

Goodwood Village

711 Jefferson Hwy Baton Rouge, LA 70806

PROPERTY SUMMARY



Property Description

Goodwood Village is a 21,074 SF retail center located in Mid-City Baton Rouge. The building was originally designed by A. Hays Town with Spanish-style architecture. The property sits near the intersection of Jefferson Hwy and Government St and has over 450' of frontage along Jefferson. Monjunis Italian Cafe & Grocery anchors the center with other co-tenants including Brew Ha-Ha!, The Block Fit, Painting with a Twist, Cutrone's Barber Shop, and more. Goodwood Village is seen by over 17,000 vehicles per day and is situated among more than 4,700 households within a 1-mile radius.

Property Highlights

- Excellent Mid City Location fronting Jefferson Hwy
- Timeless Architectural Style
- Ample Surface Parking

Bryant Butler

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Offering Summary

Building Size:	21,074 SF
Number Of Units:	12
Lease Type:	NNN

Demographics

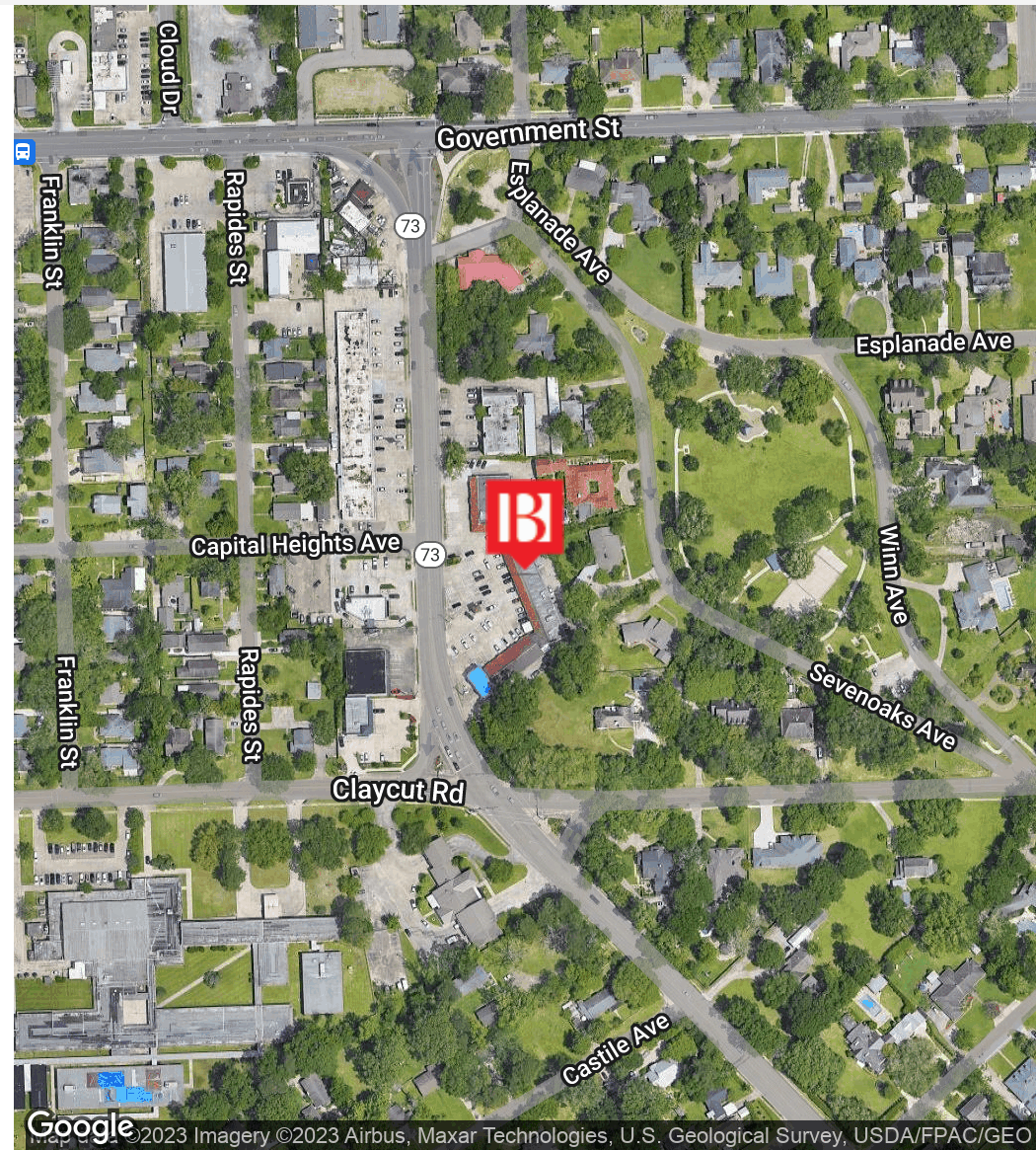
	0.5 Miles	1 Mile	2 Miles
Total Households	1,130	5,630	21,799
Total Population	2,132	10,145	41,888
Average HH Income	\$70,492	\$72,456	\$78,428



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LOCATION MAP



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LEASE SPACES



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suites 11-12	Available	1,250 SF	NNN	\$13.20 SF/yr	Suites 11-12 total 1,250 SF and are located on the 2nd floor. The suites are currently used as office space but could also serve retail or showroom uses. The current layout consists of a reception area, 4 offices, a conference room, 1 bathroom, and a storage closet.
Suites 9-10	Available	1,250 SF	NNN	\$20.00 SF/yr	1,250 SF retail suite fronting Jefferson Hwy.

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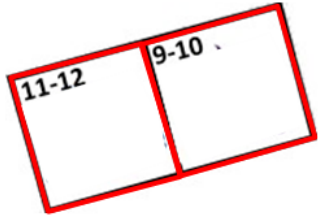
ADDITIONAL PHOTOS



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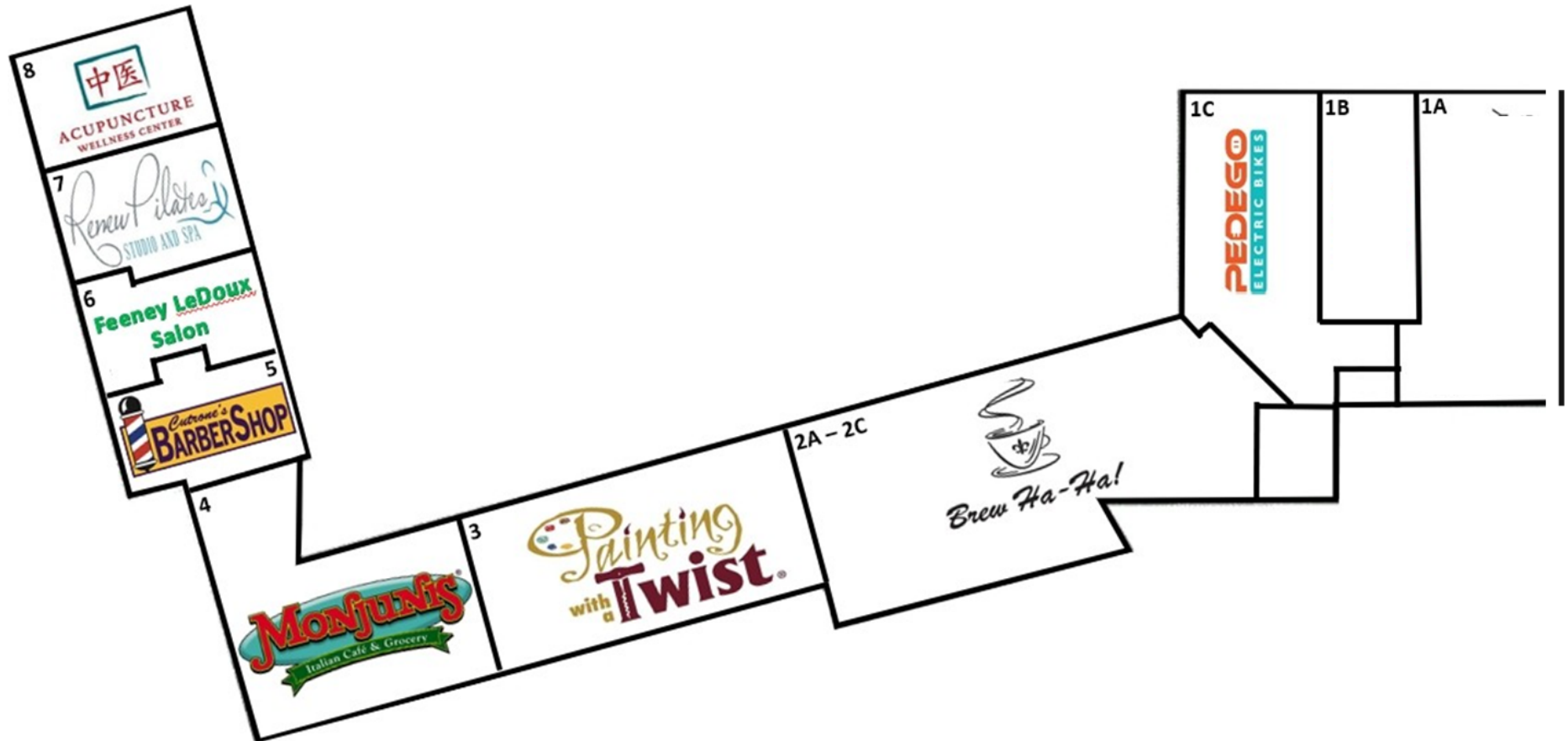
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Goodwood Village Shopping Center

711 Jefferson Hwy, Baton Rouge, LA 70806
{Drawing not to scale}



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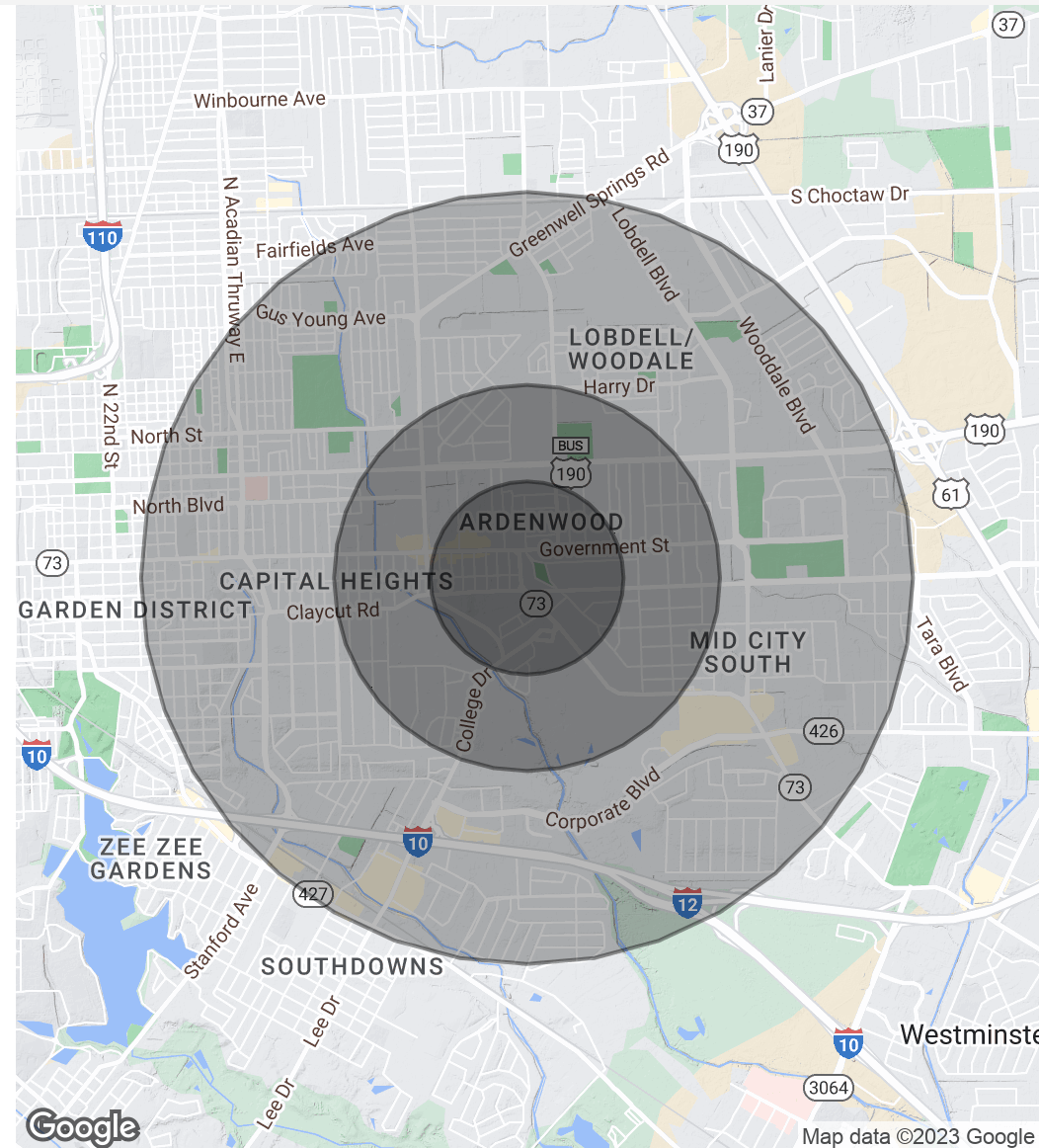
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DEMOGRAPHICS MAP & REPORT

Population	0.5 Miles	1 Mile	2 Miles
Total Population	2,132	10,145	41,888
Average Age	32.2	38.1	38.3
Average Age (Male)	31.0	32.8	37.2
Average Age (Female)	35.4	40.4	39.4

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	1,130	5,630	21,799
# Of Persons Per HH	1.9	1.8	1.9
Average HH Income	\$70,492	\$72,456	\$78,428
Average House Value	\$286,145	\$244,112	\$210,682

* Demographic data derived from 2020 ACS - US Census



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