

For Lease

LONG FARM VILLAGE
9555 ANTIOCH RD, BATON ROUGE, LA 70817

\$42.50/SF
NNN



PROPERTY & AREA HIGHLIGHTS

- Available Space: 4,157 Square Feet
- 90 Seats and fully equipped
- Hard Corner of Airline Hwy & Antioch Road
- The Village Center District serves as Long Farm Village's central commercial area, and is a high-end retail destination for residents of Baton Rouge.
- Traditional Neighborhood development anchored by Rouses Supermarket with Co-Tenants including Starbucks, Orange Theory Fitness, Massage Envy, Five Guys & Pacific Dental Services.

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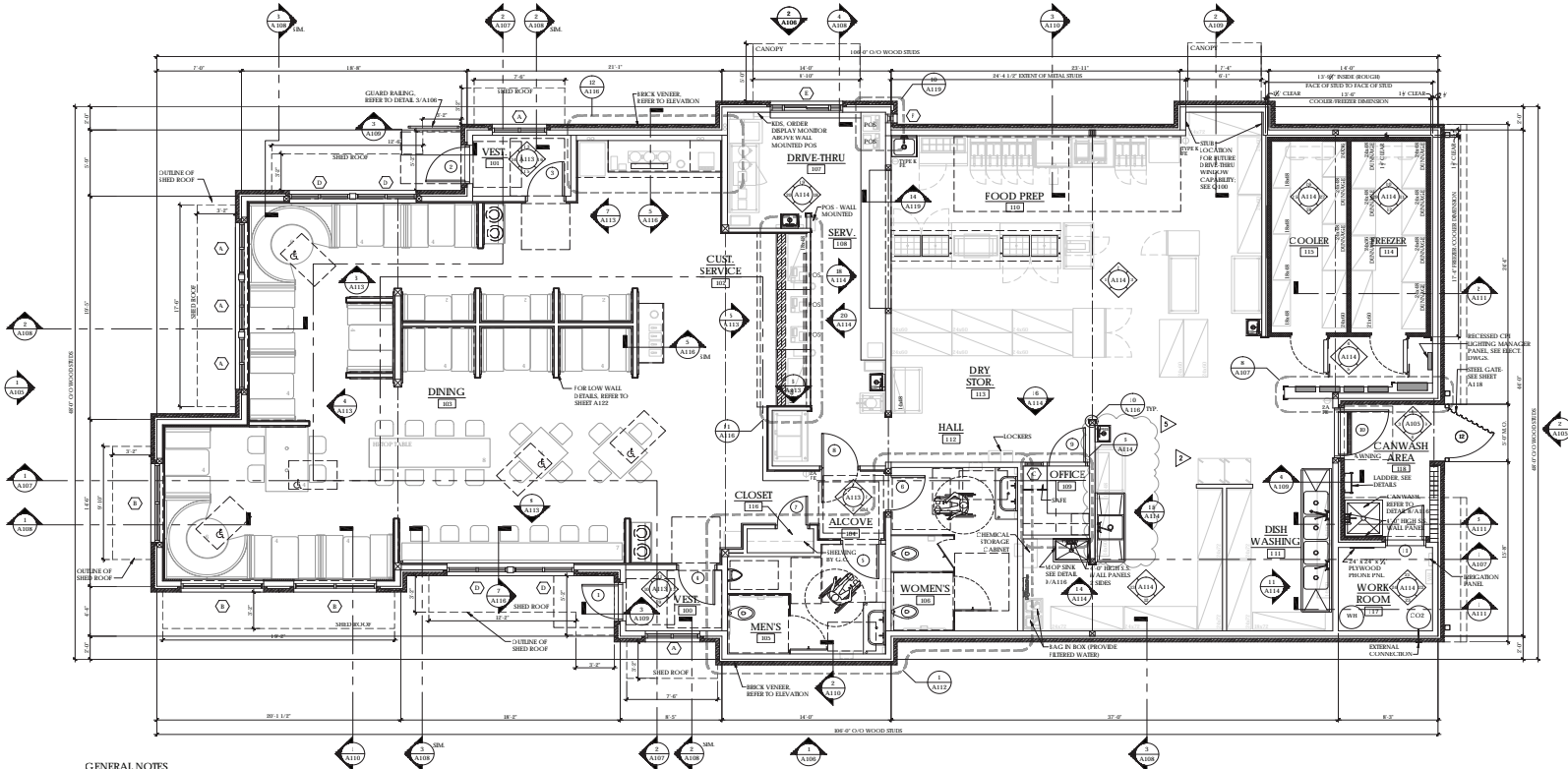
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GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BUILD PER ALL APPLICABLE CODES AND REGULATIONS: FEDERAL, STATE, AND LOCAL.
- ALL SUBCONTRACTORS INCLUDING MECHANICAL, PLUMBING, AND ELECTRICAL SHALL BE RESPONSIBLE FOR SECURING PERMITS FOR THEIR WORK & TRADE UTILITY. FURTHER DRAWINGS IF REQUIRED FOR PERMITS AND UTILITY WORK, U.P.S. SHALL ALSO BE BY THE SUBCONTRACTOR.
- THIS STATEMENT SHALL NOT GOVERN OVER MANUFACTURER'S WARRANTIES. THE GENERAL CONTRACTOR SHALL WARRANT WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF OCCUPANCY & ACCEPTANCE OF WORK BY THE OWNER. DEFECTIVE OR INTERIOR MATERIALS OR WORKMANSHIP FOUND AT ANY TIME PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE OWNER AND ALSO DURING THE WARRANTY PERIOD MAY BE REJECTED, REGARDLESS OF PREVIOUS INSPECTION. CORRECTIVE MEASURES WHEN REQUIRED SHALL BE EXECUTED AT NO ADDITIONAL COST TO THE OWNER.
- ALL MATERIALS RELATING TO THE WORK SHALL BE SHIPPED, STORED AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- THE G.C. WILL LEAVE THE SITE SAFE AND CLEAR OF DEBRIS UPON COMPLETION OF THE WORK. WHERE THESE DOCUMENTS INDICATE TRADE OR MANUFACTURER NAMES, THE CONTRACTOR MAY SUBSTITUTE A PRODUCT OR METHOD OF EITHER OR EQUAL QUALITY UPON APPROVAL BY THE OWNER AND AIA/IBT FRANCHISING.
- UPON COMPLETION OF BUILDING & ACCEPTANCE BY THE OWNER THE CONTRACTOR SHALL PROVIDE, PREPARE, ASSEMBLE, AND TRANSMIT TO THE OWNER THE FOLLOWING: MAINTENANCE MANUALS FOR MECHANICAL EQUIPMENT, WARRANTIES FOR ALL EQUIPMENT FOR A MINIMUM OF ONE YEAR FROM THE ACCEPTANCE DATE, KEYS WITH SCHEDULE AND DEMONSTRATE THE EQUIPMENT.
- THEIR PROTECTION SHALL BE PROVIDED UNDER THE FLOOR SLAB. INSTALLATION AND WARRANTY SHALL BE PER THE INTERNATIONAL BUILDING CODE.

MUNICIPAL REQUIREMENTS

- PLANS AND DESIGN CRITERIA FROM THE ROOF TRUSS MANUFACTURER FOR ANY BRISSES USED IN THE PROJECT SHALL BE SUBMITTED TO THE BUILDING INSPECTOR. THE DATA PROVIDED SHOULD BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER. THE PLANS SHOULD INCLUDE DEAD LOAD, LIVE LOAD, WIND LOAD, AND COLLATERAL LOADING FOR ALL COMPONENT SECTIONS.
- EXHAUST HOODS AND FIRE SUPPRESSION SYSTEMS ARE TO BE APPROVED BY THE APPROPRIATE AUTHORITIES (FIRE MARSHAL, ETC.) IF IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN APPROVALS.

1 FLOOR PLAN
1/4" = 1'-0"

EXHAUST HOOD NOTES:

THE HOOD SHOWN HEREIN IS STRICTLY FOR GRAPHIC REPRESENTATION. IT SHALL NOT BE SCALED. IT SHALL BE THE RESPONSIBILITY OF THE HOOD PROVIDER & INSTALLER TO VERIFY THE EXTENTS OF THE COOKING LINEUP AS PURCHASED, PRIOR TO FABRICATING TO ENSURE PROPER COVERAGE.
SEE CONTINUED NOTES ON Q100.

NOTES

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE FOR THE PLACEMENT OF THE HOOD OVER THE BUILDING. THE G.C. SHALL COORDINATE WITH THE HOOD PROVIDER & SCHEDULING PHASING OF ALL CONSTRUCTION IN ORDER TO ENSURE THAT HOODS CAN BE MOVED INSIDE THE BUILDING WITHOUT CONFLICT WITH WALLS, OR OTHER ARCHITECTURAL ELEMENTS ONCE CONSTRUCTED.

LEGEND:

- FULL HEIGHT WALL
- COOLER WALL
- CHILL WALL
- DOOR NUMBER
- GLASS DOOR NUMBER
- FIRE EXTINGUISHER
- CLASS A

KITCHEN EQUIPMENT IS FOR REFERENCE ONLY.

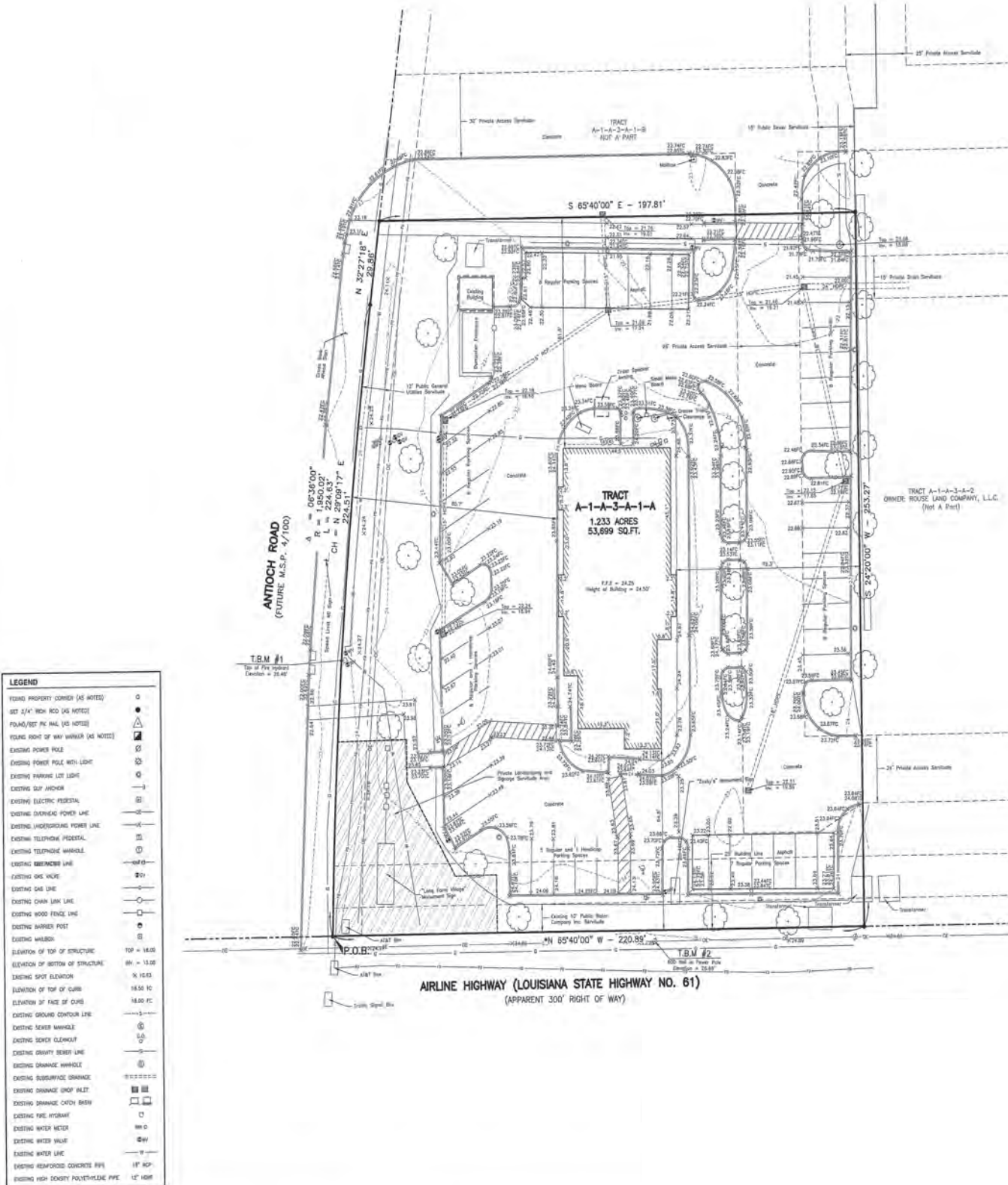
GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING KITCHEN EQUIPMENT, DESIGN AND INSTALLATION WITH A KITCHEN EQUIPMENT SUPPLIER. FINAL DESIGN MUST BE REVIEWED BY OWNER AND GENERAL CONTRACTOR AND ANY CHANGES OR DISCREPANCIES MUST BE DISCUSSED WITH ARCHITECT FOR ELECTRIC/MECHANICAL COORDINATION AND CONSTRUCTION DOCUMENT UPDATES.

NOTE: REFER TO CIVIL PLANS & SEWERAGE PLANS FOR SEWERAGE, PLASTER AREAS, ETC.
NOTE: FLOOR PLAN CUT TAKEN AT 2'-0" A.F.F. HOWEVER, WINDOWS ARE SHOWN CUT DEEPER FOR CLAMP.

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LONG FARM VILLAGE SHOPPING CENTER

Nestled in the heart of East Baton Rouge Parish lies Long Farm Village. Founded in 2015, the 237 acre traditional neighborhood development is designed for connectivity among all. The Retail portion of Long Farm is located at the signalized intersection of Airline Hwy & Antioch Road & anchored by a 55,000 SF Rouses Supermarket. Long Farm Village is a community with a legacy of fostering friendship and family. Serving as a retail oasis to residents and visitors alike, Long Farm Village combines the warm, intimate feeling of small town life with all of the conveniences of the city. Though residents can shop, work, play, dine and relax without ever having to leave the neighborhood, just minutes outside Long Farm Village there is an array of businesses and entertainment, serving as an extended community oasis.

From grocery stores and coffee shops to dining and personal care retailers, Long Farm Village provides residents with the luxury of upscale living minutes away from home. Business owners find themselves immersed in this up-and-coming premier retail destination, with never ending foot traffic. Shoppers, residents and business owners alike are a short driving distance away from a variety of retail establishments and entertainment experiences.

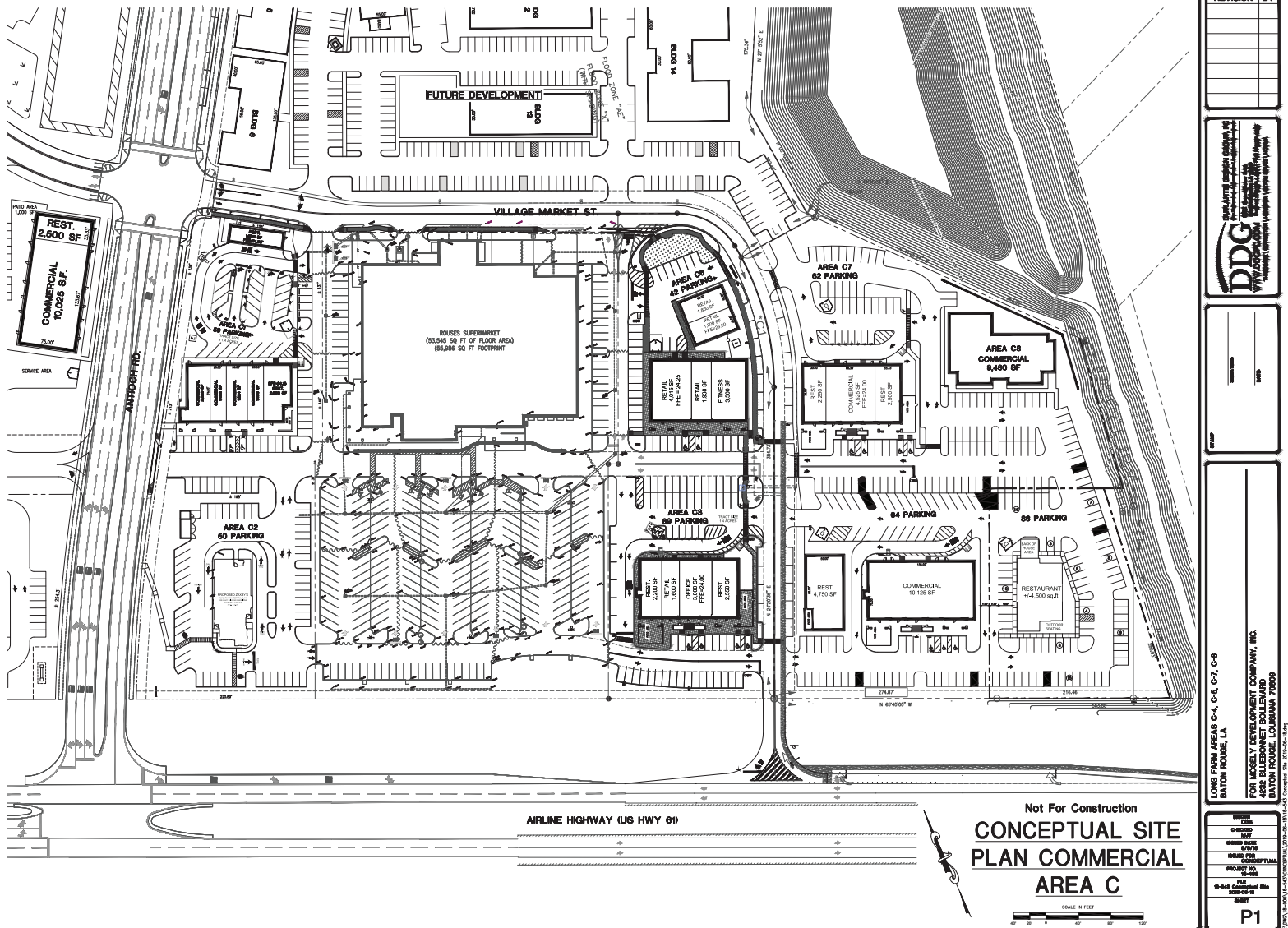
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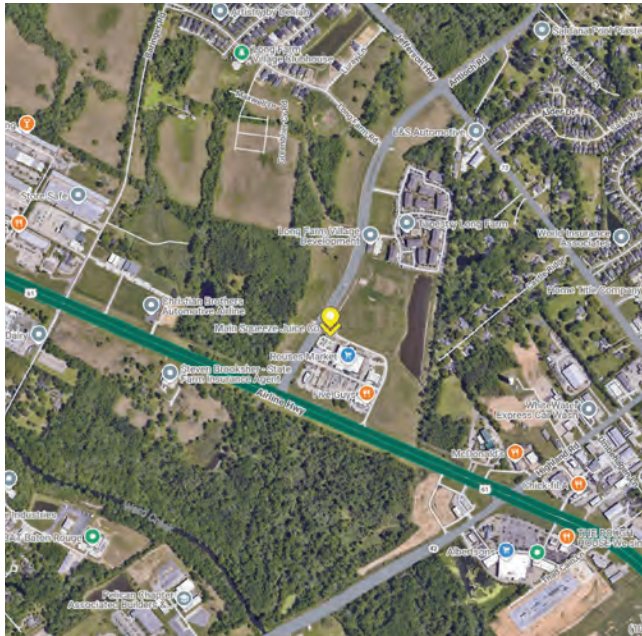
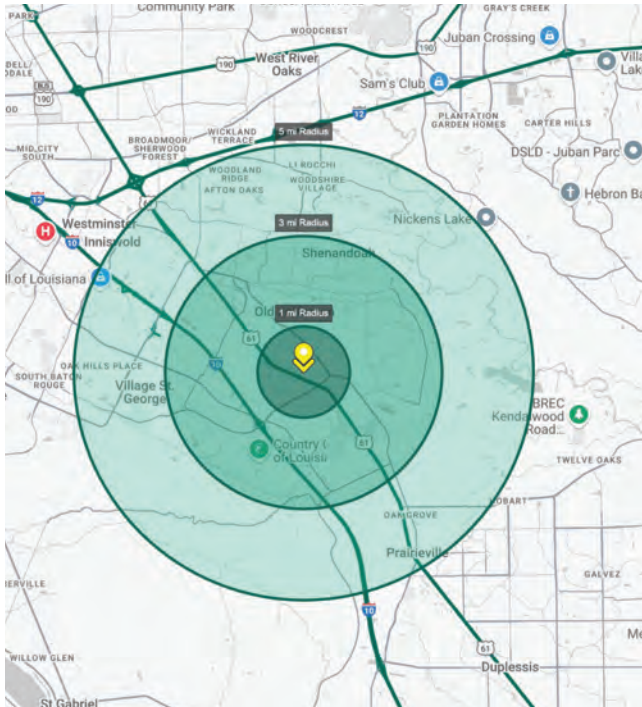
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	1 mi radius	3 mi radius	5 mi radius
POPULATION			
2025 Estimated Population	3,597	42,201	108,169
2030 Projected Population	3,483	41,904	107,662
2020 Census Population	3,728	43,595	107,703
2010 Census Population	3,063	38,702	98,000
Projected Annual Growth 2025 to 2030	-0.6%	-0.1%	-
Historical Annual Growth 2010 to 2025	1.2%	0.6%	0.7%
2025 Median Age	36.4	38.7	38.6
HOUSEHOLDS			
2025 Estimated Households	1,490	16,719	44,109
2030 Projected Households	1,487	17,055	45,006
2020 Census Households	1,552	17,213	43,958
2010 Census Households	1,261	14,994	39,097
Projected Annual Growth 2025 to 2030	-	0.4%	0.4%
Historical Annual Growth 2010 to 2025	1.2%	0.8%	0.9%
RACE AND ETHNICITY			
2025 Estimated White	61.9%	63.0%	61.2%
2025 Estimated Black or African American	27.5%	25.0%	26.3%
2025 Estimated Asian or Pacific Islander	4.3%	5.1%	5.1%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2025 Estimated Other Races	6.1%	6.7%	7.2%
2025 Estimated Hispanic	6.1%	7.0%	7.6%
INCOME			
2025 Estimated Average Household Income	\$141,452	\$149,335	\$140,153
2025 Estimated Median Household Income	\$143,252	\$116,439	\$107,297
2025 Estimated Per Capita Income	\$58,702	\$59,206	\$57,195
EDUCATION (AGE 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.3%	2.4%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.0%	2.3%
2025 Estimated High School Graduate	16.0%	19.9%	19.7%
2025 Estimated Some College	20.2%	19.9%	20.7%
2025 Estimated Associates Degree Only	6.0%	5.3%	6.0%
2025 Estimated Bachelors Degree Only	37.4%	30.7%	30.3%
2025 Estimated Graduate Degree	13.9%	19.8%	18.8%
BUSINESS			
2025 Estimated Total Businesses	395	2,781	7,083
2025 Estimated Total Employees	10,444	36,346	70,530
2025 Estimated Employee Population per Business	26.4	13.1	10.0
2025 Estimated Residential Population per Business	9.1	15.2	15.3

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