

SHOPPING CENTER FOR LEASE

ANCHORED BY **ROUSES MARKETS**

5905 FLORIDA BLVD, BATON ROUGE, LA 70806



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Ransom Pipes
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MAESTRI·MURRELL INC.
REAL ESTATE

PROPERTY OVERVIEW

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MAESTRI-MURRELL INC.
REAL ESTATE

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 Drive, 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 INFORMATION

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PROPERTY DESCRIPTION

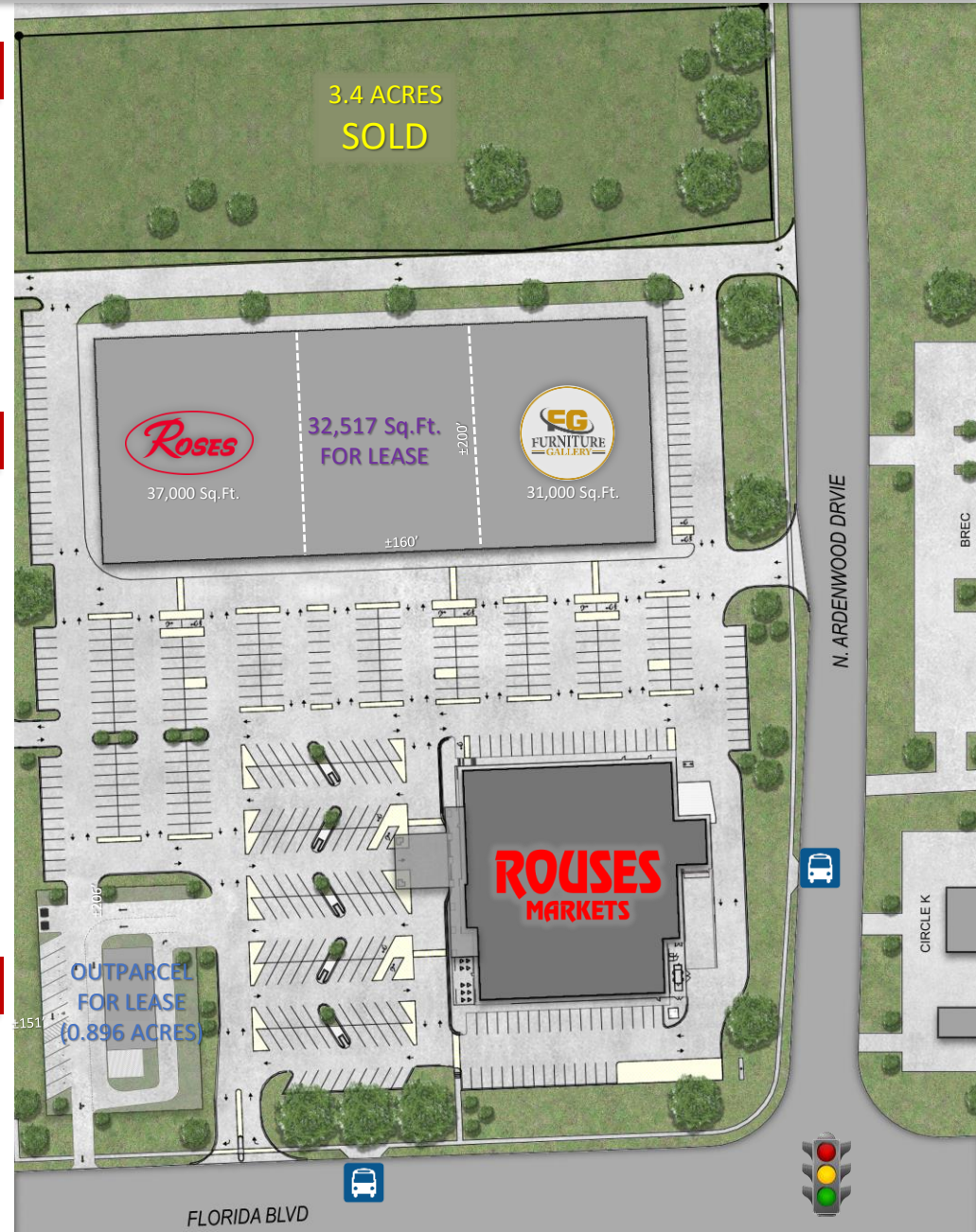
LOCATION	5905 Florida Boulevard, Baton Rouge, LA
SHOPPING CENTER GLA	144,890 Square Feet
PARKING	439 Spaces
ZONING	C-2 (Heavy Commercial)
TRAFFIC COUNT	46,210 vehicles per day
TENANTS	Rouse's Market, Rose's Discount Store, Furniture Gallery

SHOPPING CENTER SPACE – FOR LEASE

SPACE AVAILABLE	Up to 63,000 Square Feet <ul style="list-style-type: none">Suite B: 32,517 Square FeetSuite C: 31,000 Square Feet
MINIMUM DIVISIBLE	12,000 Square Feet
LEASE RATE	\$12.00 / Sq. Ft.
LEASE TYPE	NNN
NET CHARGES	\$2.00 / Sq. Ft.
DIMENSIONS	Approximately 200' deep
CEILING HEIGHT	16' to 18'
COLUMNS SPACING	See as-built floor plan
AVAILABILITY DATE	June 1, 2023

OUTPARCEL – FOR GROUND LEASE

LAND AREA	0.896 Acres (160' x 243')
LEASE RATE	\$90,000 (Annual)
LEASE TYPE	Ground lease





LA DEPT. OF
AGRICULTURE &
FORESTRY
HEADQUARTERS

OUTPARCEL FOR
LEASE
(0.896 ACRES)

FLORIDA BLVD. / HWY 190
46,210 VPD

**ROUSES
MARKETS**
(NOVEMBER 2023
OPENING)



37,000 Sq.Ft.

32,517 SQ.FT.
FOR LEASE



31,000 Sq.Ft.

3.406 ACRES
SOLD

N. ARDENWOOD DR.

ROUSES MARKET

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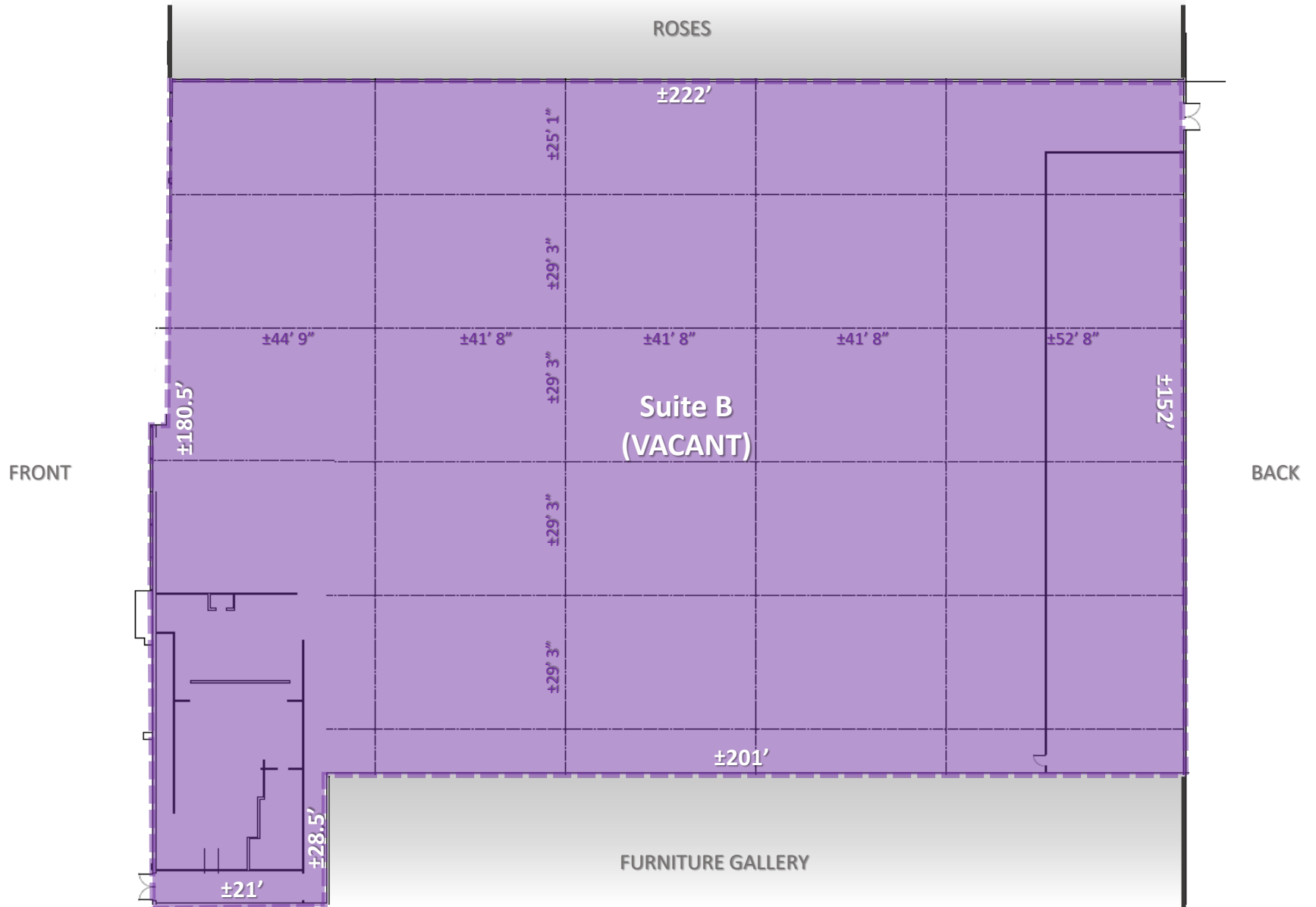
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FLOOR PLAN – Suite B

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| PHOTOS- Suite B

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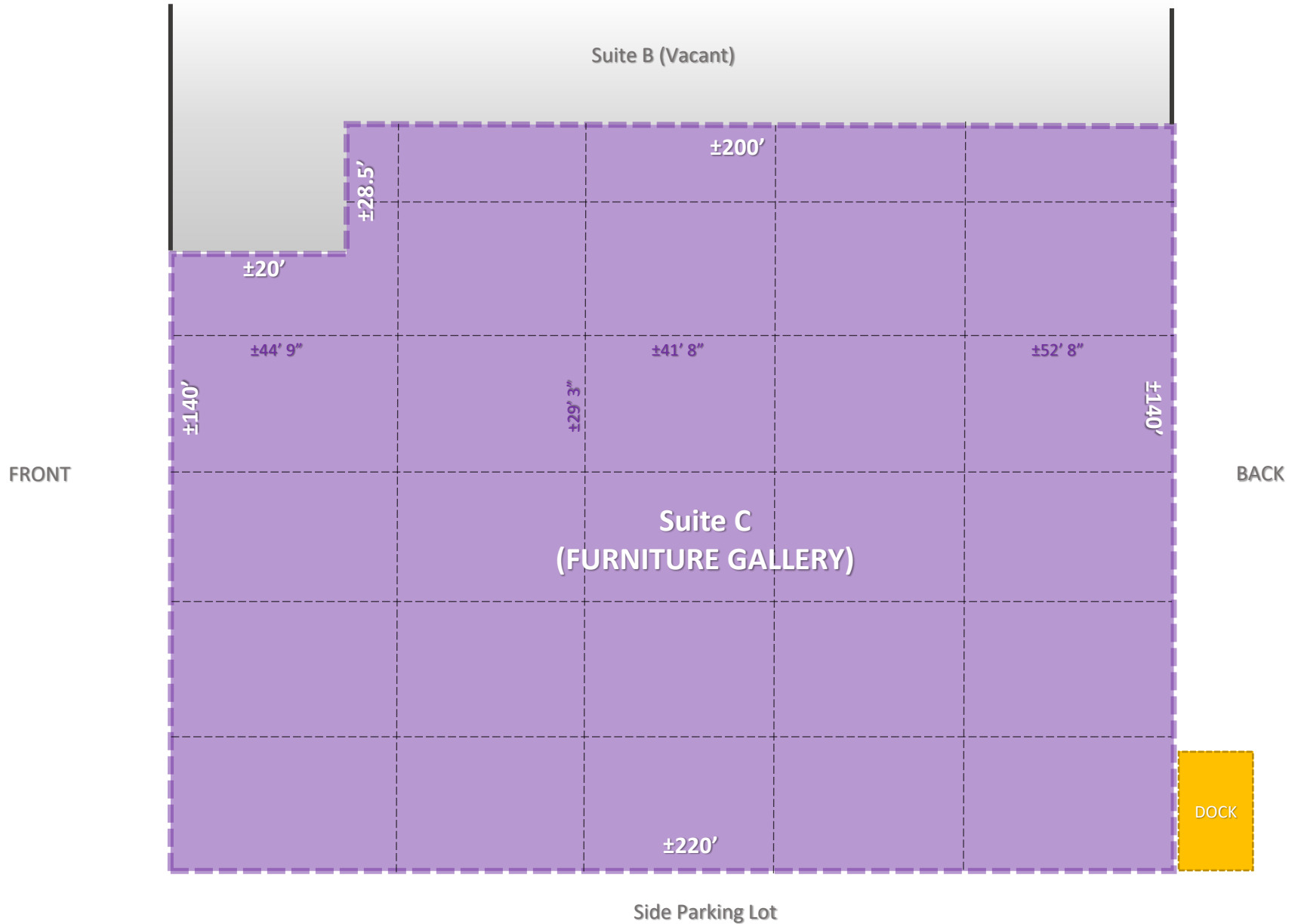
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FLOOR PLAN – Suite C

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DEMOGRAPHICS

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*2021 Data	1 MILE	3 MILE	5 MILE
POPULATION	10,825	84,005	200,879
• MILLENNIALS	29.8%	28.9%	28.4%
• BOOMERS	19.0%	22.0%	20.6%
MEDIAN AGE	33.3	36.4	34.4
TOTAL HOUSEHOLDS	4,738	34,580	81,222
AVERAGE HH SIZE	2.27	2.38	2.40
AVERAGE HH INCOME	\$56,760	\$70,997	\$70,517

