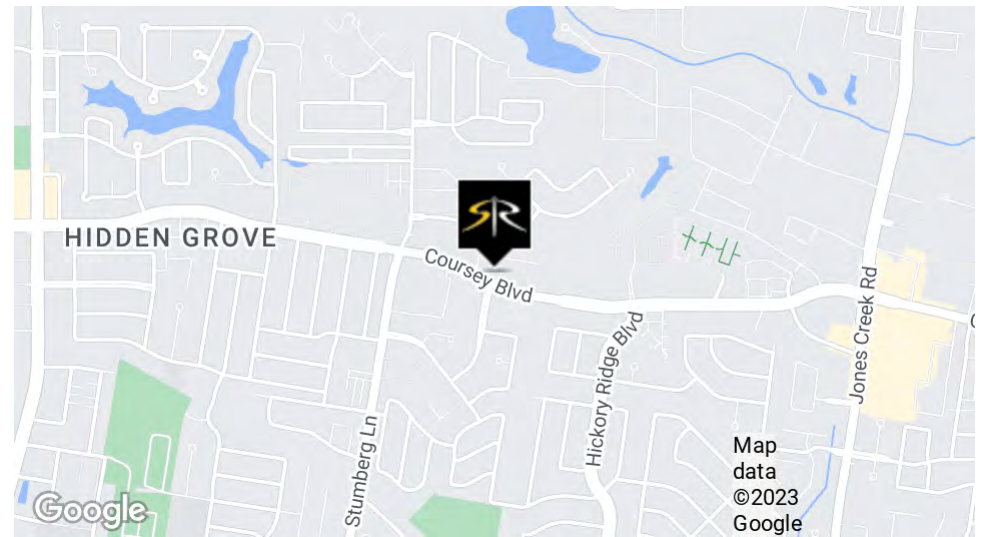


OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	6,634 SF
Available SF:	1,204 - 6,634 SF
Zoning:	C-2

PROPERTY HIGHLIGHTS

- Introducing “Carrington Grove Shopping Center” - Baton Rouge’s Premier Shopping Destination
- Discover the epitome of retail excellence at Carrington Grove Shopping Center, Baton Rouge’s newest and most exciting new construction strip center conveniently situated at 13211 Coursey Blvd.



CARMEN AUSTIN, MBA, CCIM, SIOR

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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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COMPLETE HIGHLIGHTS

- Introducing "Carrington Grove Shopping Center" - Baton Rouge's Premier Shopping Destination
- Epitome of retail excellence at Carrington Grove Shopping Center, Baton Rouge's newest and most exciting new construction strip center conveniently situated at 13211 Coursey Blvd.
- State-of-the-art retail center set to define the classy and convenient shopping experience, offering a perfect blend of diversity and style
- Key Features:
 - Prime Location: Nestled in the heart of Baton Rouge, Carrington Grove Shopping Center enjoys a prime location on the bustling Coursey Blvd. with excellent visibility and accessibility.
 - Modern Classic Architecture: Boasting contemporary traditional and inviting architecture, Carrington Grove stands as a symbol of modernity, creating an attractive destination for shoppers
 - Diverse Retail Spaces: This new strip center will feature a diverse range of retail spaces catering to various industries, from fashion boutiques to gourmet dining, ensuring a vibrant and dynamic atmosphere.
 - Ample Parking: Enjoy stress-free shopping with ample parking spaces, providing convenience for visitors and ensuring an unhurried and enjoyable experience.
 - Cutting-Edge Design: Carrington Grove is designed with cutting-edge principles, ensuring a seamless and enjoyable flow for shoppers exploring the variety of stores and services to come
- Why Choose Carrington Grove Shopping Center?
 - Retail Variety: From upscale boutiques to everyday essentials, Carrington Grove Shopping Center will host a wide array of retail options, ensuring there's something for everyone.
 - Dining Delights: Indulge in a culinary journey with a diverse selection of dining options, ranging from casual cafes to exquisite restaurants, offering an unparalleled gastronomic experience.
 - Community Hub: More than just a shopping destination, Carrington Grove will aim to become a community hub, fostering connections and providing a gathering space for families and friends.
 - Embark on a new era of retail at Carrington Grove, where classic innovation meets convenience and diversity. Join us as we redefine Baton Rouge's shopping landscape. For leasing inquiries and partnership opportunities, contact us today and be a part of the future of retail in Baton Rouge.

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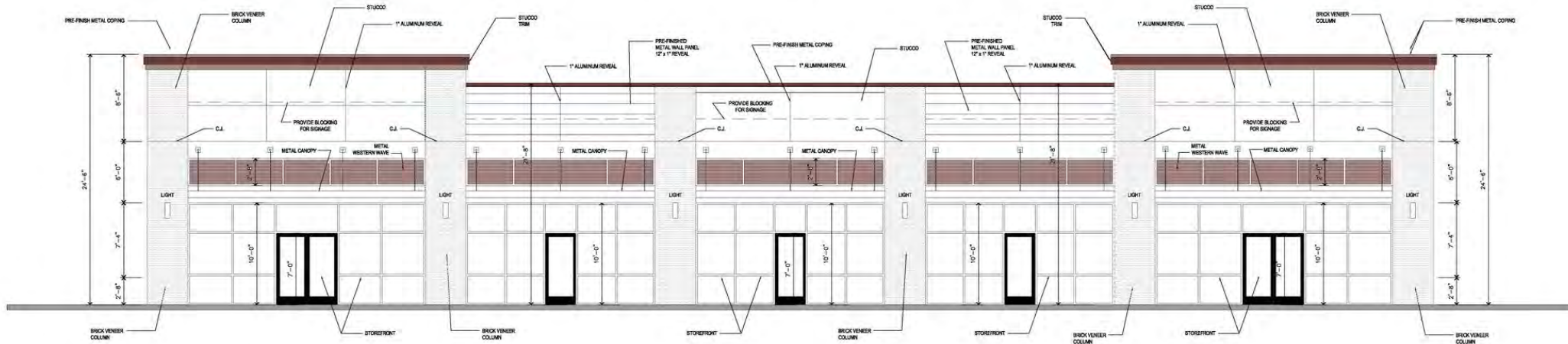


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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	CAM RATE	DESCRIPTION
A	Available	1,511 SF	NNN	\$20.00 SF/yr	\$4.50 SF/yr	End-cap
B	Available	1,204 SF	NNN	\$20.00 SF/yr	\$4.00 SF/yr	In-line
C	Available	1,204 SF	NNN	\$20.00 SF/yr	\$4.00 SF/yr	In-line
D	LEASED	1,204 SF	NNN	\$20.00 SF/yr	\$4.00 SF/yr	TZ TAX SERVICES, LLC
E	Available	1,511 SF	NNN	\$20.00 SF/yr	\$4.50 SF/yr	End-cap

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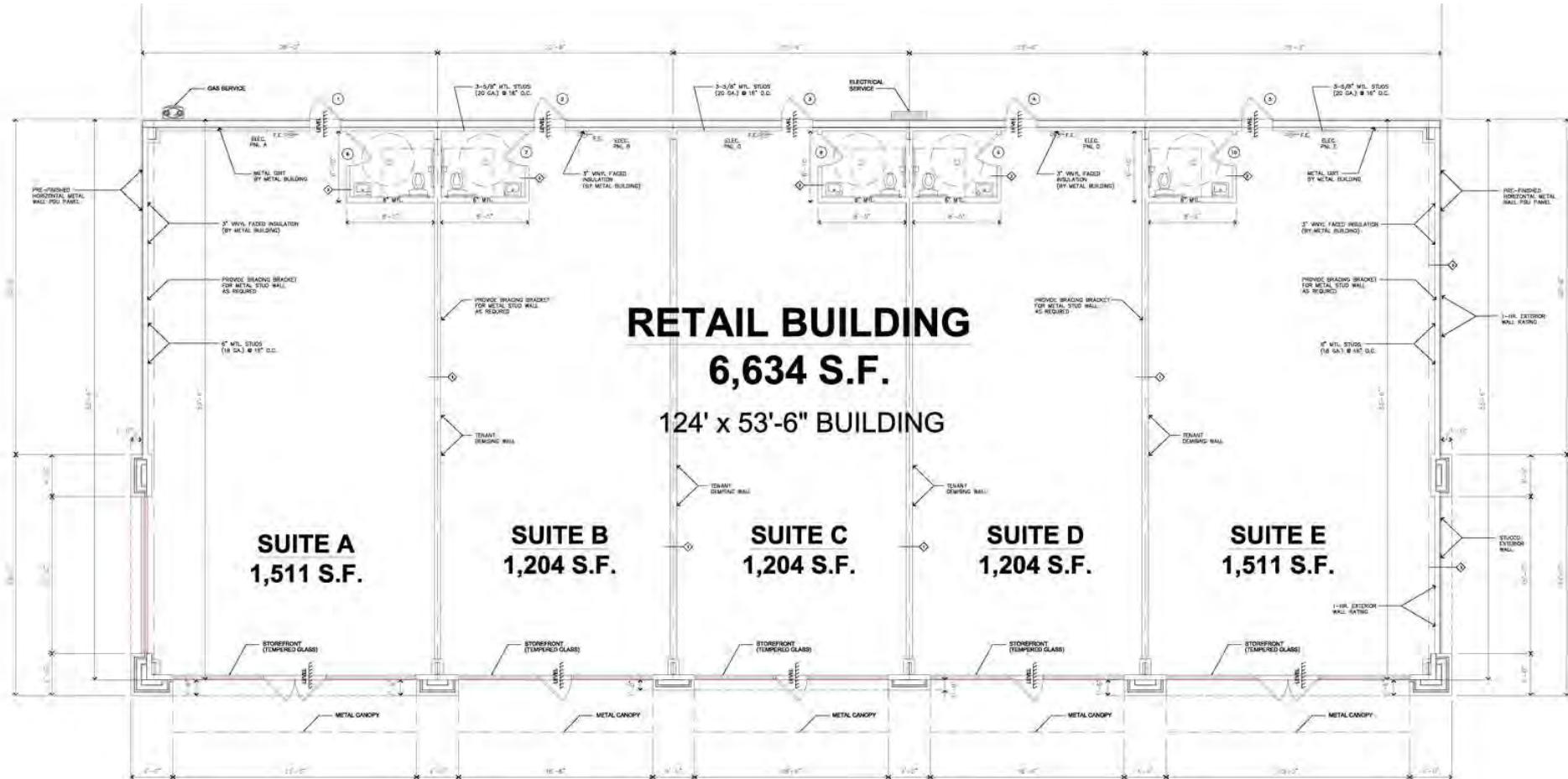
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13211 COURSEY BLVD, BATON ROUGE, LA 70816

FLOOR PLAN

1,204 - 6,634 SF



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

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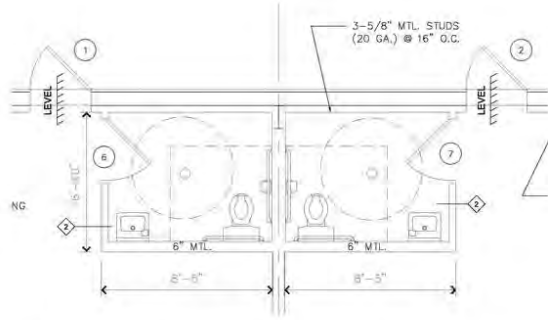
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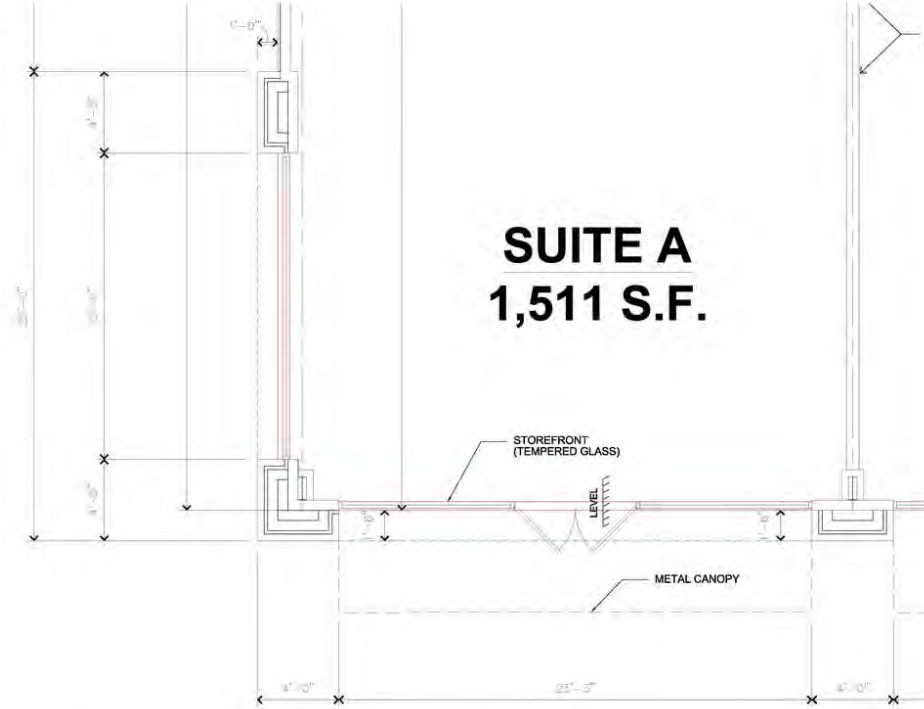
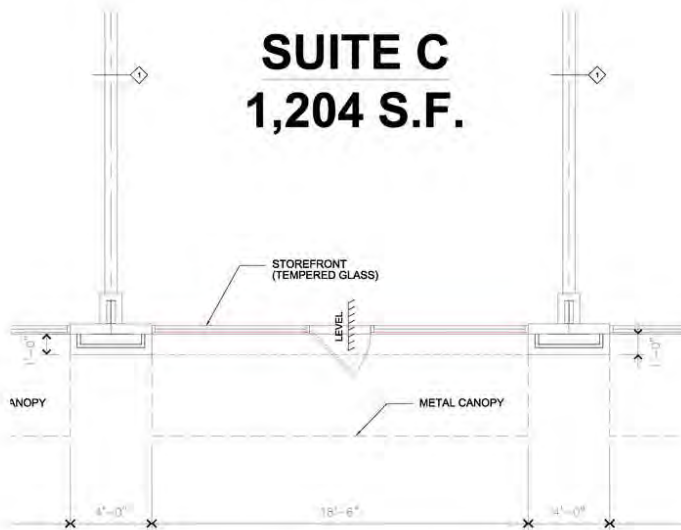
13211 COURSEY BLVD, BATON ROUGE, LA 70816

FLOOR PLAN: SUITE C AND A CLOSE-UP

1,204 - 6,634 SF



1 ENLARGED FLOOR PLAN
SCALE: 3/8" = 1'-0"



2 ENLARGED FLOOR PLAN
SCALE: 3/8" = 1'-0"



Coursey Retail
13211 COURSEY BLVD.
BATON ROUGE, LA 70817

LE ARCHITECT LLC
7516 Bluebonnet Blvd., #144 Baton Rouge, LA 70810 (225) 900-8009

Note:

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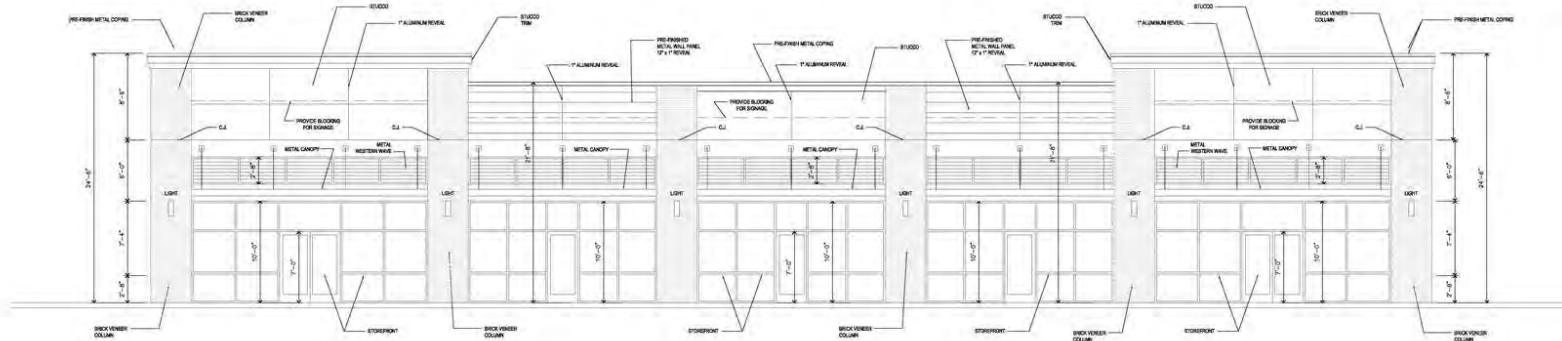


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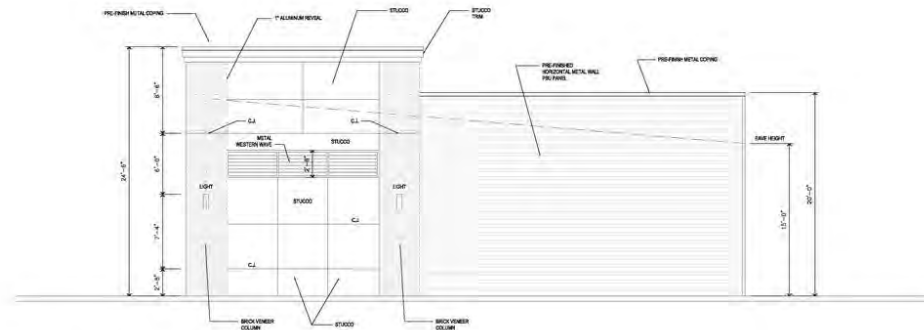
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FRONT AND RIGHT ELEVATION
13211 COURSEY BLVD, BATON ROUGE, LA 70816

1,204 - 6,634 SF



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

Coursey Retail
13211 COURSEY BLVD.
BATON ROUGE, LA 70817

JTL LE ARCHITECT LLC
7516 Bluebonnet Blvd., #144 Baton Rouge, LA 70810 (225) 300-6009

Notes
Date: JULY 2023
Drawn
Job Number
Sheet
12

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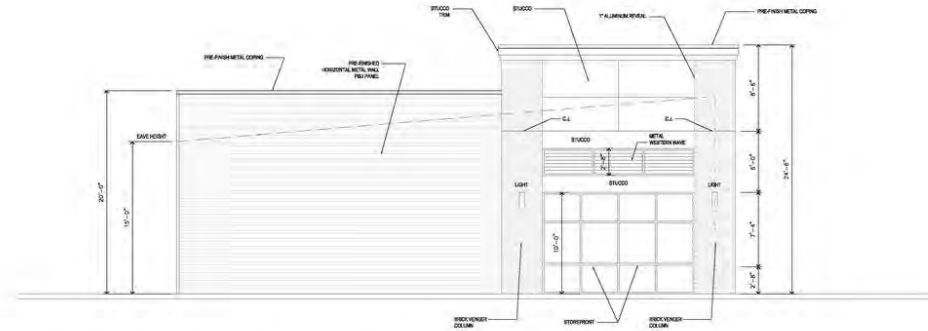


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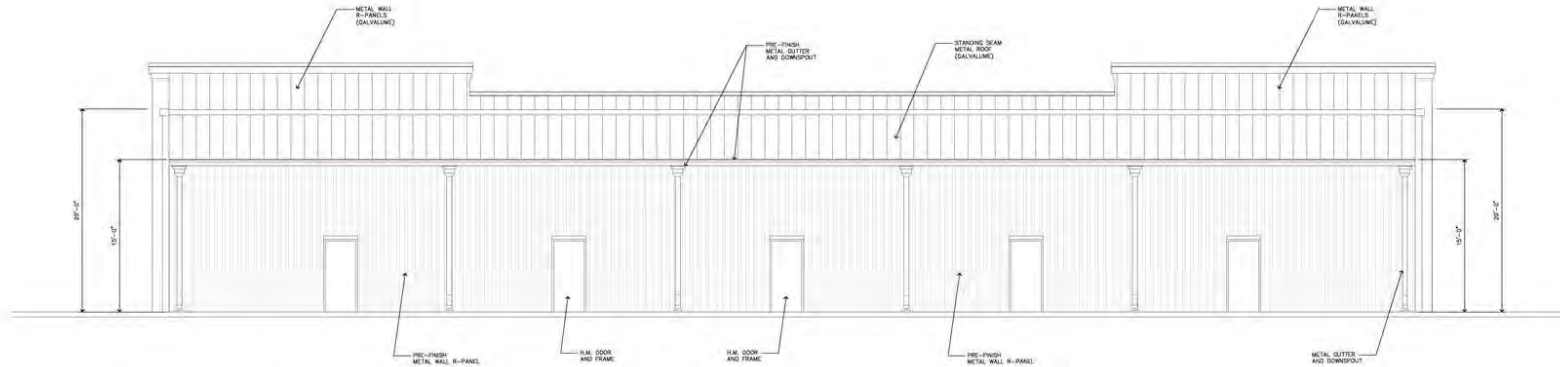
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1 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
SCALE: 3/16" = 1'-0"

Coursey Retail
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BATON ROUGE, LA 70817

JPL LE ARCHITECT, LLC
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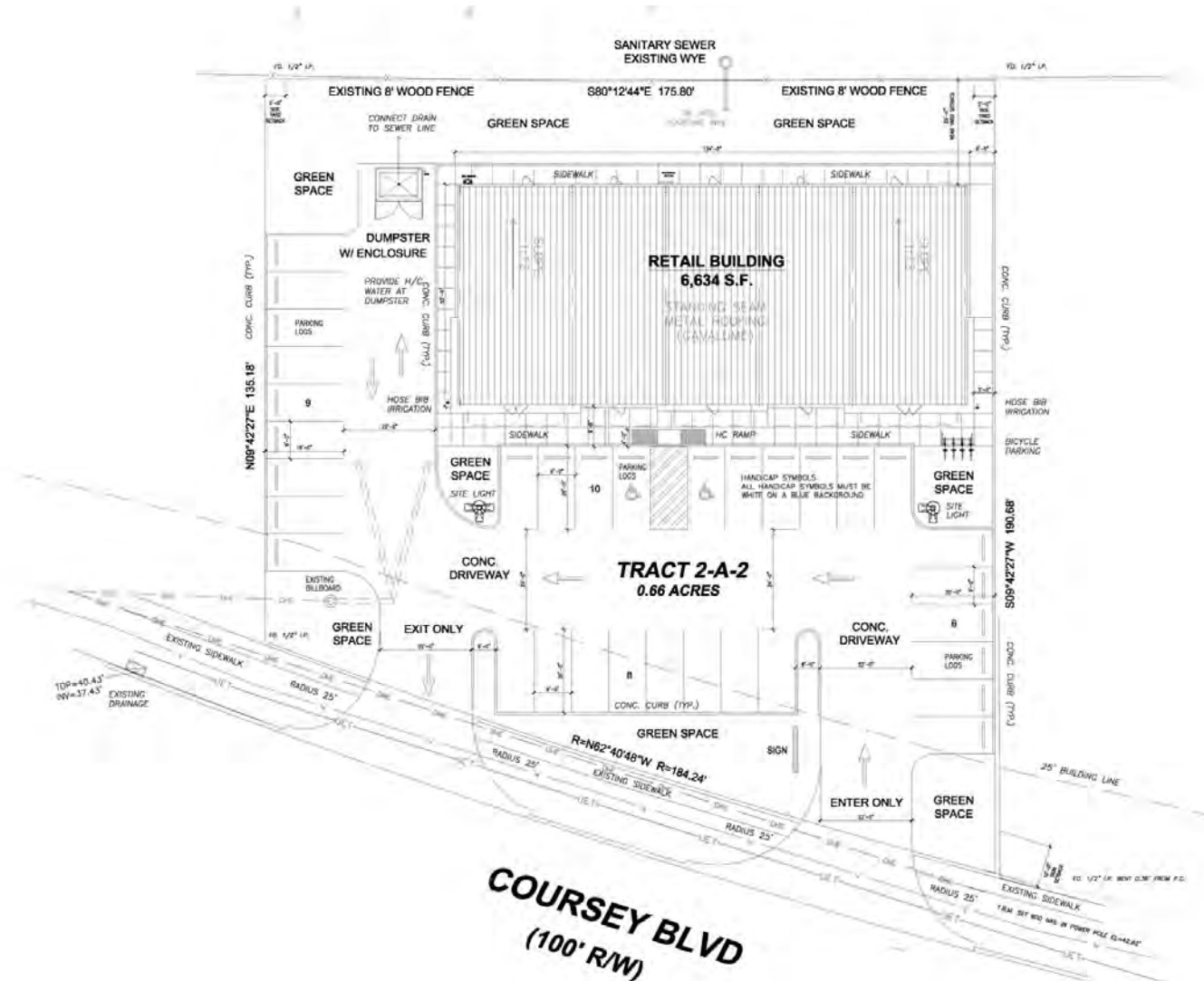


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RETAIL MAP

NEW CONSTRUCTION SHOPPING CENTER

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Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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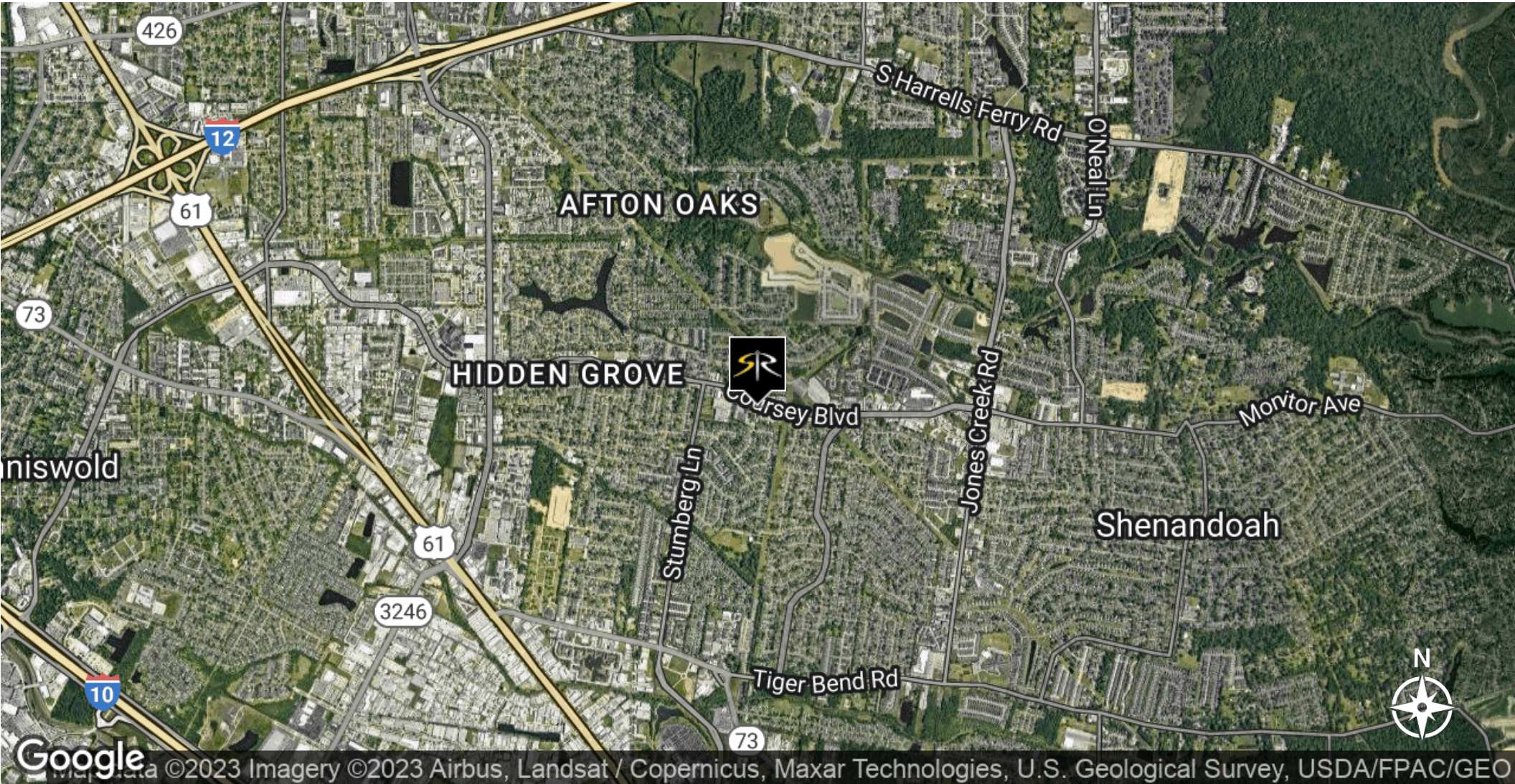
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AREA OVERVIEW

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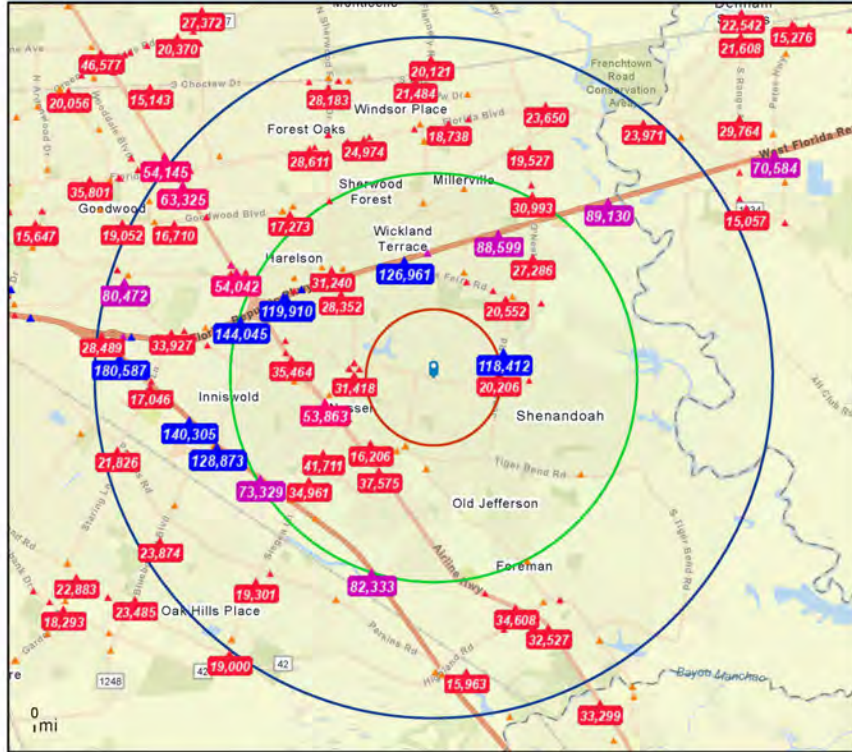


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Average Daily Traffic Volume

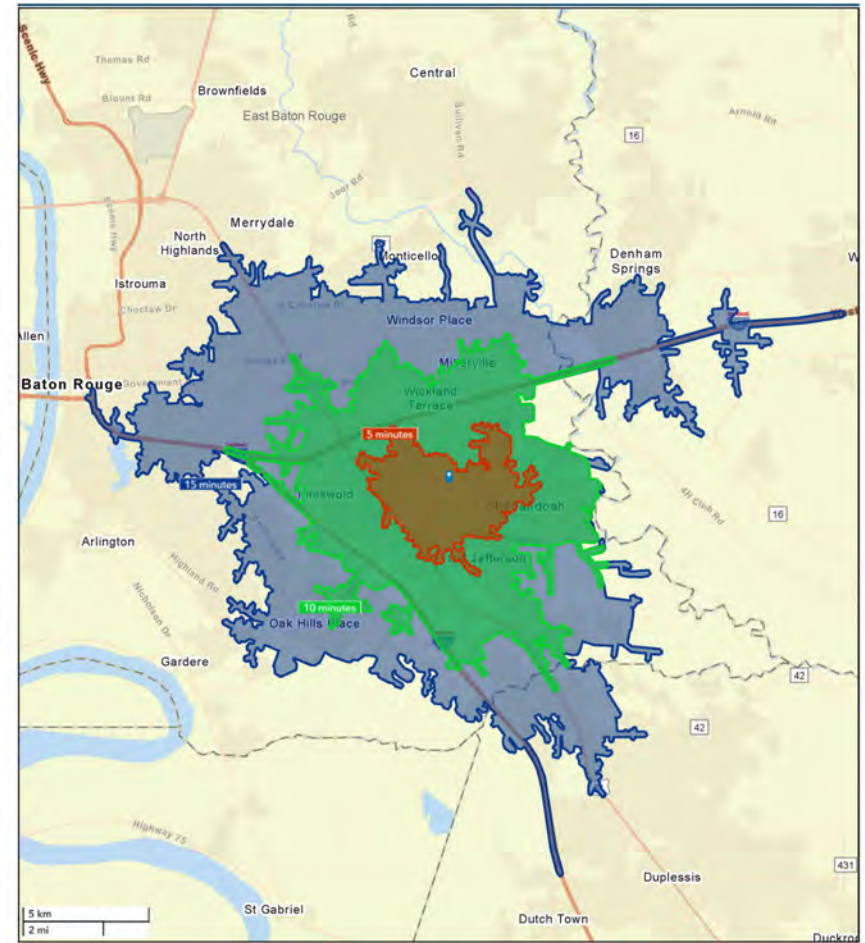
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

December 18, 2023

Traffic Count Map



December 18, 2023

December 18, 2023

Drive Time Map

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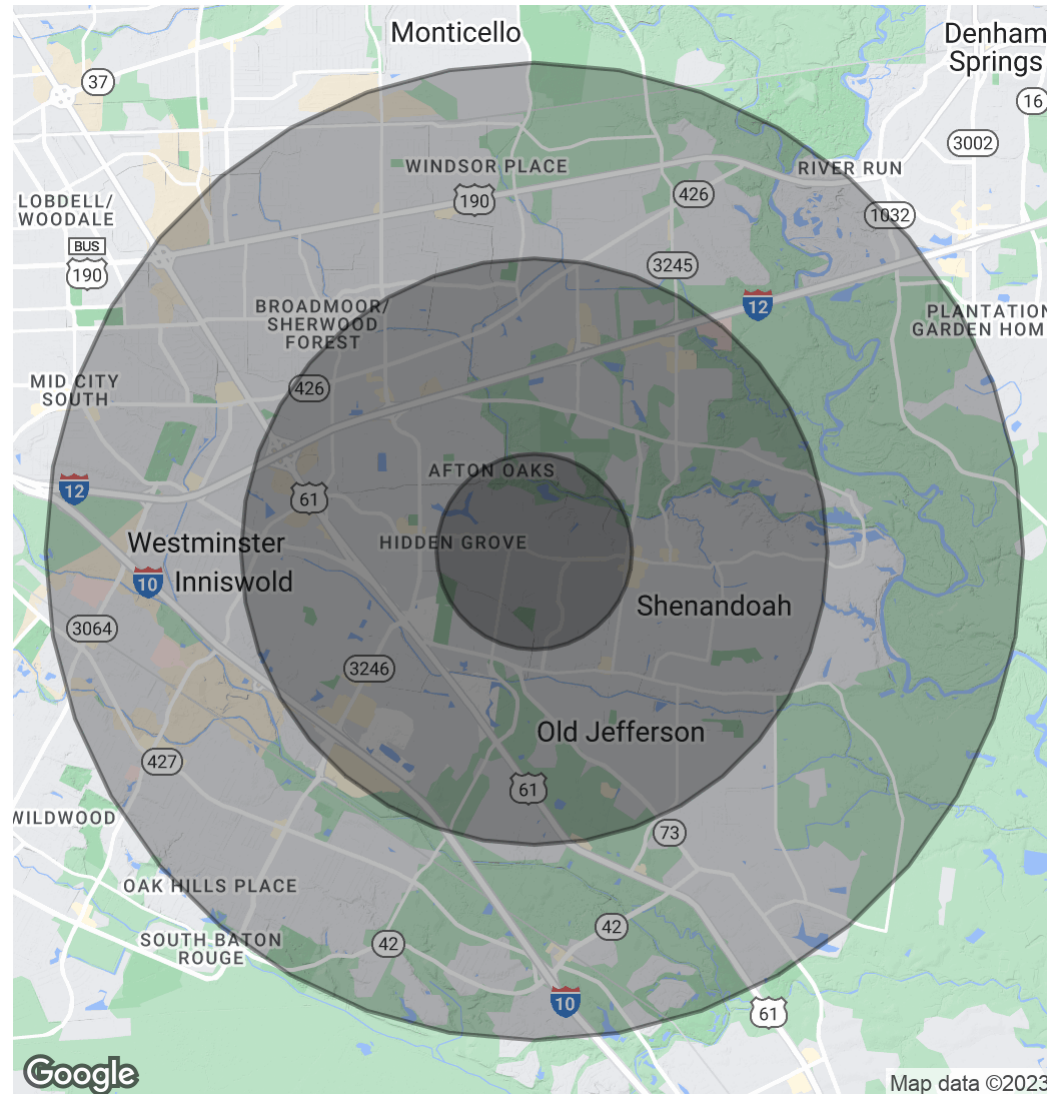
DEMOGRAPHICS

13211 COURSEY BLVD, BATON ROUGE, LA 70816

1,204 - 6,634 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,131	75,117	161,264
Average Age	41.9	37.5	37.9
Average Age (Male)	38.0	34.4	35.9
Average Age (Female)	43.9	39.0	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,767	32,540	70,412
# Of Persons Per HH	2.1	2.3	2.3
Average HH Income	\$89,462	\$78,607	\$82,393
Average House Value	\$236,316	\$200,620	\$220,525

** Demographic data derived from 2020 ACS - US Census*



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