



LAST SUITE AVAILABLE IN THE VILLAGE AT WILLOW GROVE

8201-8211 VILLAGE PLAZA CT BATON ROUGE, LA 70810



OFFERED: FOR LEASE

LEASE RATE: \$32.00 SF/YR (NNN)

610 SF

- Only one suite remaining
- First-Class Facade and Landscaping
- Upscale Live/Work/Shop/Dine Development
- Current Tenants: Rêve Coffee Roasters, Bistro Byronz, Avant Tous Beauty Bar & Spa, Pizza Byronz, POSH Boutique, Giggles Toys & Candy, Texture BR, and Hollingsworth Design

CONTACT:

WILL CHADWICK, MBA
225.368.7667

800.895.9329 | elifinrealty.com | April 2022
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.

THE VILLAGE AT WILLOW GROVE



PROPERTY SUMMARY

- The Village at Willow Grove is a new way to live in Baton Rouge. Consisting of retail, office, and residences, it provides residents and visitors with a unique live/work/shop experience in a convenient location.
- The center is located on Perkins Rd between Bluebonnet Blvd and Siegen Ln and sees an average of 28,297 vehicles pass per day.
- Complete with brick pavers and an eclectic mix of shops, restaurants, condos and offices, this quaint center provides an upscale feel and premium experience for patrons.
- Join these current tenants in this first-class, South Baton Rouge development: Rêve Coffee Roasters, Bistro Byronz, Avant Tous Beauty Bar & Spa, Pizza Byronz, POSH Boutique, Giggles Toys & Candy, Texture BR, and Hollingsworth Design.
- The Village is the cornerstone of The Settlement At Willow Grove, Baton Rouge's premiere traditional neighborhood development. This community boasts some of the strongest demographics in the Baton Rouge area and maintains high property values. The average list price of homes in this community is \$1,000,000.

DEMOGRAPHIC SUMMARY

- 3-mile population: 53,291
- 1-mile average HH income: \$99,345
- 1-mile average age: 41.4

CONTACT:

WILL CHADWICK, MBA
225.368.7667

800.895.9329 | elifinrealty.com | April 2022
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.

CURRENT AVAILABILITY



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	610 SF	Lease Rate:	\$32.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	NOTES
Suite 1-C	Available	610 SF	NNN	\$32.00 SF/yr	\$1,626/mo + \$3.15/SF/yr CAM

CONTACT:

WILL CHADWICK, MBA
225.368.7667

800.895.9329 | elifinrealty.com | April 2022
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.

CURRENT AVAILABILITY

**CONTACT:**

WILL CHADWICK, MBA
225.368.7667

800.895.9329 | elifinrealty.com | April 2022
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.

LOCAL AREA RETAILERS

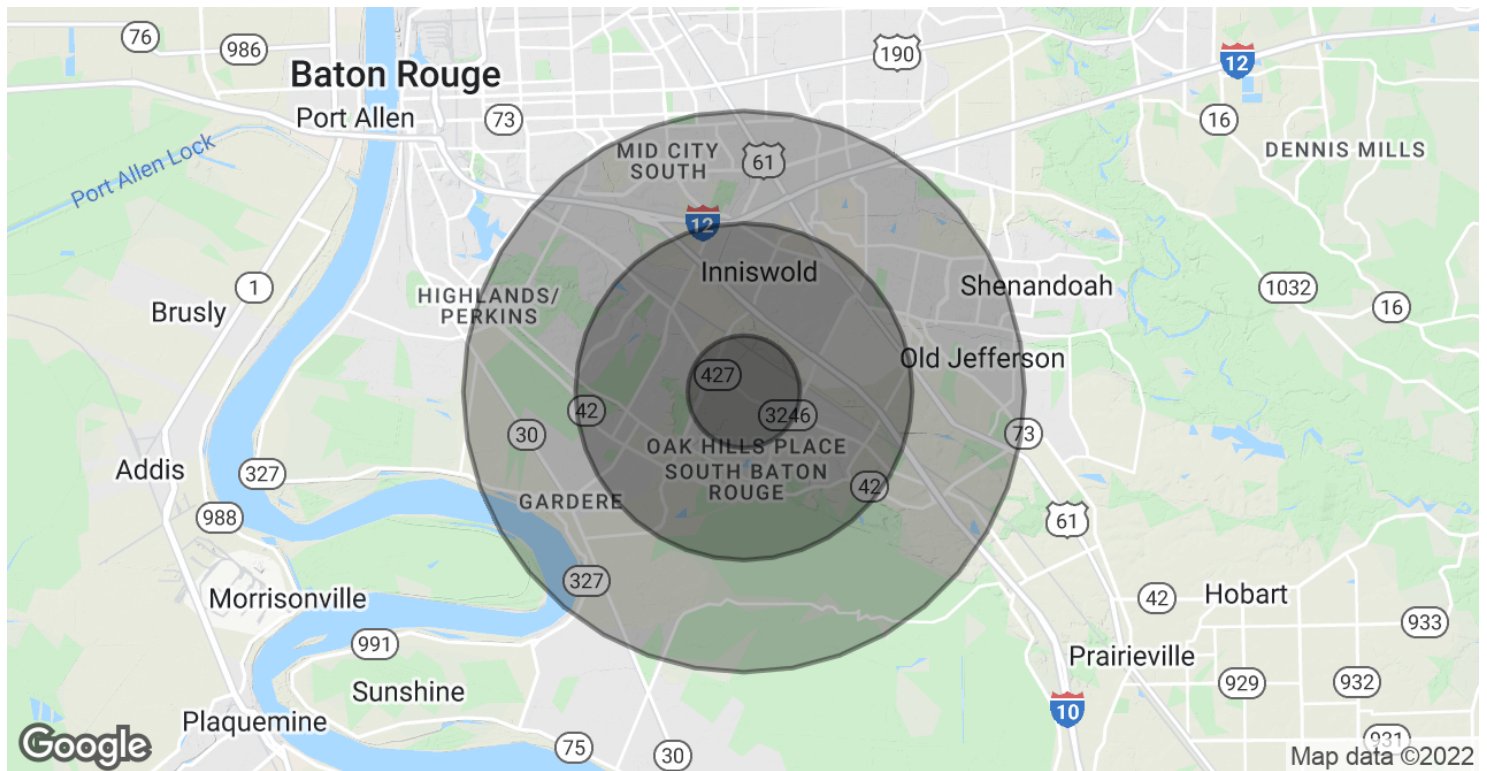


CONTACT:

WILL CHADWICK, MBA
225.368.7667

800.895.9329 | elifinrealty.com | April 2022
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.

DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	7,846	53,291	127,781
Average age	41.4	37.0	36.7
Average age (Male)	38.4	34.3	34.3
Average age (Female)	44.0	39.3	38.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	3,290	22,020	54,072
# of persons per HH	2.4	2.4	2.4
Average HH income	\$99,345	\$89,683	\$87,283
Average house value	\$212,239	\$276,121	\$306,933

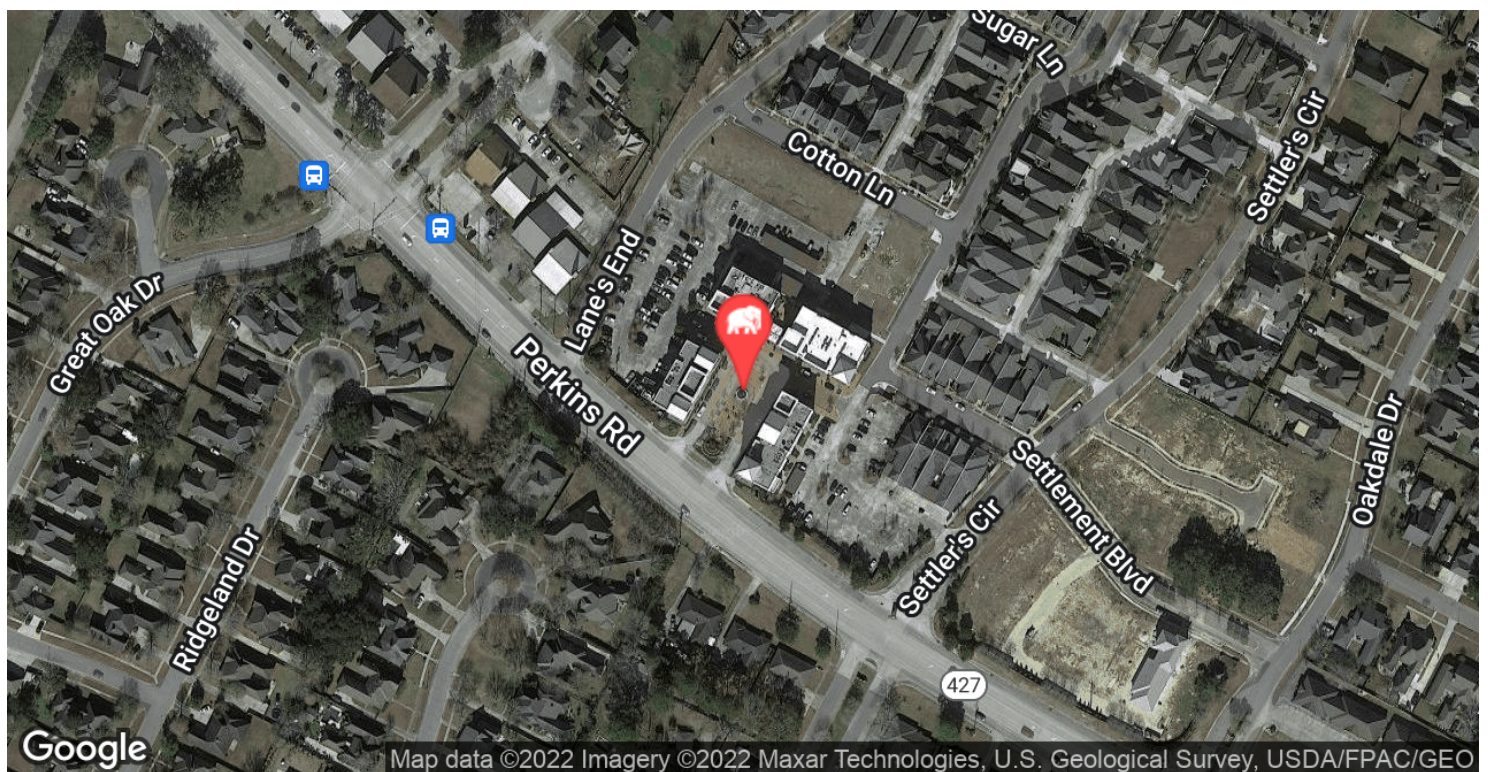
* Demographic data derived from 2010 US Census

CONTACT:

WILL CHADWICK, MBA
225.368.7667

800.895.9329 | elifinrealty.com | April 2022
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.

LOCATION MAPS



CONTACT:

WILL CHADWICK, MBA
225.368.7667

800.895.9329 | elifinrealty.com | April 2022
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.