



PROPERTY DESCRIPTION

Mid City retail space available in Goodwood Shopping Center on Jefferson Hwy. in Baton Rouge, LA. Two suites are currently available: an end cap suite of +/- 2,565 SF, and an in-line suite of +/- 1,577 SF. This highly sought-after location for retailers has excellent visibility and pylon signage on Jefferson Hwy. The center has ingress/egress on Jefferson Hwy. and Capital Heights Ave. The property is strategically situated near the intersection of Jefferson Hwy. and Government Street, considered the gateway to Mid City. This vibrant area is known for its art, shopping, and entertainment options, making Goodwood Shopping Center an ideal location for a variety of businesses.

Enjoy co-tenancy with strong, long-term businesses like Red Stick Spice Co. and Reginell's Pizza. Other tenants include Red Stick Spice Cooking Class, The Elizabethan Gallery, J.E.D.'s Local, Freshter, and Unique Nail & Spa. The area is surrounded by residential rooftops and schools, and enjoys a thriving and diverse customer base. These are just a few reasons why retailers flock to this area.

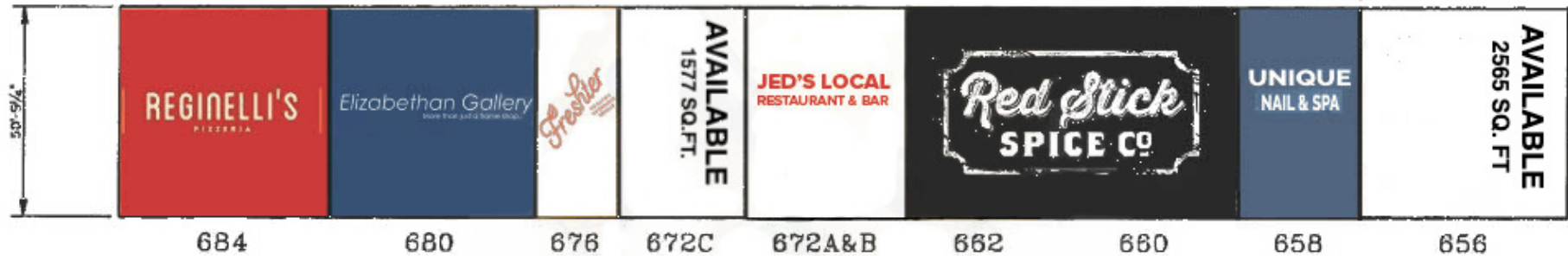
PROPERTY HIGHLIGHTS

- Prime location with excellent visibility in a heavily trafficked corridor of Mid City
- Goodwood Shopping Center has 384 +/- SF of frontage on Jefferson Hwy.
- Strong demographics with a population of +/-190,000 within a 5-mile radius
- Renovated facade and ample parking

OFFERING SUMMARY

Lease Rate / Base Rent:	\$14.00 SF/yr (NNN)
NNN Rate / NNN Rent:	\$4.24 SF/YR
Available SF:	1,577 - 2,565 SF
Lot Size:	1.25 Acres
Building Size:	20,000 SF

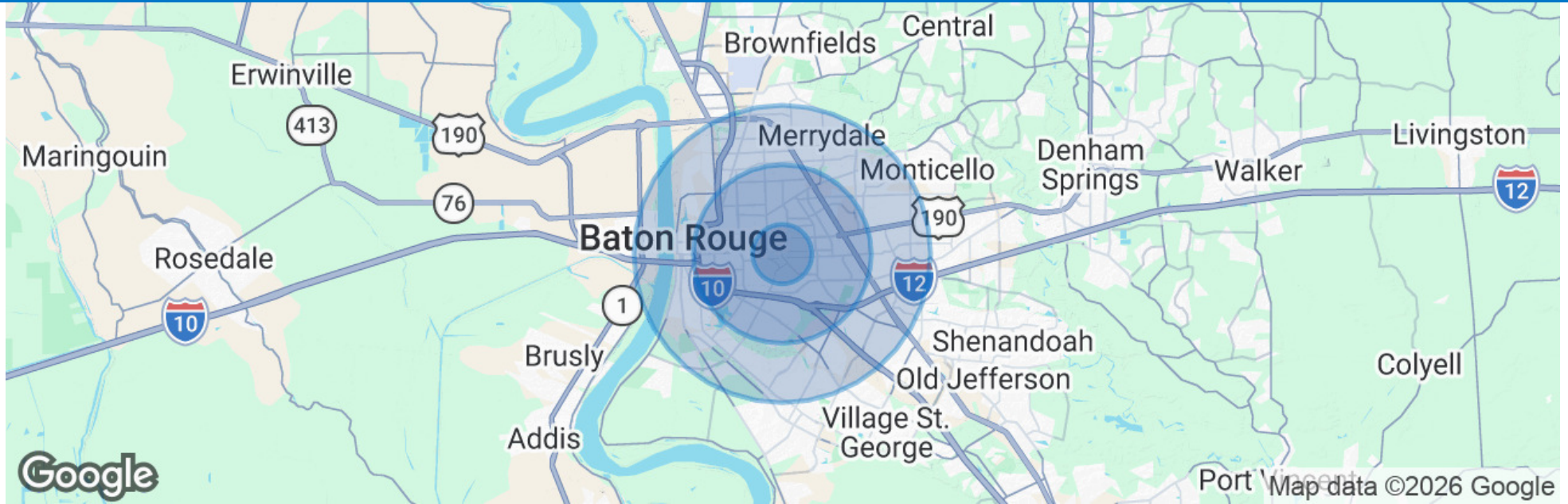




AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	NNN RATE
656	2,565 SF	NNN	\$14.00 SF/YR (\$2,992.50/MONTH)	\$4.24SF/YR (\$906.30 /MONTH)
672 C	1,577 SF	NNN	\$14.00 SF/YR (\$1,839.33 /MONTH)	\$ 4.24 SF/YR (\$557.21 /MONTH)





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,018	75,332	188,388
Average Age	40	40	38
Average Age (Male)	39	39	37
Average Age (Female)	41	41	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,370	33,544	79,385
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$77,754	\$79,929	\$74,613
Average House Value	\$345,674	\$324,859	\$301,461

2020 American Community Survey (ACS)