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DAVID KELLER

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THE HIGH GROVE

10222 The Grove Boulevard, Baton Rouge,

COVER

SUMMARY

AERIAL

SITE PLAN

RETAIL MAP

DEMOGRAPHICS

FOR LEASE

PROPERTY DESCRIPTION

Beautiful, Class A retail and creative office / loft space is now available within The Grove Traditional Neighborhood Development (TND) in Baton Rouge, Louisiana. The High Grove is a new, luxury apartment development, boasting some of the highest apartment rent comps in the city. It contains 25,000 SF of commercial / office space on the ground floor and 192 fully-leased, high-end units above.

The High Grove sits adjacent to The Addison, a 139-unit apartment development that is fully leased at the highest rental rates in the market. The two properties boast a built-in, high-income clientele with it's combined 331 apartment units (100% Occupancy.)

The Ochsner Health System has opened their new +\$100 Million, 5-story, 255,000 square foot hospital and surgical center which is a part of The Grove Development. The Blake at The Grove, a 213-unit high-end senior living facility, is also now open.

AREA DESCRIPTION

The High Grove is strategically located in the middle of Baton Rouge. The property is minutes away from three major hospitals, The Mall of Louisiana, and Baton Rouge's propminent Class A office buildings and suburban office parks. With close proximity to major arteries like Interstate 10, Interstate 12, and Jefferson Highway, Bluebonnet Boulevard, Perkins Road and Siegen Lane, The High Grove is an ideal location for boutiques, cafes / restaurants, smoothie / nutrition stores, salons, etc.

AVAILABLE SIZE RANGE

• 1,246 - 11,751 SF

AVAILABLE SUITES

- Suite B 1,753 SF
- Suite C 4,926 SF
- Suite E 1,026 SF
- Suite F 3,137 SF

- Suite G 2,044 SF
- Sutie H 1,246 SF
- Suite I 2,410 SF

LEASE RATE

\$20.00 PSF

TOTAL GROUND FLOOR

25,000 SF







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SUMMARY SITE PLAN RETAIL MAP COVER **AERIAL DEMOGRAPHICS** 126,862 (ADT 2017) 10 BEST buybuy Interstate 10 East-Access Rd-Ochsner 255,000 SF, 5 Stories 85 Medical Providers 2,000+ Patients Daily THE ADDISON Audubon Terrace 139 Units +/- 220 Single-Family Homes BLAKE Mall of Louisiana ★MOCy's Dillard's JCPenney Trampoline 1,246 - 11,751 SF Available Park **The Grove Development** AMC HEATRES





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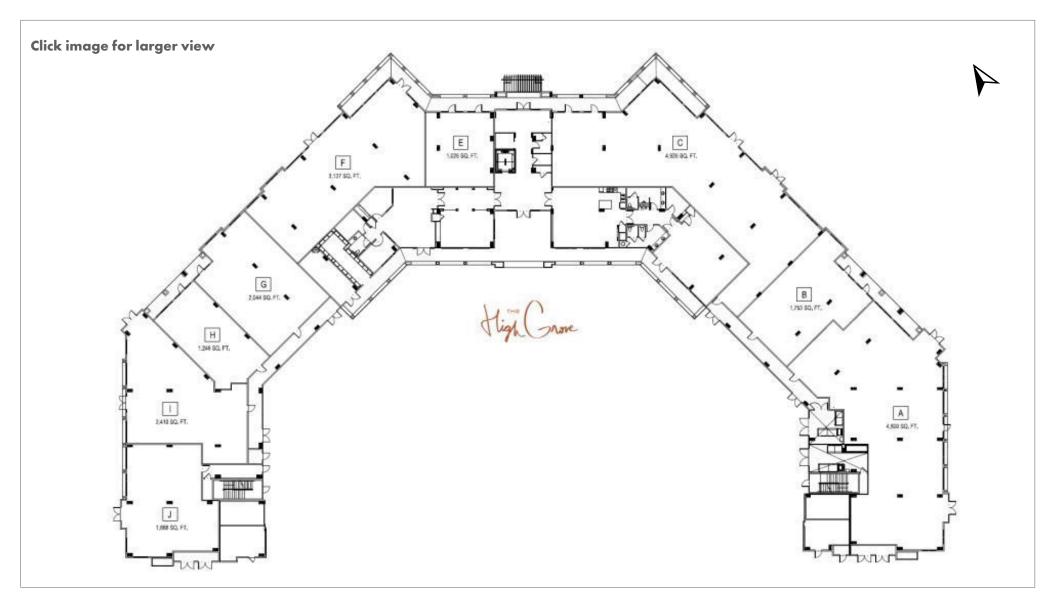
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AERIAL SITE PLAN **RETAIL MAP DEMOGRAPHICS COVER SUMMARY** OUR LADY OF THE LAKE CHILDREN'S HOSPITAL 80 Beds | 350,000 SF DAVID'S buybuy
BABY **A**Academy HOBBY LOBBY DICK'S (ULTA DSW DESIGNER SHAPE Ochsner Baton Rouge General BREC 255,000 SF, 5 Stories 588 Beds | 4,000+ Staff NORDSTROM rack 85 Medical Providers BIG LOTS 2.000+ Patients Daily Party City Mall of Louisiana Dillard's ★MOCY'S JCPenney ROUSES Office DEPOT MARKET Office Max MAINEVENT FOREVER 21 RESTAURANT BREWHOUSE AUDUBON TERRACE ROSS ARGET HomeGoods petco 1 **Perkins Rowe** LA FITNESS California TEXAS & BRAZIL CINEMARK NeuroMedical Center 27 Beds +/- 340 Patients Daily Siegen Lane Marketplace Sams Club Walmart 🔆 KOHĽS LOWE'S BEYOND TJ-MOX PETSMART CONT'S WORLD MARKET TOPGOLF **OLD NAVY**







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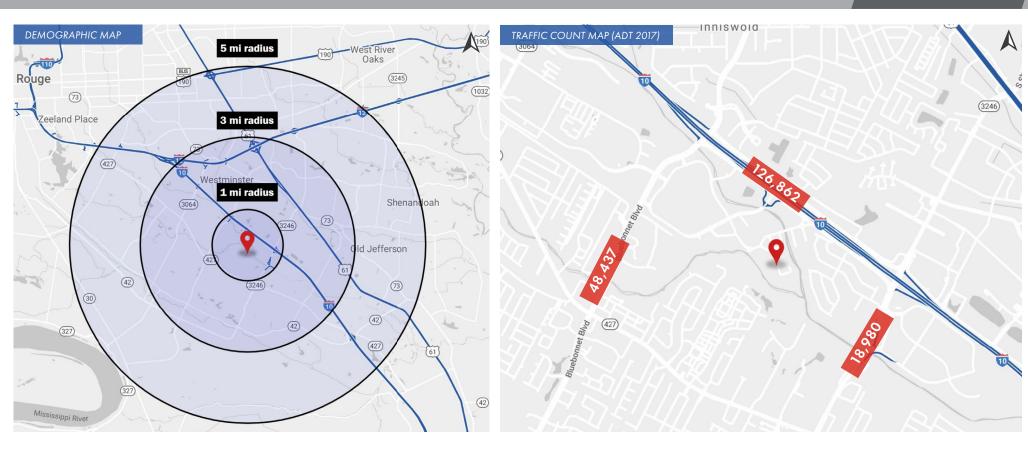
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AERIAL SITE PLAN RETAIL MAP **DEMOGRAPHICS SUMMARY** COVER



2020 DEMOGRAPHICS

STIRLINGPROPERTIES.COM

	1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE
POPULATION	5,621	61,072	158,198	AVG. HH INCOME	\$93,329	\$94,594	\$97,090	HOUSEHOLDS	2,659	28,499	71,738