





FOR LEASING INFORMATION PLEASE CONTACT

LOCAL LEASING:

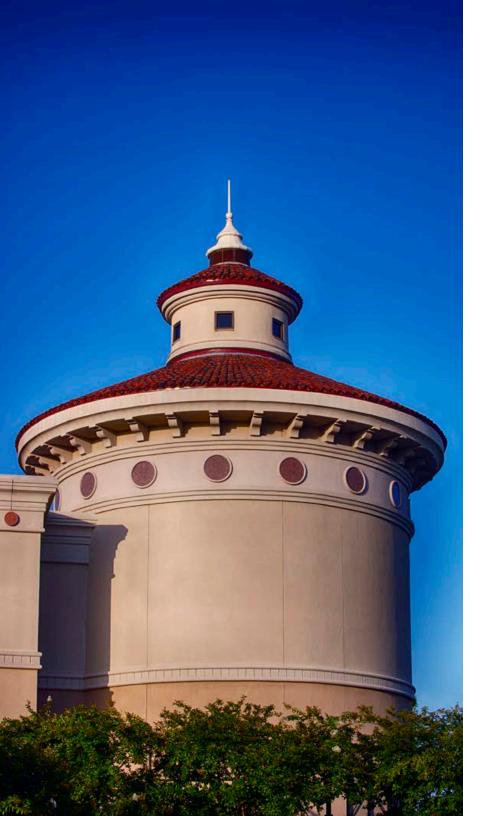


Jonathan Walker Senior Commercial Sales & Leasing Executive jwalker@mmcre.com | office: 225.298.1250 | mobile: 225.276.6380

NATIONAL LEASING:



Ed James Managing Partner ejames@streetwiseretail.com | 713.773.5548



WELCOME

Towne Center at Cedar Lodge is an exciting shopping experience in the heart of Baton Rouge's most established residential area. In an atmosphere consistent with an upscale lifestyle, Towne Center provides a distinct ambiance that encourages visitors to experience the eclectic mix of retail shops and inviting restaurants. Every detail contributes to the unique atmosphere of Towne Center, including lush landscaping, elegant lighting, cascading fountains and other striking amenities. The combination of old world architectural elements, ranging from creative signage to the charming building facades, creates a sophisticated atmosphere.

Every detail has been addressed to provide an interesting visual presentation for visitors that truly enhances the Towne Center experience, making Towne Center at Cedar Lodge in Baton Rouge a true community destination.











PROPERTY OVERVIEW

RETAILERS & RESTAURANTS

Towne Center at Cedar Lodge is anchored by Whole Foods and features a variety of unique retailers and restaurants, including Banana Republic, White House | Black Market, Ann Taylor Loft, GAP, Talbots, Chico's, New Balance, AT&T, Fleming's Steakhouse, Carrabba's Italian Grill, P.F. Chang's China Bistro, Walk Ons and more.

TOTAL RETAIL

Approximately 350,000 SF

LOCATION

Towne Center at Cedar Lodge is located 2830 Towne Center Boulevard at the intersection of Jefferson Highway & Corporate Boulevard - in the heart of Baton Rouge's most established residential area.











AREA DEMOGRAPHICS 2016

{BASED ON 5 MILE RADIUS}



POPULATION

217,286

DAYTIME POPULATION

188,596



AVERAGE HOUSEHOLD INCOME

\$65,685

MEDIAN HOUSEHOLD INCOME

\$49,043



EDUCATION (BACHELOR'S +)

38%

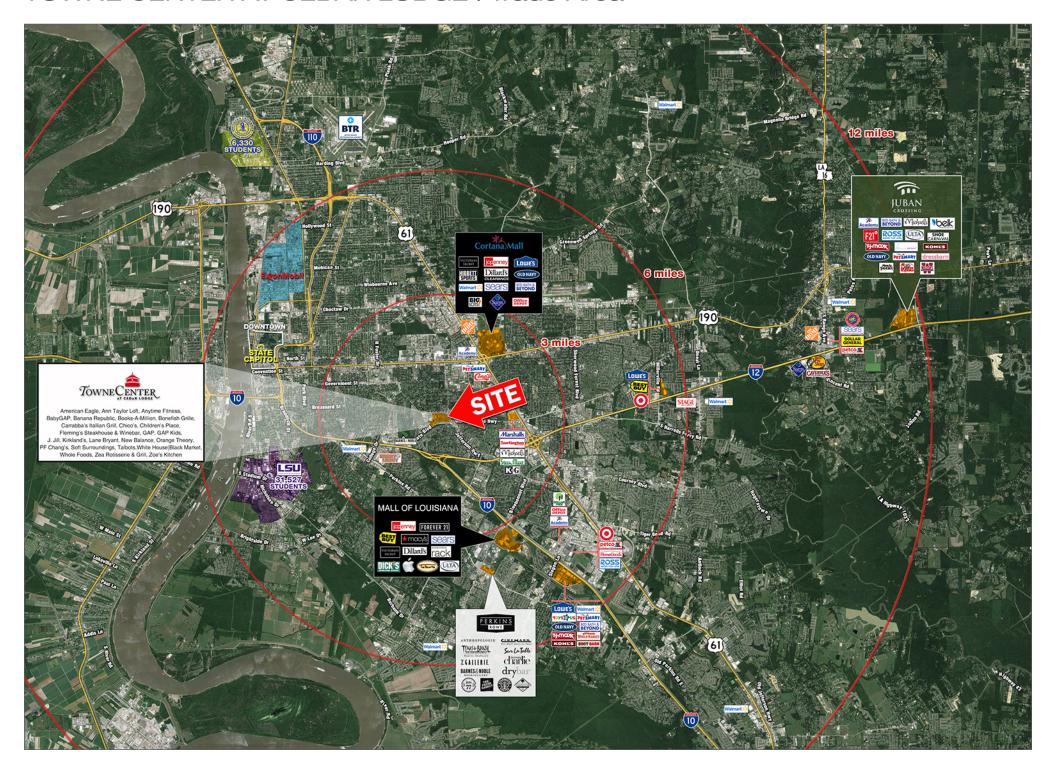








TOWNE CENTER AT CEDAR LODGE | Trade Area



TOWNE CENTER AT CEDAR LODGE | Site Plan featuring Select Retailers







































































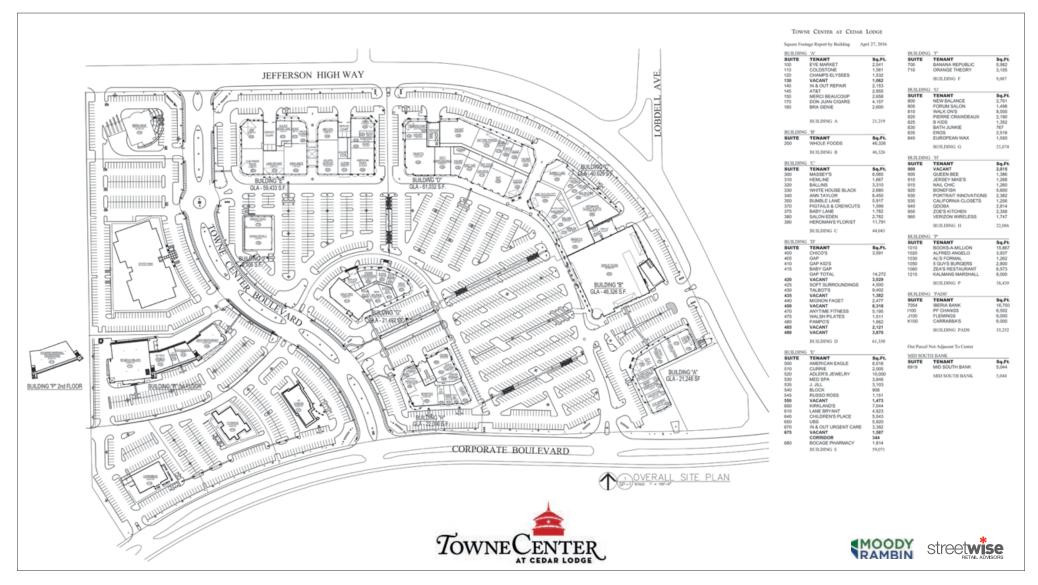








TOWNE CENTER AT CEDAR LODGE | Overall Site Plan













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APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real

Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records. intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The

Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;(2) may not disclose that the owner will accept a price less that the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.	
Buyer Seller Landlord or Tenant	 Date