

## FOR LEASE

### PROPERTY SUMMARY

Shopping center located in a great retail corridor and heavily trafficked area of Baton Rouge. With an abundance of commercial and residential traffic in the area, these spaces would be great for any retailer, potential medical/office concept, salon, etc.

### BUILDING SIZE

- 20,000 SF

### AVAILABLE

- Suite 1B: 3,000 SF
- Suite 2A: 1,000 SF

### LEASE RATE

- \$15.00 PSF NNN

### TENANTS

- Da Hair Connect
- Budget Mobile
- Evangeline Laundry
- Ace Cash Express

### TRAFFIC COUNT (ADT 2017)

- On Florida Boulevard, east of site: 20,672

### 2020 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	11,811	79,802	175,418
Avg. HH Income	\$65,964	\$73,972	\$72,085







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# LIVE OAK CENTER

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