

## For Sale or Lease

### Available

- Outparcel: 1.1 Acres
- Proposed Outparcel: 0.67 Acres

### Description

Outparcels available at the Woodlawn Park Shopping Center, which is located in the heart of one of the most rapidly growing areas of Baton Rouge. Surrounded by a strong upper- to middle-income demographic, Woodlawn Park is an ideal location for retailers.

### Woodlawn Park Tenants

- Shoppers Value Food Store
- The Purple Cow
- Tuesday Morning
- C'est Bon Quality Consignment Furniture
- Firestone
- Hallmark
- Gymboree
- State Farm
- Rocket's Hideout Cards & Games
- Gracie United Brazilian Jiu-Jitsu
- Flooring Solutions
- Teen and Toddler Cuts

### Traffic Counts

- On Tiger Bend Road, west of Jones Creek Road: 23,198 (ADT 2014)
- On Jones Creek Road, north of Tiger Bend Road: 13,850 (ADT 2015)



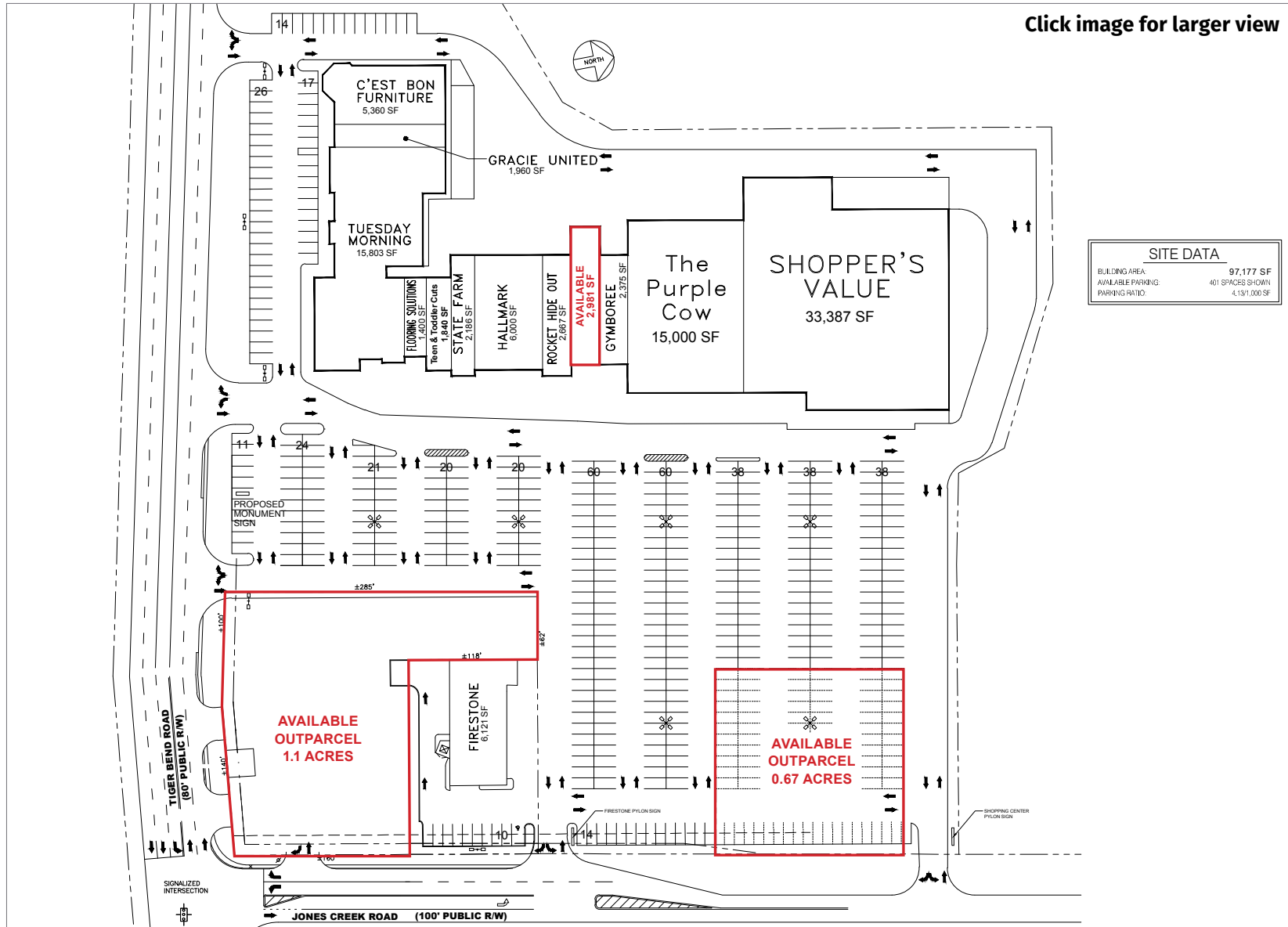
Overview

**Site Plan**

Area Retail

Aerial

Demographics



Click image for larger view

SITE DATA	
BUILDING AREA	97,177 SF
AVAILABLE PARKING	401 SPACES SHOWN
PARKING RATIO	4.13/1,000 SF



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# Woodlawn Park Outparcels

NWC of Jones Creek Road and Tiger Bend Road, Baton Rouge, LA

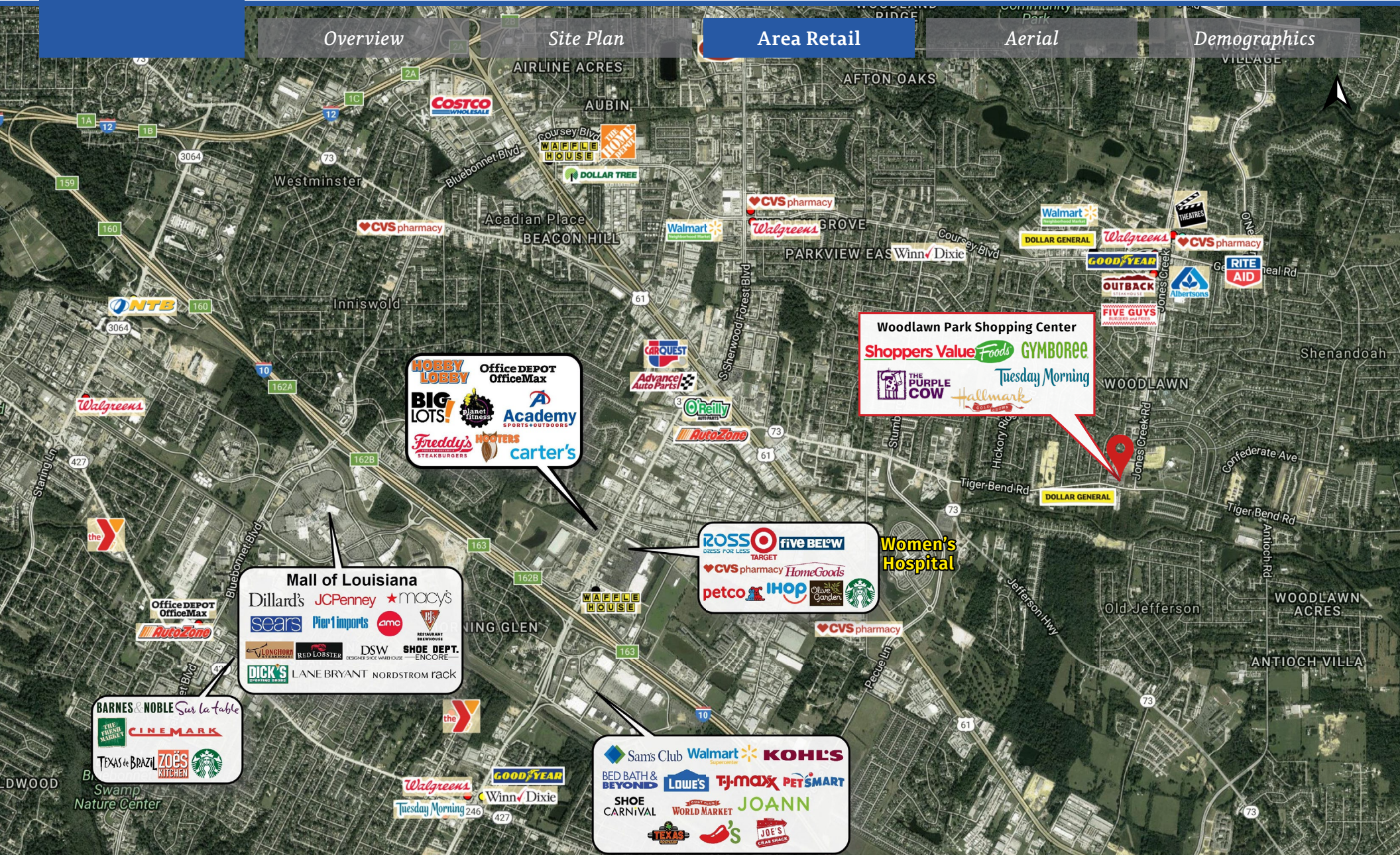
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**HOBBY LOBBY** Office DEPOT OfficeMax  
**BIG LOTS!** Planet Fitness **Academy** SPORTS+OUTDOORS  
**Freddy's STEAKBURGERS** **WRESTLERS** **carter's**

**Woodlawn Park Shopping Center**  
**Shoppers Value** **Foods** **GYMBOREE**  
**THE PURPLE COW** **Tuesday Morning**  
**Hallmark**

**Mall of Louisiana**  
**Dillard's** **JCPenney** **macy's**  
**sears** **Pier 1 imports** **amc** **BJS**  
**LONGHORNE** **RED LOBSTER** **DSW** **SHOE DEPT. ENCORE**  
**DICK'S** **LANE BRYANT** **NORDSTROM RACK**

**ROSS** **five BELOW** **TARGET**  
**CVS pharmacy** **HomeGoods**  
**petco** **IHOP** **Clubs of Garden** **Starbucks**

**Sams Club** **Walmart** **KOHL'S**  
**BED BATH & BEYOND** **LOWE'S** **TJ-MAXX** **PETSMART**  
**SHOE CARNIVAL** **WORLD MARKET** **JOANN**  
**TEXAS ROADHOUSE** **JOE'S CHAS SHACK**



# Woodlawn Park Outparcels

NWC of Jones Creek Road and Tiger Bend Road, Baton Rouge, LA

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Tiger Bend Road

Jones Creek Road

**AVAILABLE  
OUTPARCEL  
1.1 ACRES**

**Firestone**  
COMPLETE AUTO CARE

**PROPOSED OUTPARCEL  
0.67 ACRES**

CeasTB on  
curtain Consignment Furniture  
Grace United  
Brazilian Massage  
Tuesday Morning  
Flooring Solutions  
Teen & Toddler Cuts  
State Farm  
Hallmark  
Rockets Hideout  
Cards & Games  
GYMBOREE  
THE PURPLE COW  
Shoppers Value Foods

**252-Unit  
Apartment complex**



Overview

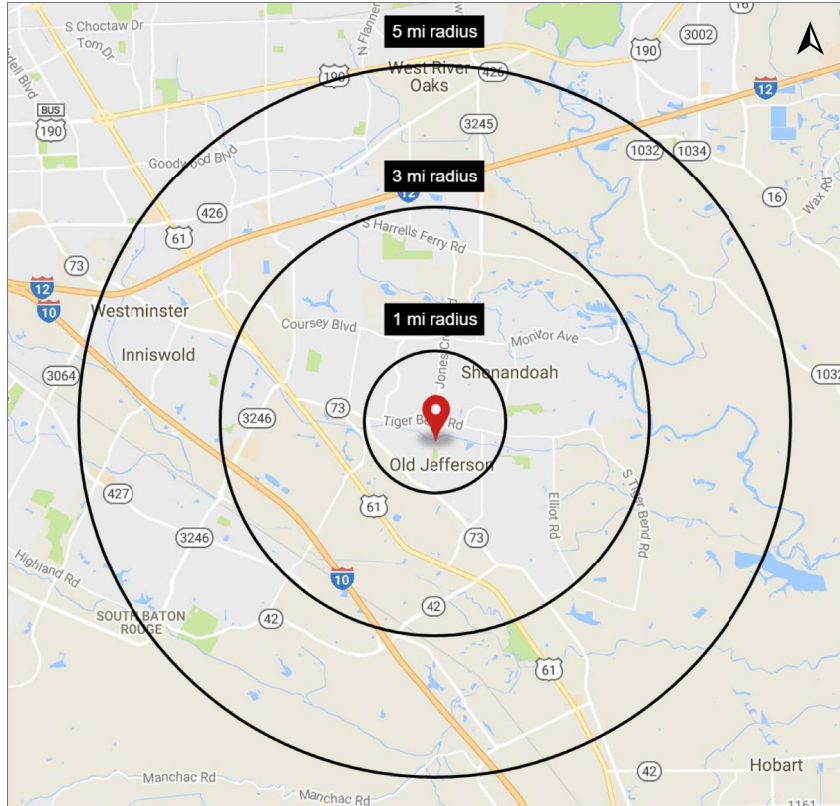
Site Plan

Area Retail

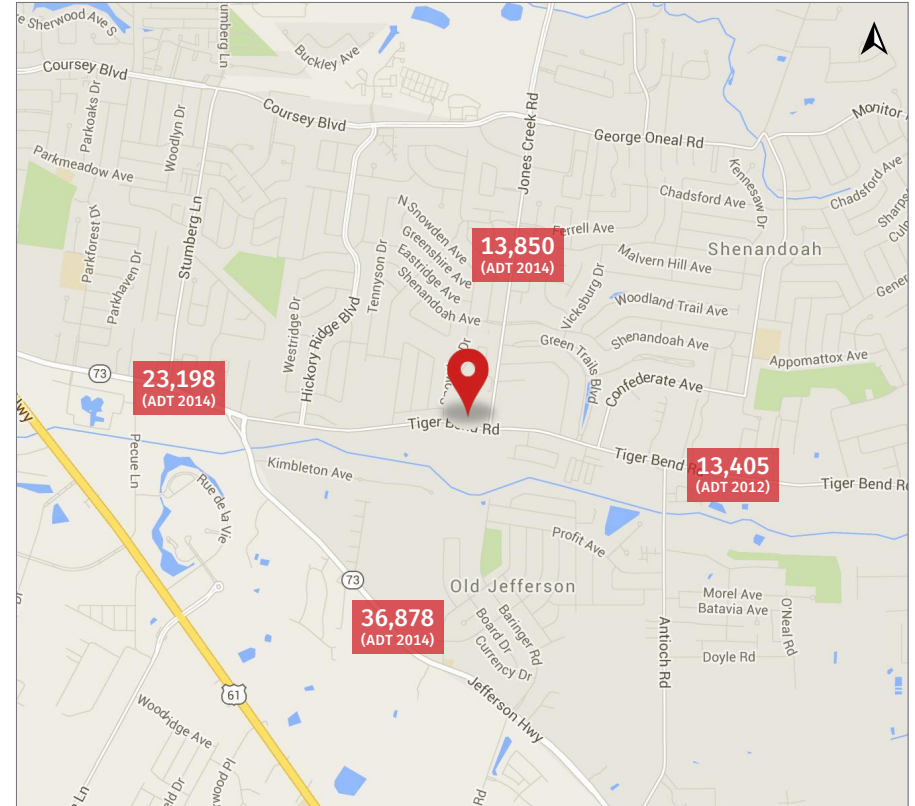
Aerial

**Demographics**

### Demographic Map



### Traffic Counts



2018 Demographics	1 mi.	3 mi.	5 mi.
Population	9,013	55,817	132,624
Avg. HH Income	\$98,711	\$97,144	\$95,478