

SOUTHDOWNS VILLAGE SHOPPING CENTER

BATON ROUGE, LA



JARREAU

REAL ESTATE

ALEX KNIGHT

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16173 Perkins Rd Baton Rouge,
LA 70810

COVER

SUMMARY

SITE PLAN

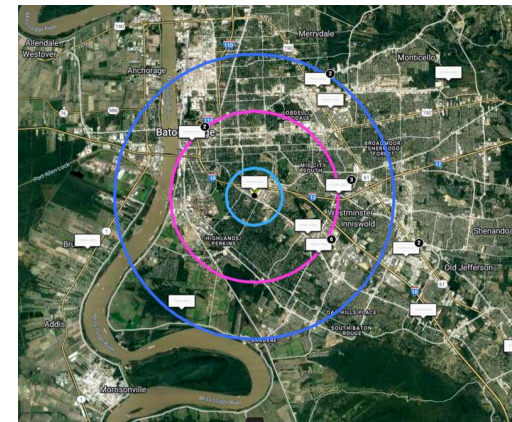
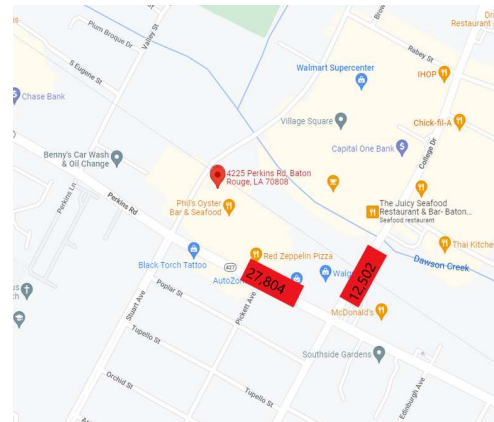
AERIAL

PHOTOS

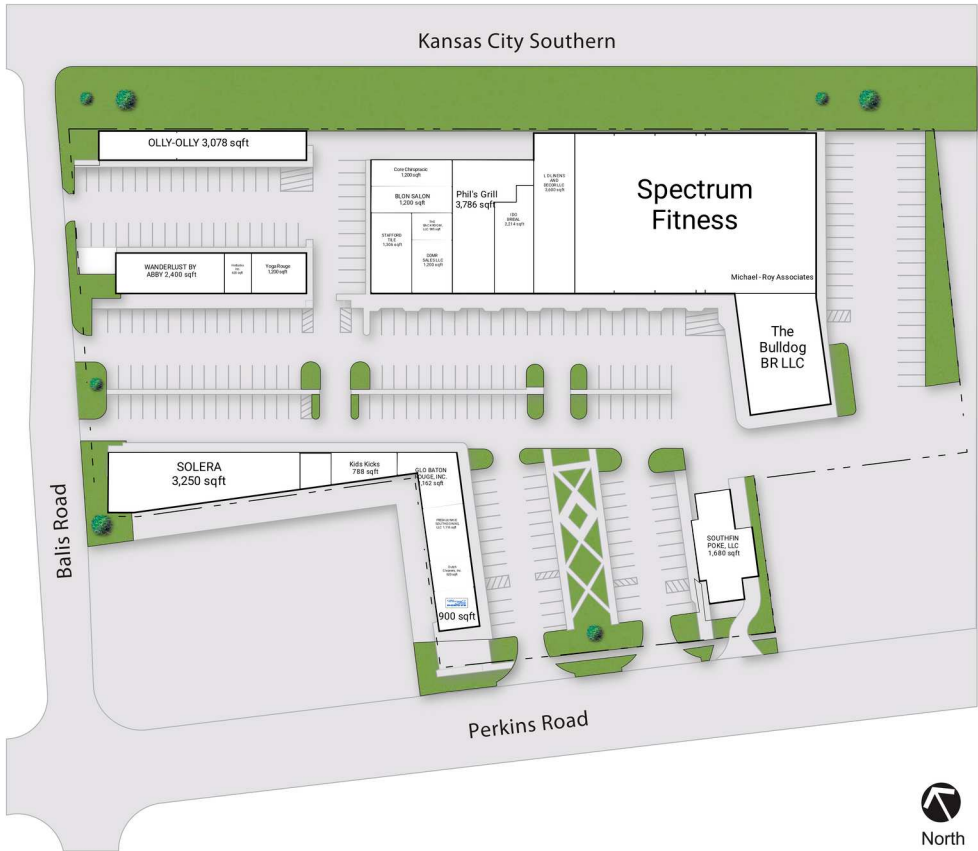
DEMOGRAPHICS

Rare space available in Southdown's Village. Strong tenant mix and a great opportunity to get into a very high demand shopping center. 3,078 SF available. Space could be subdivided as well.

- Property Subtypes: Community Center, Neighborhood Center, General
- Total Available: 6,156 SF
- Contiguous Space: 788 - 6,000 SF
- Lease Rate: \$14 - 25 PSF (Annual)
- Lease Types: NNN



Southdowns Village Shopping
Center
SITE SUMMARY



ANCHOR		LEASED	AVAILABLE	
Suite	Tenant	SF	Rate	Status
1	Mary Lee Donuts	900		Leased
2	Dutch Cleaners, Inc.	620		Leased
3	FRESHJUNKIE SOUTHDOWNS, LLC	1,116		Leased
4A	GLO BATON ROUGE, INC.	1,162		Leased
4B	Kids Kicks	788		Leased
5	SOLERA	3,250		Leased
6	OLLY-OLLY	3,078		Leased
8	WANDERLUST BY ABBY	2,400		Leased
9	Yoga Rouge	1,200		Leased
10-A	DDMR SALES LLC	1,200		Leased
10-B	STAFFORD TILE	1,306		Leased
10-C	THE BACKROOM, LLC	985		Leased
10-D	BLON SALON	1,200		Leased
10-E	Core Chiropractic	1,200		Leased
11	Phil's Grill	3,786		Leased
12-A	L D LINENS AND DECOR LLC	3,600		Leased
12B-C	Spectrum Fitness	18,600		Leased
14A	Michael - Roy Associates	800		Leased
15	The Bulldog BR LLC	5,450		Leased
16	SOUTHFIN POKE, LLC	1,680		Leased
17	Hotlocks Inc.	620		Leased
4343	I DO BRIDAL	2,214		Leased

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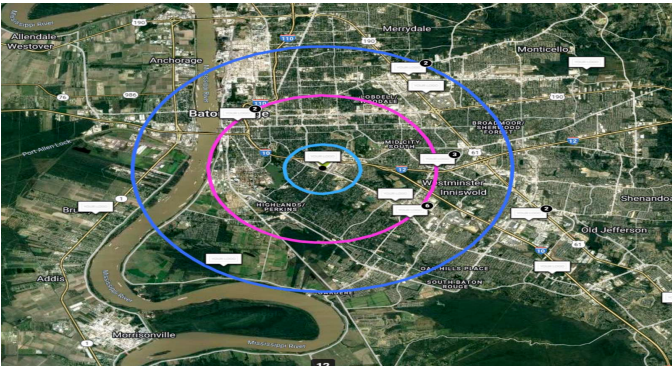
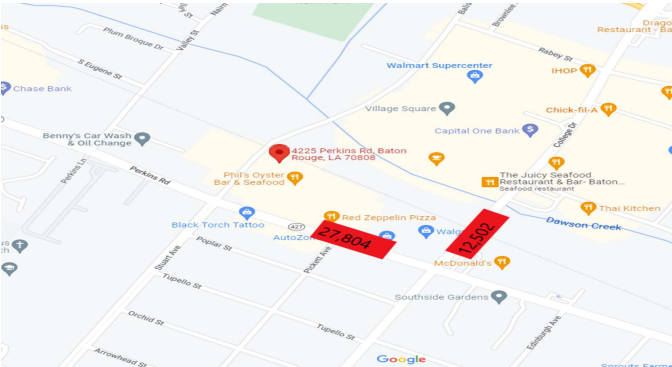
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DEMOGRAPHIC MAP



TRAFFIC COUNT MAP



2022 DEMOGRAPHICS



POPULATION

1-Mile

6,926

3-Mile

86,579

5-Mile

181,828



AVG. HH
INCOME

1-Mile

\$81,554

3-Mile

\$47,475

5-Mile

\$47,536



HOUSEHOLDS

1-Mile

2,972

3-Mile

38,138

5-Mile

76,712