

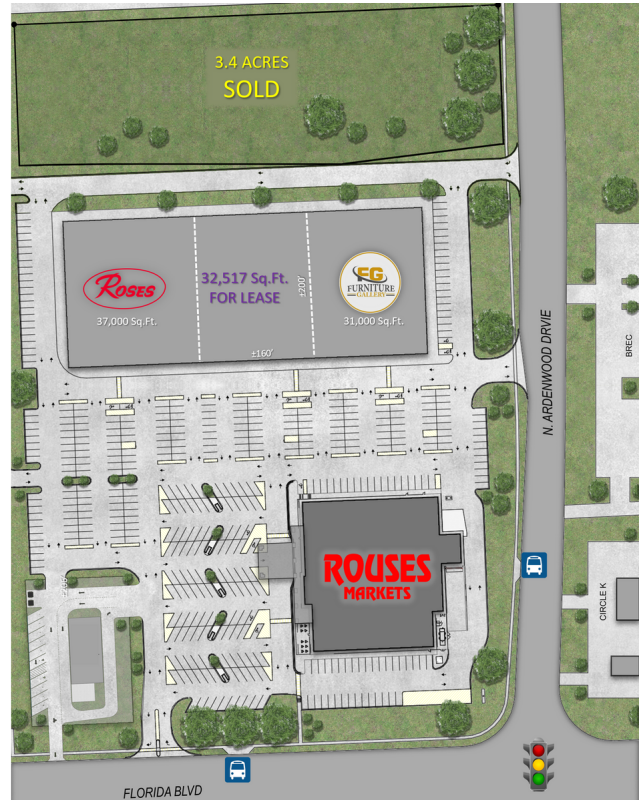
# PAD SITE - Ardenwood Shopping Center

## Anchored by Rouses Markets



5905 Florida Blvd, Baton Rouge, LA 70806

Listing ID:	30846005
Status:	Active
Property Type:	Vacant Land For Lease
Possible Uses:	Retail-Pad
Gross Land Area:	0.90 Acres
Lease Rate:	\$90,000 (Annual)
	\$2.30 PSF (Annual)
Base Monthly Rent:	\$7,500
Lease Type:	Ground Lease
Nearest MSA:	Baton Rouge
County:	East Baton Rouge
Ceiling:	16 ft.
Tax ID/APN:	006-3129-9
Zoning:	C-2 (HEAVY COMMERCIAL)



### Overview/Comments

Grocery-anchored pad site available for ground lease. The parcel measures 160' x 243'. Cross access with Rouses and main shopping center.

Located only one mile from Amazon's new 3,800,000 sq/ft fulfillment facility, Ardenwood Shopping Center is undergoing a total transformation. Rouses Grocery is currently under construction on its 67th location, a 43,000 sq/ft freestanding store at the Southeast corner of the property. Ardenwood Shopping Center is located at the signaled corner of Florida Boulevard and Ardenwood Street, boasting a traffic count of approximately 50,000 cars per day. Containing over 400 parking spaces and a revamped 30-foot pylon sign, this shopping center is and will be suitable for any retail, office, or medical use. Great visibility, multiple points of access, use of a traffic signal, and good co-tenancy makes this a great opportunity to join a revamped shopping center in a growing area of Baton Rouge. Outparcel and inline space available immediately, see site plan and pricing for additional information.

### Property Contacts



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