



TOWNE CENTER

AT CEDAR LODGE

BATON ROUGE, LOUISIANA



TOWNE CENTER AT CEDAR LODGE

IS THE MOST DESIRED RETAIL ADDRESS IN BATON ROUGE AND RECEIVES OUTSTANDING COMMUNITY SUPPORT.

The Property's location along with its number of nationally recognized tenants occupying the space only further insures the stability and continued success of Baton Rouge's Towne Center at Cedar Lodge. Located among the city's most established and recognized neighborhoods, the nearly 30 acres consists of over 316,000 square feet of retail and is anchored by Whole Foods. In addition to Towne Center's historically proven stable cash flow, upside opportunities include lease up, sizable trade-out rents, contractual bumps and multiple densification opportunities.

PROPERTY SUMMARY

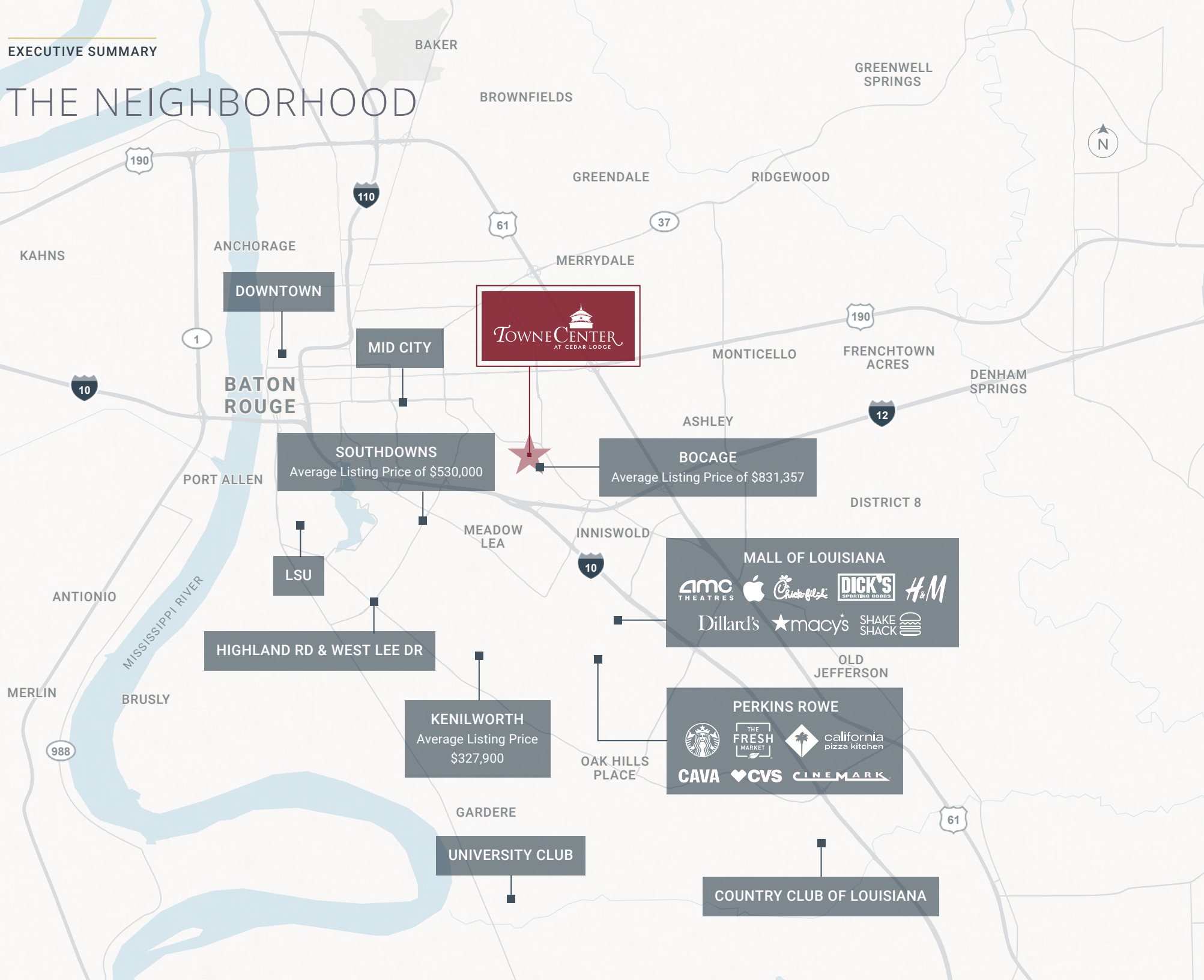
ADDRESS	7529 Corporate Blvd, Baton Rouge, LA 70809
GROSS LEASABLE AREA	316,031 SF
LEASED	93.0%
YEAR BUILT	2005
LAND SIZE	29.65 Acres
NOI	TBD
10-YR CAGR	TBD

MAJOR TENANT OVERVIEW

TENANT	TENURE (YRS)	RENTABLE SF	% OF GLA	WALT (YRS)
Whole Foods	19.7	46,326	14.7%	8.8
Barnes & Noble	0.0	13,261	4.2%	10.5
Nike	3.2	12,144	3.8%	1.8
Gap	19.6	10,378	3.3%	0.4
Ulta Beauty	7.0	9,880	3.1%	3.2
Currency Bank	3.7	8,810	2.2%	1.3
Heromans Florist	19.7	8,739	2.6%	1.6
Walk-On's Bistreaux	11.0	8,500	2.7%	4.0
Bumble Lane	7.0	7,516	2.4%	3.3
P.F. Chang's	20.0	6,502	2.1%	5.1
J. Crew	1.5	6,450	2.0%	3.8
Zea Rotisserie	17.1	6,207	2.0%	8.4
Wells Fargo Advisors	7.2	6,071	1.9%	0.2
Massey's Outfitters	19.9	6,065	1.9%	0.1
Flemings Steakhouse	20.3	6,000	1.9%	4.7
Carrabba's	20.4	6,000	1.9%	4.7
Banana Republic	17.4	5,982	1.9%	2.6
UBS Financial Services	18.0	5,920	1.9%	6.7
Destination XL	0.0	5,543	1.8%	10.5
Dogtopia	7.4	5,323	1.7%	0.7
Anytime Fitness	19.1	5,195	1.6%	2.8



THE NEIGHBORHOOD





INVESTMENT HIGHLIGHTS

**ANNUAL RENT
GROWTH**

**ICONIC BEST IN
CLASS ASSET**

**PROVEN
PERFORMANCE**

**GREAT ACCESSIBILITY
VIA I-10 & JEFFERSON**

**WHOLE FOODS
MARKET ANCHORED**

**PROXIMATE TO LSU,
DOWNTOWN, & MID CITY**

**TOP LOUISIANA
SHOPPING CENTER**

**POTENTIAL FOR NEW
TO MARKET TENANTS**



TOP PERFORMING SHOPPING CENTER

68,410+
RESIDENTS WITHIN
A 3-MILE RADIUS

228,645+
RESIDENTS WITHIN
A 5-MILE RADIUS

840,500+
RESIDENTS IN
BATON ROUGE



SHOPPING CENTER RANKINGS

Nationwide
3,641/_{38,499} **90%**

Louisiana
25/₄₁₇ **94%**

Local: 15 miles
7/₇₉ **92%**

IN THE TOP 90% OF SHOPPING CENTERS NATIONWIDE

3.5M VISITS PER YEAR

698K VISITORS PER YEAR

6 TENANTS ARE THE #1 RANKED LOCATION FOR THEIR CHAIN IN THE STATE

BEST-IN-CLASS ASSET

BATON ROUGE DEMOGRAPHICS

POPULATION	5-MILES	7-MILES	10-MILES
2010 Population	226,869	328,892	141,883
2020 Population	231,342	336,124	429,213
2024 Population	228,646	333,196	427,264
POPULATION GROWTH			
% Change: 2010-2022	1%	1%	201%
2023 HOUSEHOLD INCOME			
Households	97,906	139,135	174,432
Average HH Income	\$81,815	\$85,400	\$91,132
Median Age	34.1	34.6	35.4



WITHIN A 7-MILE RADIUS

333,196
TOTAL
POPULATION

139,135
HOUSEHOLDS

\$85,400
AVERAGE
HH INCOME



VALUE CREATION OPPORTUNITY THROUGH NEW-TO-MARKET TENANTS

In an effort to refresh an already established shopping center within the community, there's a great opportunity to replace specific tenants with current and experiential trends that fit the family-oriented atmosphere of Towne Center at Cedar Lodge. All tenants listed below would be the first store of its kind in the state of Louisiana.



WILLIAMS-SONOMA



ZARA



alo



FLOWER CHILD



Mendocino Farms



west elm



Puttshack



WINE + DINE
SIXTY
VINES



— AMERICAN —
threads



HUDSON  HOUSE



WARBY PARKER



 VUORI



PETER MILLAR



ARITZIA



swēetgreen[®]



 *chubbies*

WHOLE FOODS MARKET ANCHORED



TOWNE CENTER AT CEDAR LODGE IS ANCHORED BY THE ONLY WHOLE FOODS MARKET IN BATON ROUGE.

The exclusivity of Whole Foods Market makes Towne Center at Cedar Lodge the most highly sought after retail destination in the market and region.

90,000+
EMPLOYEES

\$13.7B
REVENUE
IN 2023

500+
LOCATIONS

\$43MM+
REPORTED SALES
IN 2023

942.5K
ANNUAL VISITS

2ND RANKED
WHOLE FOODS MARKET
IN THE STATE

TOP 86% OF
NATIONAL GROCERS

TOP 88% OF
WHOLE FOODS MARKET
NATION-WIDE

ATTRACTIVE TENANT ROSTER

LED BY SEGMENT-LEADING RETAILERS

GROCERY



HOME



COSMETIC



SWEETS



LIFESTYLE



FITNESS



SERVICE



DINING



FASHION



DEMAND DRIVERS

LSU

Baton Rouge, the state capital and second largest city in Louisiana, has established itself as the premier city in Louisiana with its strong petrochemical, banking and healthcare presence while being the home to Louisiana State University ("LSU") and over 40,000 students and over 2,000 faculty members.



\$2.7 BILLION

LSU FLAGSHIP CAMPUS
ECONOMIC OUTPUT

\$109 MILLION

LSU OF ALEXANDRIA
ECONOMIC OUTPUT

\$1.6 BILLION

LSU HEALTH NEW ORLEANS
ECONOMIC OUTPUT

\$72 BILLION

LSU EUNICE
ECONOMIC OUTPUT

\$174 MILLION

LSU SHREVEPORT
ECONOMIC OUTPUT

\$1.03 BILLION

LSU HEALTH SHREVEPORT
ECONOMIC OUTPUT

\$137 MILLION

LSU PENNINGTON
ECONOMIC OUTPUT

\$282 MILLION

LSU AGCENTER
ECONOMIC OUTPUT

\$598 BILLION

LSU FLAGSHIP'S ATHLETIC
ECONOMIC OUTPUT

SITE PLAN





TENANT SUMMARY

SUITE	TENANT	SF
A 100	EYEMAX Family Optical	2,541
A 110	Coldstone Creamery Inc.	1,561
A 120	Vacant	1,532
A 130	CPR Cell Phone Repair	1,062
A 140	The Good Feet Store	2,153
A 145	AT&T	2,955
A 150	Palm Beach Tan	2,658
A 170	Don Juan Cigar Company	4,157
A 180	Bra Genie	2,600
B 200	Whole Foods Market	46,326
C 300	Massey's Professional Outfitters	6,065
C 310	Hemline	1,667
C 320	Ballin's	3,310
C 330	White House Black Market	2,680
C 340	J.Crew	6,450
C 350	Bumble Lane	7,516
C 375	The Tippy Librarian	1,782
C 380	Salon Eden	2,782
C 390	Heromans Showroom	8,259
C 391	Heromans Freezer	480
D 400	Chico's	3,591
D 405	Gap	10,378
D 415	Athleta	3,894
D 420	Anthony Vince Nail Spa	3,827

SUITE	TENANT	SF
D 425	Ann Taylor-LOFT	4,525
D 430	Barnes & Noble	13,261
D 450	GOLFTEC	2,550
D 455	StretchLab	1,500
D 460	Vacant	4,325
D 470	Anytime Fitness	5,195
D 475	Manuel Builders, LLC	1,511
D 480	Vacant	1,662
D 485	The UPS Store	2,121
D 490	Raymond James & Associates, Inc.	3,870
E 500	Ulta Beauty	9,880
E 510	Lovesac	2,005
E 520	Vacant	10,000
E 530	The CI Group	3,846
E 535	J. Jill	3,103
E 600	Nike	12,144
E 640	Destination XL	5,543
E 650	UBS Financial Services	5,920
E 670	Dogtopia	5,323
E 680	Vacant	1,814
F 700	Banana Republic	5,982
F 710	OrangeTheory	3,105
G 800	New Balance Shoes	2,701
G 805	Vacant	1,498

SUITE	TENANT	SF
G 810	Walk-on's Bistreaux & Bar	8,500
G 820	Milan Laser Hair Removal	2,066
G 825	Amazing Lash Studio	1,476
G 830	Bath Junkie	767
G 835	August	2,516
G 840	European Wax Center	1,550
H 900	Five Guys Burgers and Fries	3,401
H 910	Jersey Mike's	1,294
H 915	Nail Chic	1,260
H 920	Zea Rotisserie	6,207
H 930	Queen Bee	1,826
H 935	Vacant	1,256
H 940	Qdoba Mexican Grill	2,814
H 950	Cava Mezze Grill	2,358
H 960	Verizon Wireless	1,747
I 100	PF Chang's	6,502
J 100	Fleming's Steakhouse	6,000
K 100	Carrabba's	6,000
P2 7054	Currency Bank	6,960
P2 7054	Currency Bank Drive Thru	1,850
P2 7054	Wells Fargo Clearing Services, LLC	6,071

 Vacant
 Lease Begins after Start Date



SOUTHEAST FACING AERIAL



LSU
5 Miles from the Property

DOWNTOWN

LSU
TIGER STADIUM

FAIRWAY VIEW APARTMENTS
169 Units

MID CITY

KENILWORTH
Average Listing Price \$327,900

THE EVERLY AT ROUZAN
277 Units

THE COUNTRY CLUB
OF LOUISIANA

MALL OF LOUISIANA

GATES AT CITIPLACE
369 Residential Units

SHADOW CREEK
52 Units

LSU
Rural Life Museum

SOUTHDOWNS
Average Listing Price \$530,000

COTTAGES AT CORPORATE
80 Units

BIENVILLE TOWER
136 Units

LiPIZZA
BLAST FIRED
Salad Station

SEROP'S
Café

THE MILLENIUM TOWN CENTER
276 Units

BOCAGE
Average Listing Price \$831,357

PARAMOUNT AT CEDAR LODGE
286 Units

blink

Lee Michaels
FINE JEWELRY & DISTINCTIVE GIFTS

TOWNE CENTER
AT CEDAR LODGE

BOCAGE
RACQUET CLUB

laMadeleine

enterprise

STRETCH ZONE
STRETCH. WORK. PLAY. REPEAT.

PIZZA PAPA JOHN'S

BATON ROUGE OVERVIEW

THE BATON ROUGE METROPOLITAN STATISTICAL AREA (“MSA”) IS CONSIDERED BY MANY TO BE ONE OF THE TOP CITIES FOR YOUNG ADULTS.

Baton Rouge is Louisiana’s financial capital and most populous city. The Baton Rouge MSA has a population base exceeding 873,600 residents. The significant growth that resulted from the hurricane has remained in-place and defines Baton Rouge as the second largest city in the state of Louisiana. It’s also home to the renowned action of LSU and SU athletics, legendary Louisiana Cajun cuisine, a booming film and television industry, Mardi Gras thrills, family friendly festivals and a variety of attractions.



BATON ROUGE OVERVIEW



TRADE AREA OVERVIEW

The area enveloping Towne Center at Cedar Lodge has long been revered in Baton Rouge. Private acreage was nurtured and preserved for hundreds of years as a bustling city grew up around a significant plantation. Now, the historic landmark has become one of the most desired shopping destinations in the city and receives outstanding support from the surrounding community. The magnitude and quality of retail trade that originates from Towne Center at Cedar Lodge draws customers statewide. Nearly 430,000 people live within a 10-minute drive of the Center with an average household income of nearly \$91,13 and the median age is a youthful 35.4 years old. Some of the most affluent neighborhoods in Baton Rouge border the Property, including Palm Hills and South Baton Rouge.



EDUCATION

East Baton Rouge Parish has both the highest high school graduation rate, at 88.50% and the highest percentage of residents holding at least a bachelor's degree, 34.20%, in the state of Louisiana. Virtually every kind of training and research required by business and industry can be obtained from a higher education institution in the Baton Rouge region. Outstanding resources include the state's flagship university, Louisiana State University (LSU) and Southern University, providing technical training, research and development opportunities, and an educated workforce.

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