

THE OAKS AT BRUSLY

400 W ST. FRANCIS STREET, BRUSLY, LA 70719



OFFERING SUMMARY

Lease Rate:	\$10.00 - 15.00 SF/yr (NNN)
Building Size:	39,700 SF
Available SF:	1,300 - 8,000 SF

PROPERTY OVERVIEW

The Oaks Shopping Center is the premiere shopping and service destination for Brusly, LA. Located on Highway 1 which has over 33,000 average daily traffic, the center is anchored by traffic generators such as Family Dollar, Just 4 Him Haircut Lounge, Las Palmas Mexican Restaurant and many more.

The shopping center has ample parking and excellent signage options with good access to and from Highway 1 via a signalized intersection.

PROPERTY HIGHLIGHTS

- Premiere shopping and service destination for Brusly, LA
- Walk-On's Bistreaux & Bar located directly in front
- Strong tenant mix
- Ample parking
- Great visibility with pylon signage
- Excellent accessibility via signalized intersection
- Competitive leasing rates and low NNNs



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Baton Rouge, LA 70816

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,300 - 8,000 SF	Lease Rate:	\$10.00 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A-8	Available	1,300 SF	NNN	\$15.00 SF/yr	Former Pizza Hut.
B-2	Available	8,000 SF	NNN	\$10.00 SF/yr	-
C-2	Available	2,400 SF	NNN	\$15.00 SF/yr	-



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FOR LEASE

RETAIL PROPERTY

ADDITIONAL PHOTOS

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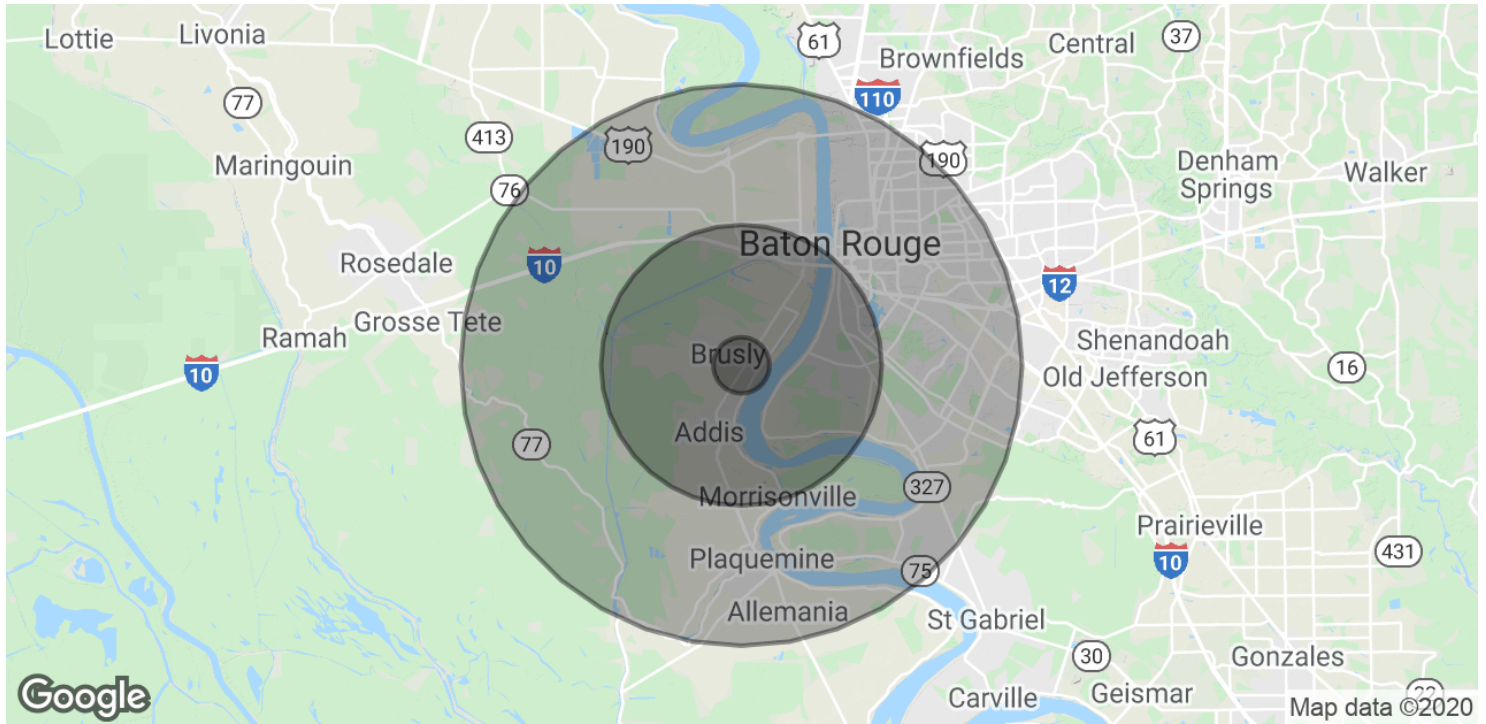
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	593	31,321	193,014
Average age	34.2	27.0	31.4
Average age (Male)	32.8	26.5	29.7
Average age (Female)	36.0	27.6	33.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	208	12,466	74,167
# of persons per HH	2.9	2.5	2.6
Average HH income	\$67,738	\$45,977	\$59,885
Average house value	\$159,221	\$198,547	\$231,967

* Demographic data derived from 2010 US Census



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