

FOR LEASE

PROPERTY SUMMARY

Mid City retail space available in Goodwood Shopping Center on Jefferson Hwy. in Baton Rouge, LA. Two suites are currently available: an end cap suite of +/- 2,565 SF, and an inline suite of +/- 1,577 SF. This highly sought-after location for retailers has excellent visibility and pylon signage on Jefferson Hwy. The center has ingress/egress on Jefferson Hwy. and Capital Heights Ave. The property is strategically situated near the intersection of Jefferson Hwy. and Government Street, considered the gateway to Mid City. This vibrant area is known for its art, shopping, and entertainment options, making Goodwood Shopping Center an ideal location for a variety of businesses.

Enjoy co-tenancy with strong, long-term businesses like Red Stick Spice Co. and Reginell's Pizza. Other tenants include Red Stick Spice Cooking Class, The Elizabethan Gallery, J.E.D.'s Local, Freshter, and Unique Nail & Spa. The area is surrounded by residential rooftops and schools, and enjoys a thriving and diverse customer base. These are just a few reasons why retailers flock to this area.

LEASE RATE

- \$14.00 SF/YR, NNN
- \$4.24 SF/YR

AVAILABLE

- Suite 656: 2,565 SF
- Suite 672C: 1,577SF

PROPERTY HIGHLIGHTS

- Prime location with excellent visibility in a heavily trafficked corridor of Mid City
- Goodwood Shopping Center has 384 +/- SF of frontage on Jefferson Hwy.
- Strong demographics with a population of +/-190,000 within a 5-mile radius
- Renovated facade and ample parking

2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	9,404	78,894	206,394
Avg. HH Income	\$98,572	\$100,595	\$90,605



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GOODWOOD SHOPPING CENTER

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