



RETAIL SUITE AT CORNER OF HIGHLAND RD / STARING LN

8827 HIGHLAND RD BATON ROUGE, LA 70808



LEASE RATE: \$20.00 SF/YR (\$2,097/MO)

1,258 SF

- Suite C7: \$2,097/mo
- ±27,076 daily traffic
- New facade and newly painted
- New parking lot lighting

CONTACT:

WILL CHADWICK MARK SEGALLA
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800.895.9329 | elifinrealty.com | December 2020
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY DESCRIPTION

- This 1,258 SF suite is located in Staring Hill Shopping Center. Located at the corner of Highland Road and Staring Lane, this high-visibility center sees approximately 27,076 daily traffic.
- This suite is well suited to a boutique, studio, coffee shop, dessert shop, small retail shop, or similar.
- The entire shopping center has recently been updated with a new facade, new paint, and new parking lot lighting, installed in Fall 2019. Surrounding businesses and co-tenants include: Mary Lee Donuts, Subway, Johnny's Pizza, Peregrin's Florist, Anytime Fitness, Golden Needle Tailor Shop, Barber of Seville, and George's (across Staring Lane).
- Two larger suites are also available.

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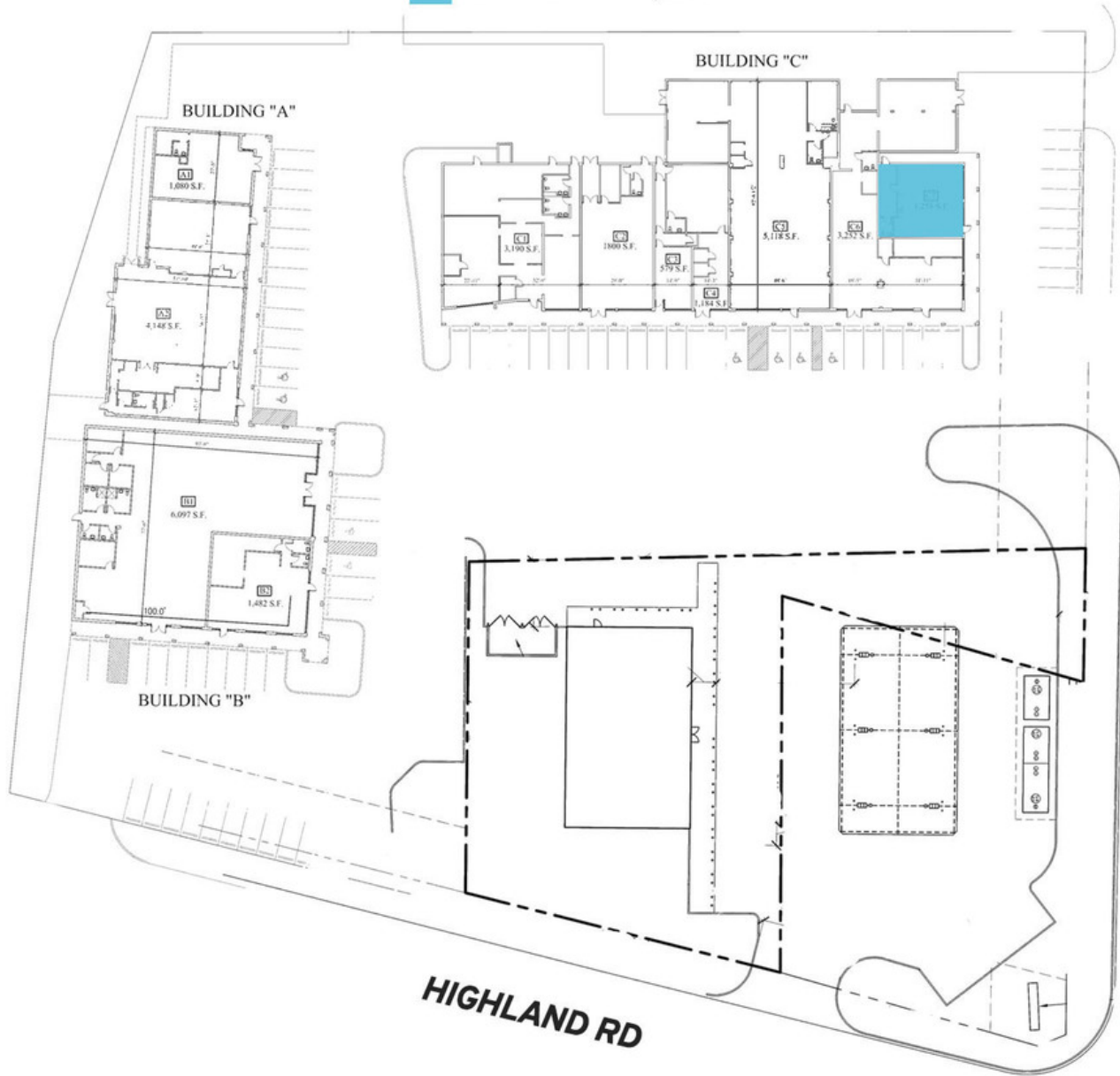
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SITE PLAN

SUITE C7 - 1,258 SF

STARLING LN

HIGHLAND RD



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SIGNAGE



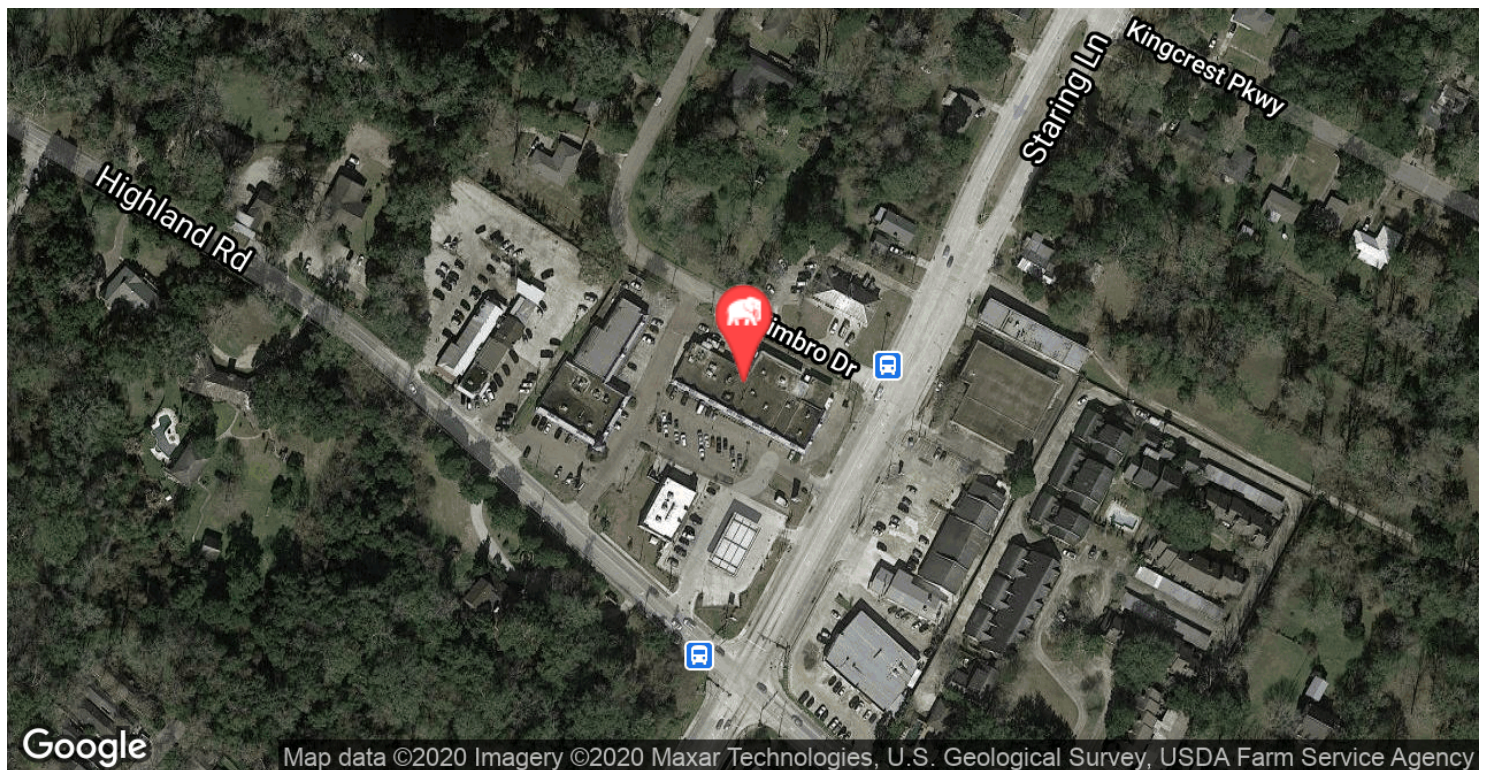
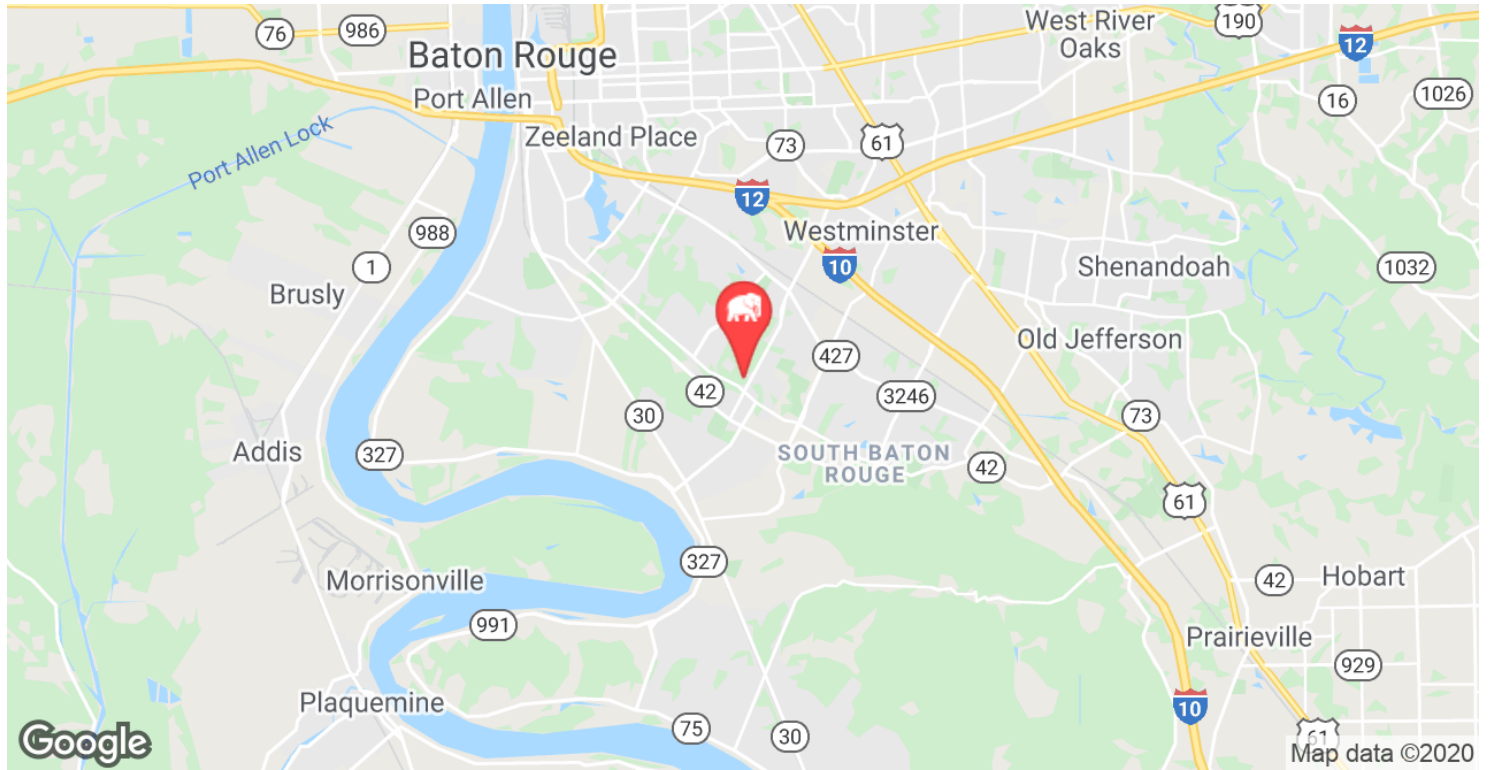
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LOCATION MAPS

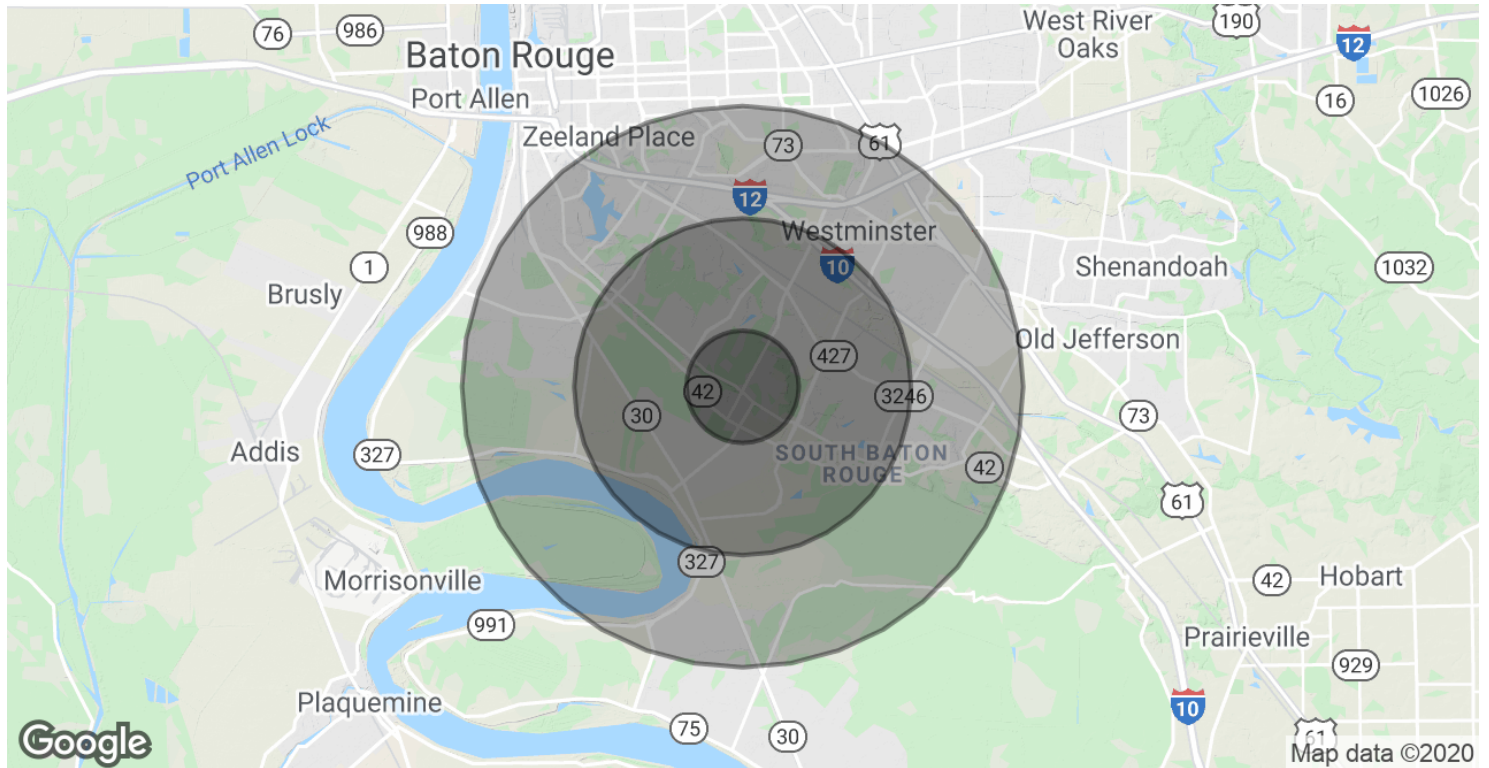


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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	6,883	48,417	118,091
Average age	35.1	35.1	34.3
Average age (Male)	32.2	32.7	32.2
Average age (Female)	39.2	37.6	36.2

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	2,717	19,795	47,645
# of persons per HH	2.5	2.4	2.5
Average HH income	\$75,850	\$88,670	\$87,127
Average house value	\$200,545	\$314,600	\$317,155

* Demographic data derived from 2010 US Census

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