



New Strip Retail

W Frontage Road, Addis, Louisiana 70710

Property Highlights

- New Construction
- Frontage on Highway 1 South
- Hwy 1 Access via Signaled Intersection
- Hwy 1 Daily Traffic Count: 33,000+ VPD
- \$2.0M in Infrastructure Improvements to the Site
- Over 1,500 Residential Units in the Sugar Mill Plantation Subdivision
- \$50M in New Residential Development on Adjacent Tracts

Lease Rate

\$20.00 SF/yr (NNN)



For more information

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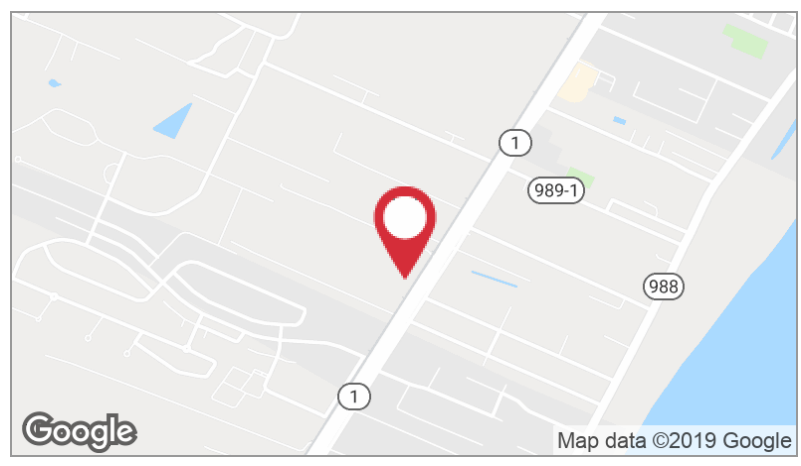
CALL OR EMAIL FOR MORE INFORMATION



Executive Summary



AVAILABLE SF:	1,800 - 14,400 SF
LEASE RATE:	\$20.00 SF/yr (NNN)
LOT SIZE:	1.75 Acres
MARKET:	Baton Rouge MSA
SUB MARKET:	Addis
CROSS STREETS:	Sugarmill Plantation Parkway & W Frontage Road
TRAFFIC COUNT:	33,134



DEMOGRAPHICS		
STATS	POPULATION	AVG. HH INCOME
5 MINUTE	6,513	\$71,237
10 MINUTE	14,196	\$66,268
15 MINUTE	45,930	\$51,983

* Figures shown represent estimates

For Lease

Retail Property

1,800 - 14,400 SF | \$20.00 SF/yr

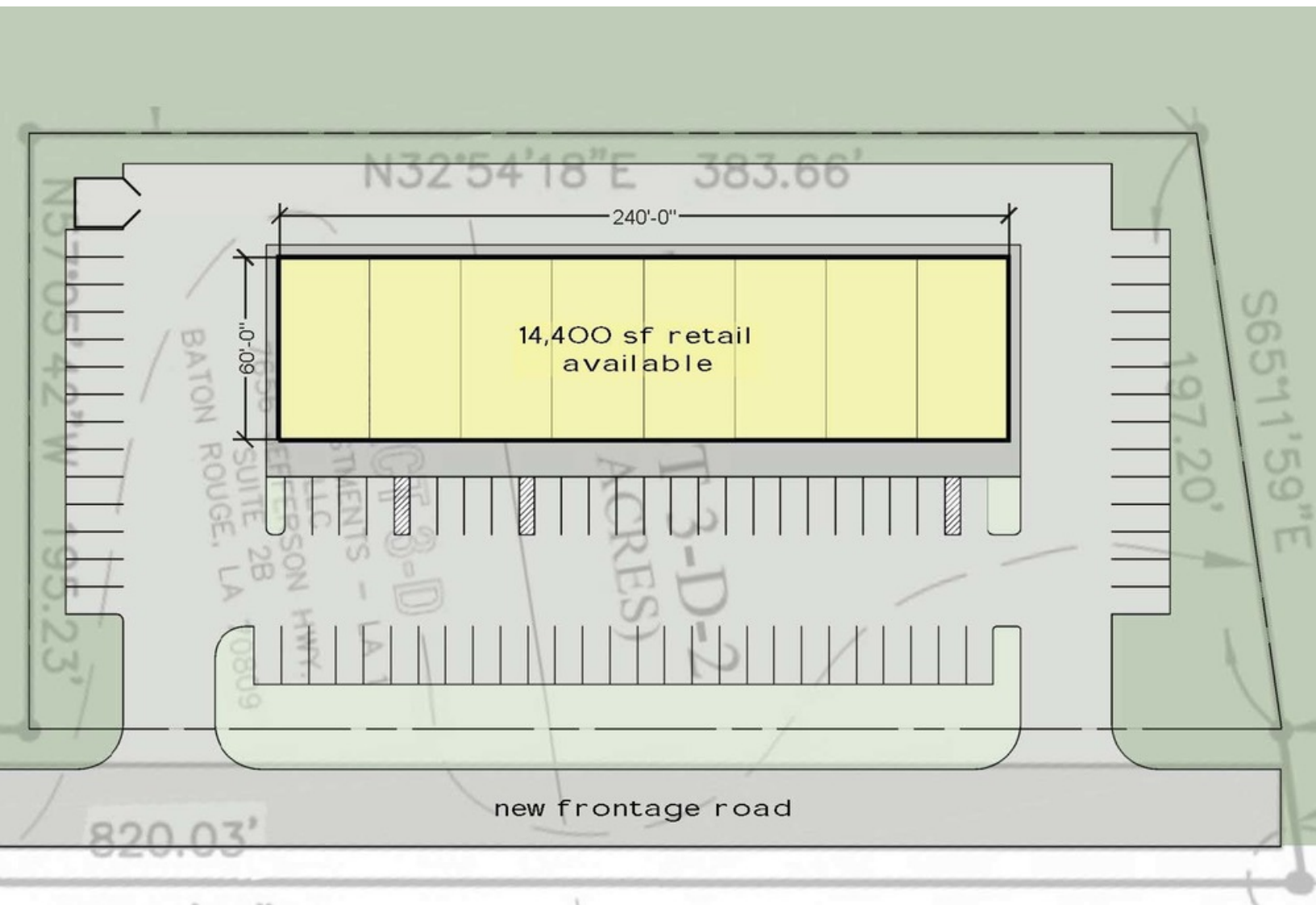
LEASE RATE: \$20.00 SF/YR

TOTAL SPACE: 1,800 - 14,400 SF

LEASE TYPE: NNN

LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite A	Strip Center	\$20.00 SF/yr	NNN	1,800 - 14,400 SF	Negotiable
Suite B	Strip Center	\$20.00 SF/yr	NNN	1,800 - 14,400 SF	Negotiable
Suite C	Strip Center	\$20.00 SF/yr	NNN	1,800 - 14,400 SF	Negotiable
Suite D	Strip Center	\$20.00 SF/yr	NNN	1,800 - 14,400 SF	Negotiable
Suite E	Strip Center	\$20.00 SF/yr	NNN	1,800 - 14,400 SF	Negotiable
Suite F	Strip Center	\$20.00 SF/yr	NNN	1,800 - 14,400 SF	Negotiable
Suite G	Strip Center	\$20.00 SF/yr	NNN	1,800 - 14,400 SF	Negotiable
Suite H	Strip Center	\$20.00 SF/yr	NNN	1,800 - 14,400 SF	Negotiable





Property Overview

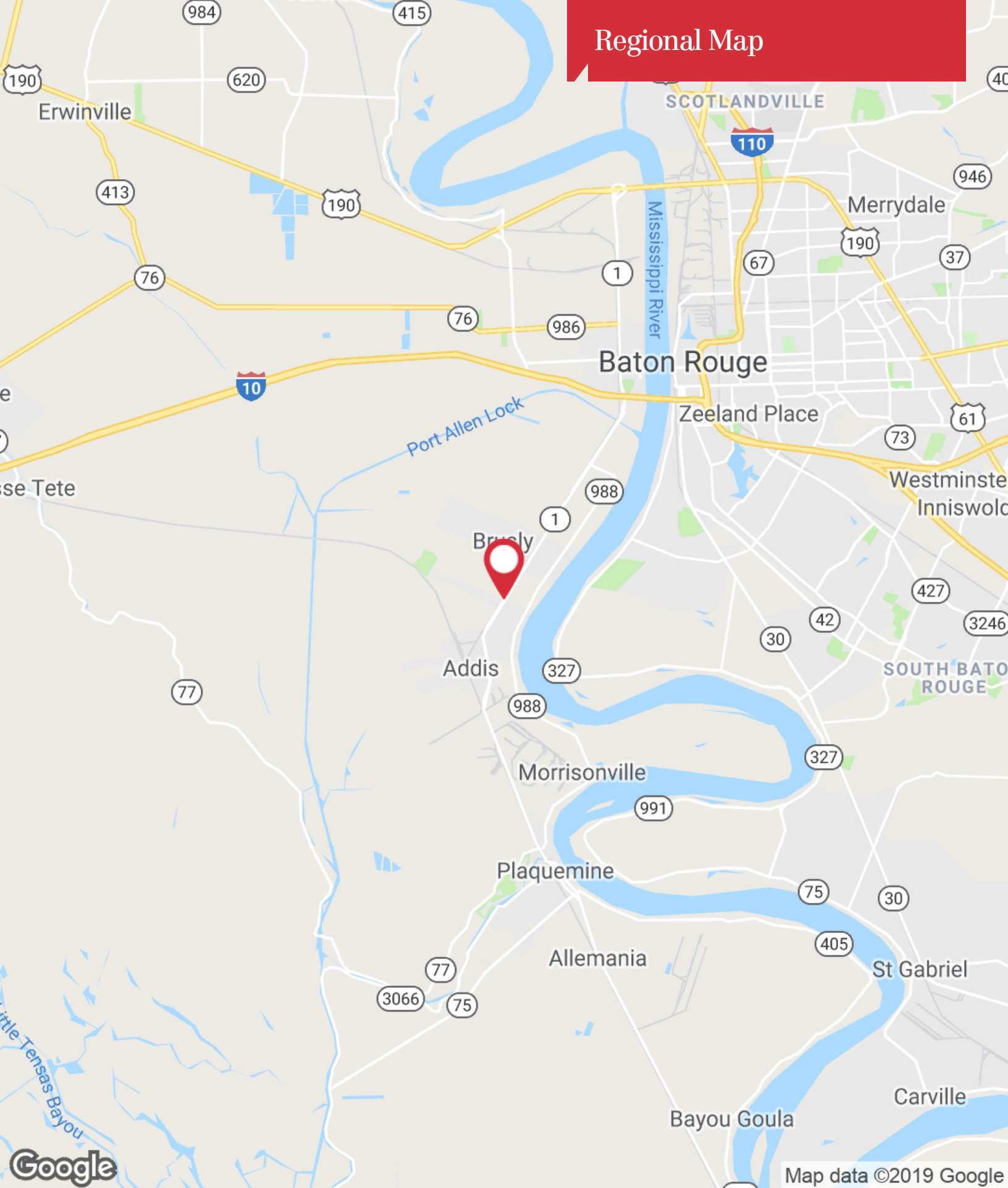
14,400 SF new construction retail strip center available for lease in Addis, LA. The subject tract is located on the western side of LA Hwy. 1 and has signaled access to LA Hwy. 1 at Sugar Plantation Parkway. The site will benefit from the \$2.0M in infrastructure improvements being made by the developer. Proposed construction plans include eight retail suites with 30' feet of frontage and 60' deep with the minimum divisible suite size of 1,800 SF.

Location Overview

Addis, Louisiana, located in West Baton Rouge Parish, along the Mississippi River, situated on Louisiana Highway One, is located just minutes from Louisiana's State Capitol City – Baton Rouge. The Town of Addis is a growing town, and has benefited from the growth and development of the petrochemical industry along the west side of the Mississippi River.

The subject property is located adjacent to Sugar Mill Plantation. Sugar Mill Plantation is a 580 acre mixed-use development featuring a class A apartment complex, town-homes, detached single family homes and commercial development. The subject tract has Highway 1 frontage, and provides excellent access to most of the major job providers in the Baton Rouge MSA.

Regional Map



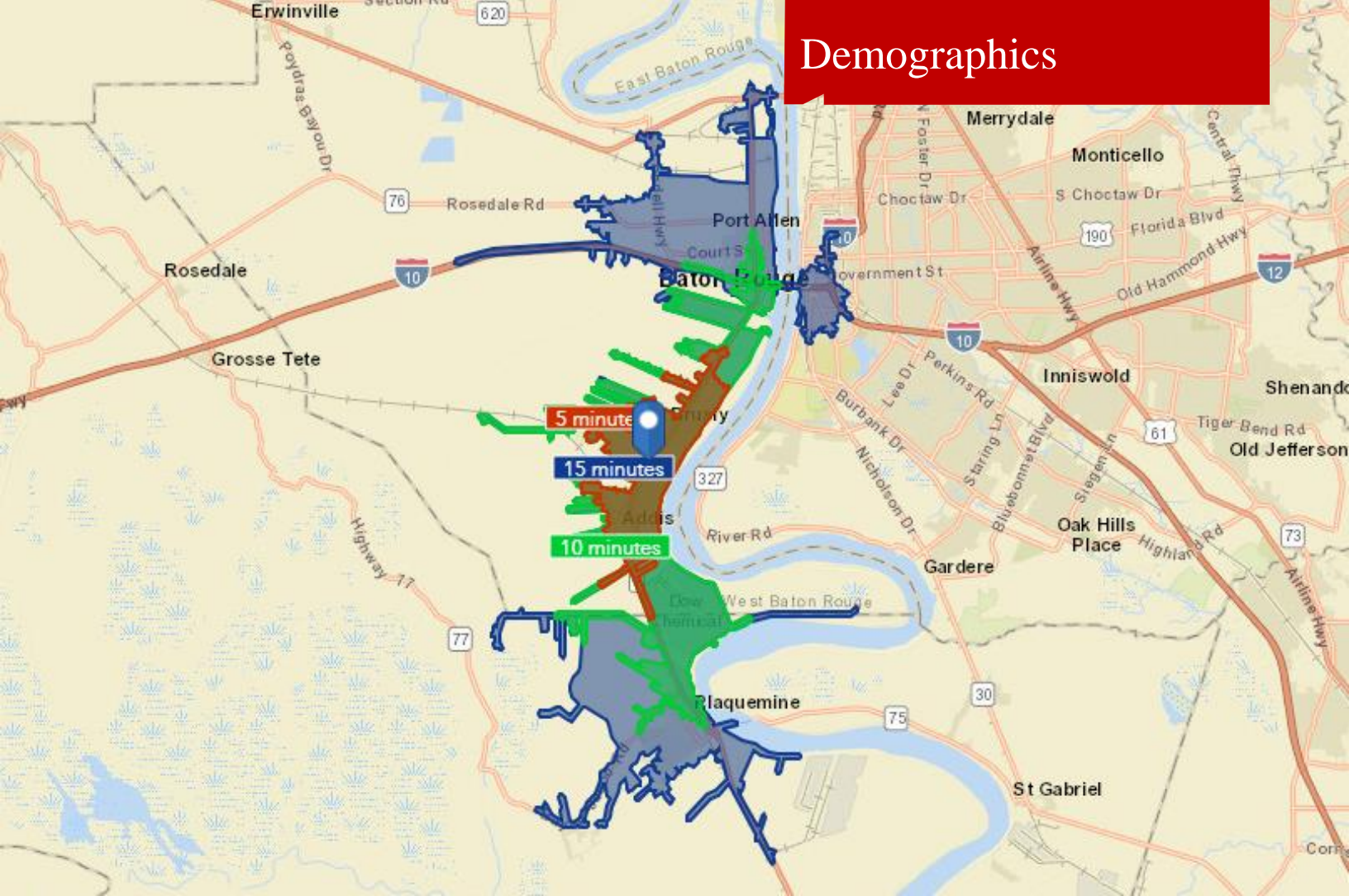
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Location Maps



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Demographics



	POPULATION	MEDIAN AGE	HOUSEHOLDS
5 MINUTE	6,513	34.1	2,340
10 MINUTE	14,196	35.4	5,326
15 MINUTE	45,930	32.0	18,242
	UNEMPLOYMENT RATE	MEDIAN NET WORTH	MEDIAN HOUSEHOLD INCOME
5 MINUTE	3.8%	\$90,477	\$55,427
10 MINUTE	3.3%	\$76,812	\$50,330
15 MINUTE	4.6%	\$14,980	\$33,325