



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

WESTWOOD VILLAGE SHOPPING CENTER

15959 HEWWOOD AVE, BATON ROUGE, LA 70816

11,500 SF



OFFERING SUMMARY

Lease Rate:	\$1,400 per month (Modified Gross)
Building Size:	11,500 SF
Available SF:	1,250 SF - 3,750 SF
Zoning:	LC2

PROPERTY HIGHLIGHTS

- Retail/Service Suites in an established Neighborhood Center
- Just off O'Neal Lane / I-12
- Directly across from Walmart Supercenter
- Near Oschner Hospital
- Approximately 250 feet of frontage on Hewwood Drive
- Two Property Entrances and Private Rear Tenant Access
- Ample Customer and Employee Parking
- Covered Storefront Walkway
- Convenient Access to surrounding Residential Neighborhoods, Medical Users and Major Retail



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PROPERTY DESCRIPTION

WESTWOOD VILLAGE SHOPPING CENTER

Retail / Service Space for Lease | 15959 Hewwood Drive | Baton Rouge, LA

Position your business in Westwood Village Shopping Center, a conveniently located neighborhood retail center just off O'Neal Lane and approximately two blocks south of Interstate 12 in Baton Rouge.

The center offers excellent accessibility for customers and employees, with two entrances from Hewwood Drive, ample surface parking, and good visibility. The property is situated directly across from the Walmart Supercenter and near the established retail, medical and service businesses surrounding the busy I-12/O'Neal Lane interchange.

Westwood Village contains approximately 11,500 SF of leasable retail space configured into multiple storefront suites, making it well suited for neighborhood retail, salon/beauty, fitness, professional services, medical-related users, specialty retail and other service-oriented concepts. The building features a covered walkway along the storefronts and private rear tenant access.

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LEASE INFORMATION

Lease Type:	Modified Gross (MG)	Lease Term:	Negotiable
Total Space:	1,250 - 3,750 SF	Lease Rate:	\$1,400 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	1,250 SF	Modified Gross	\$1,400 per month	End-Cap
Suite B	Available	1,250 SF	Modified Gross	\$1,400 per month	In-line
Suite G	Available	1,250 SF	Modified Gross	\$1,400 per month	In-line

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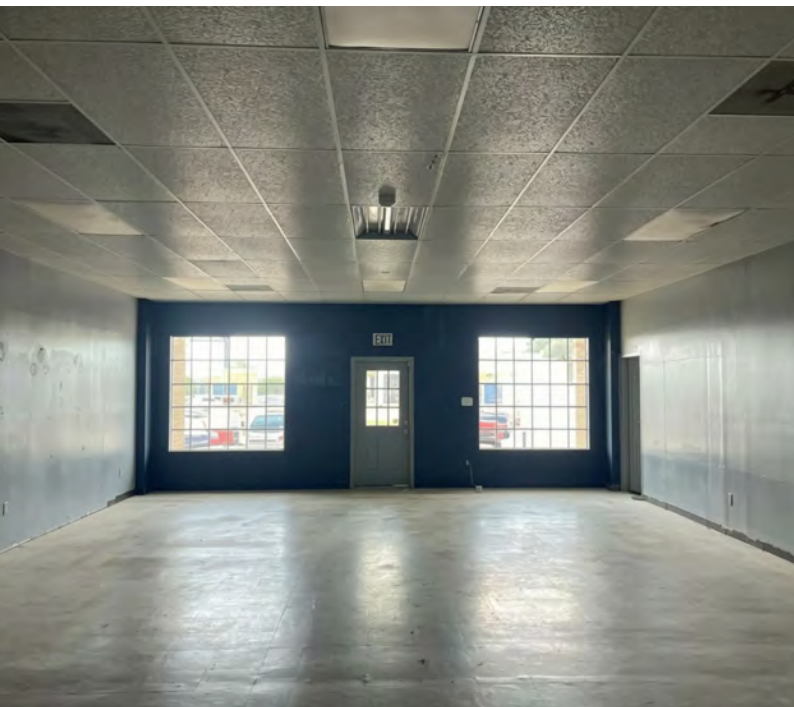
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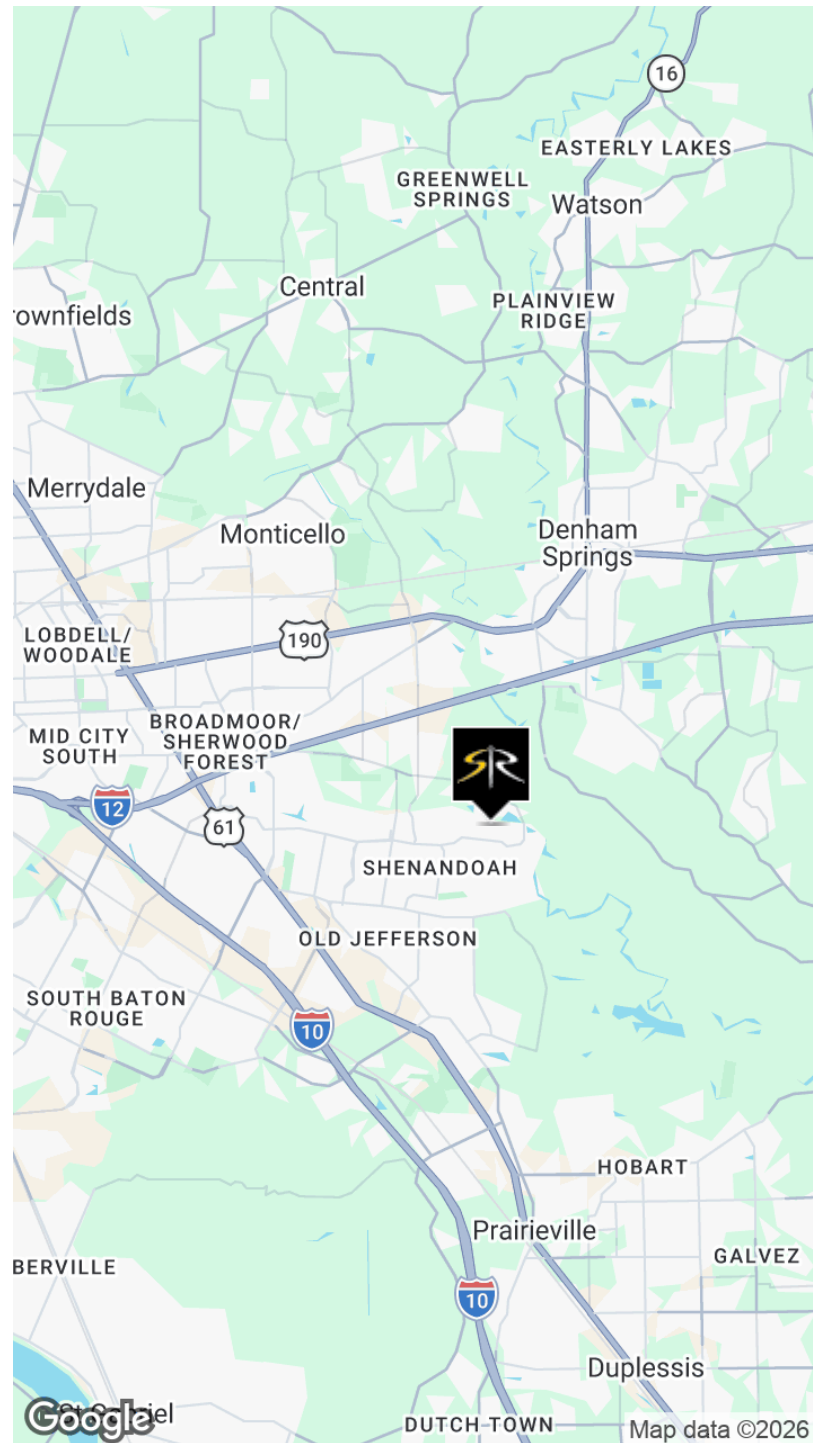
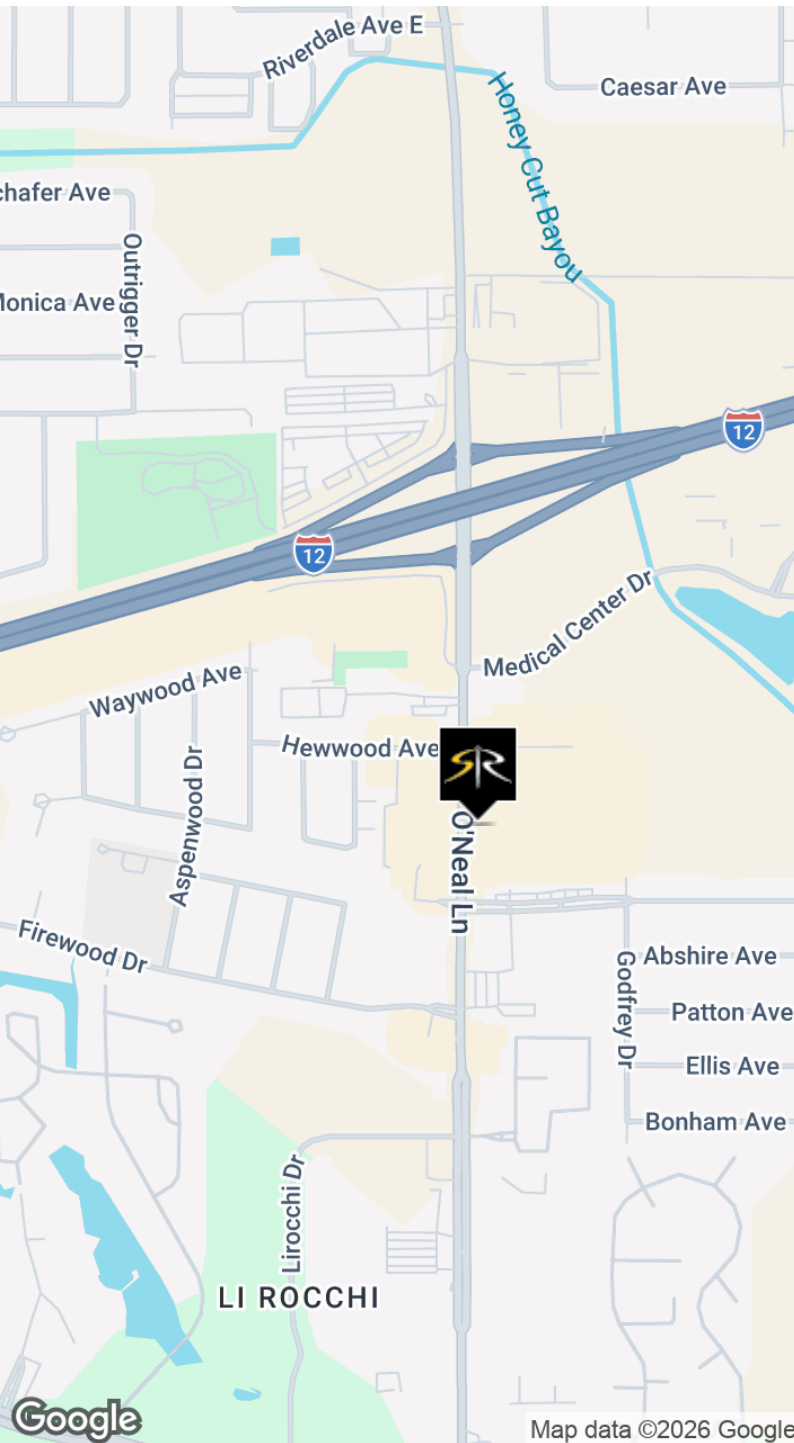
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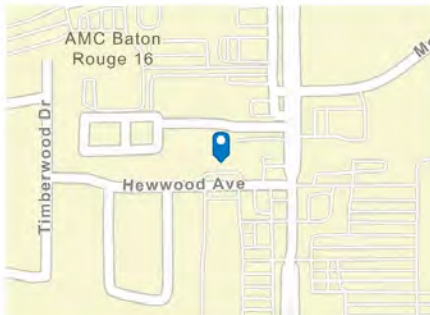
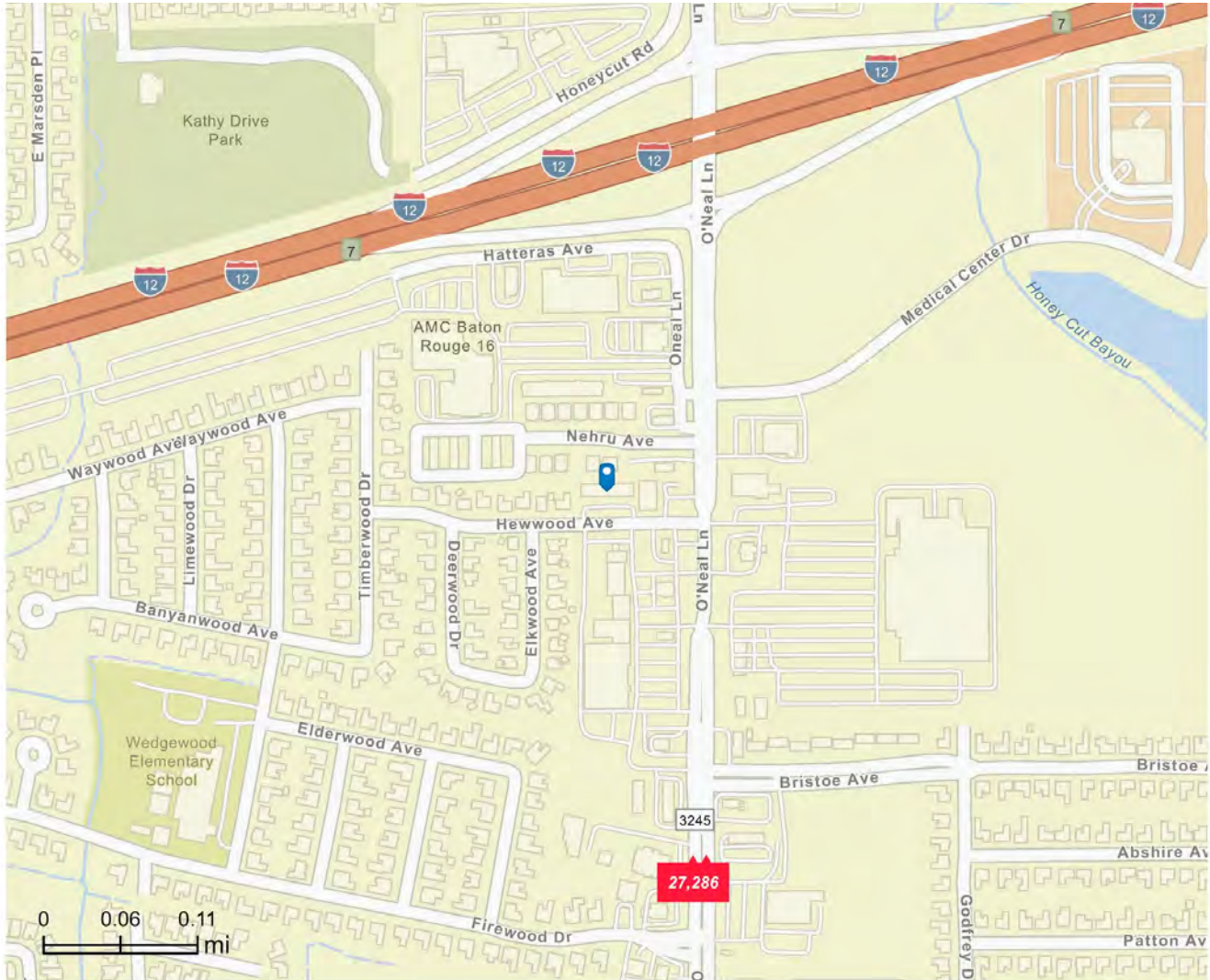


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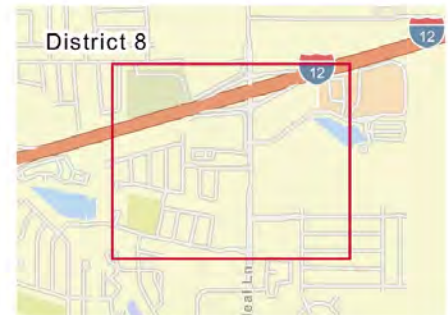
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Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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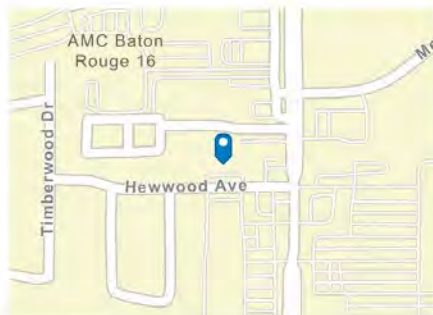
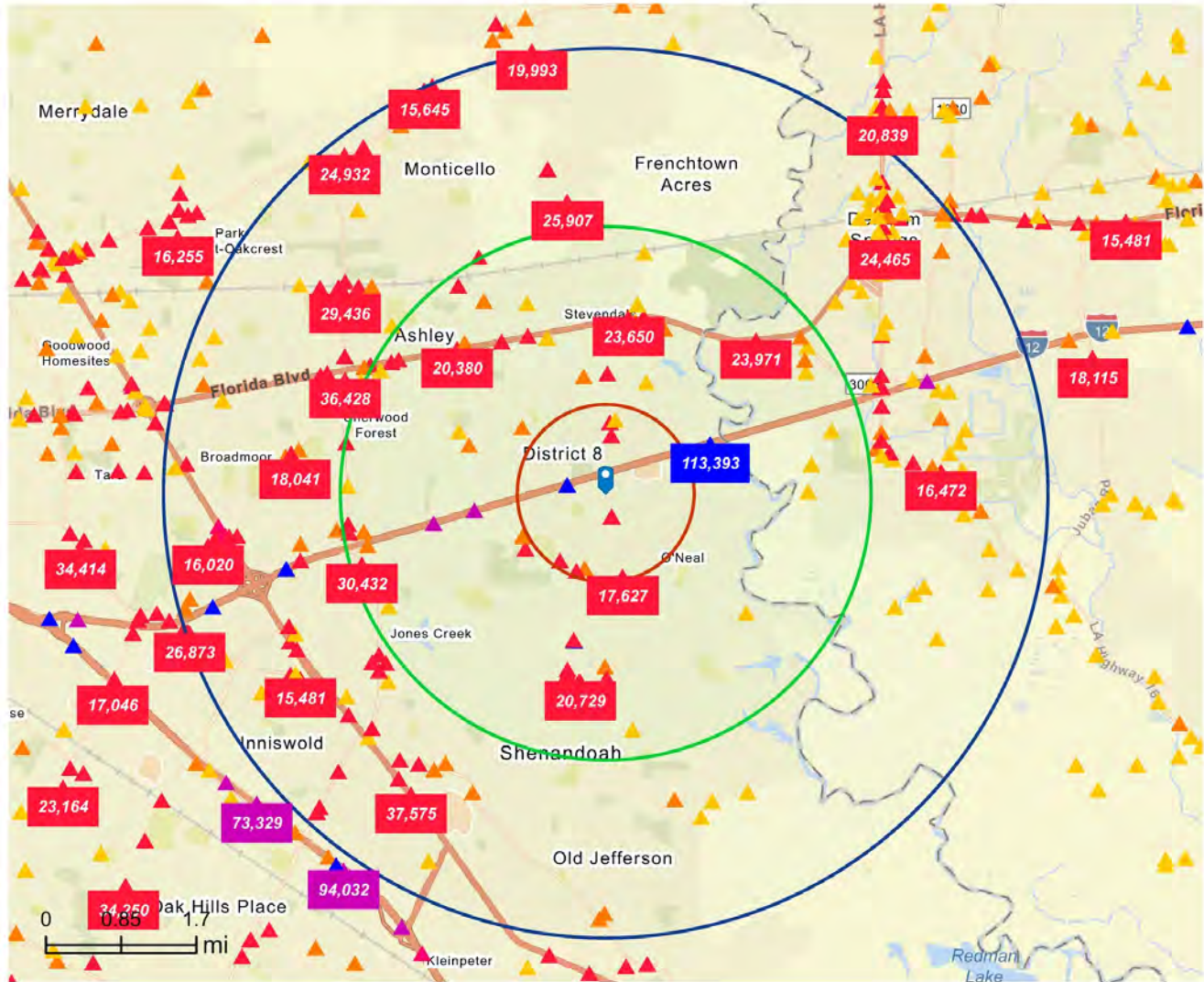
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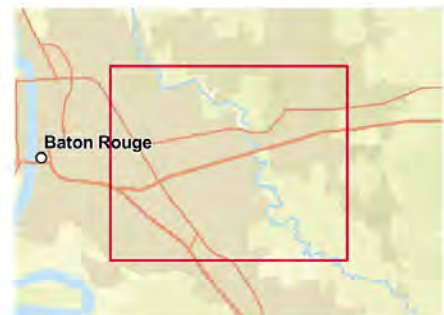
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TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII



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- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
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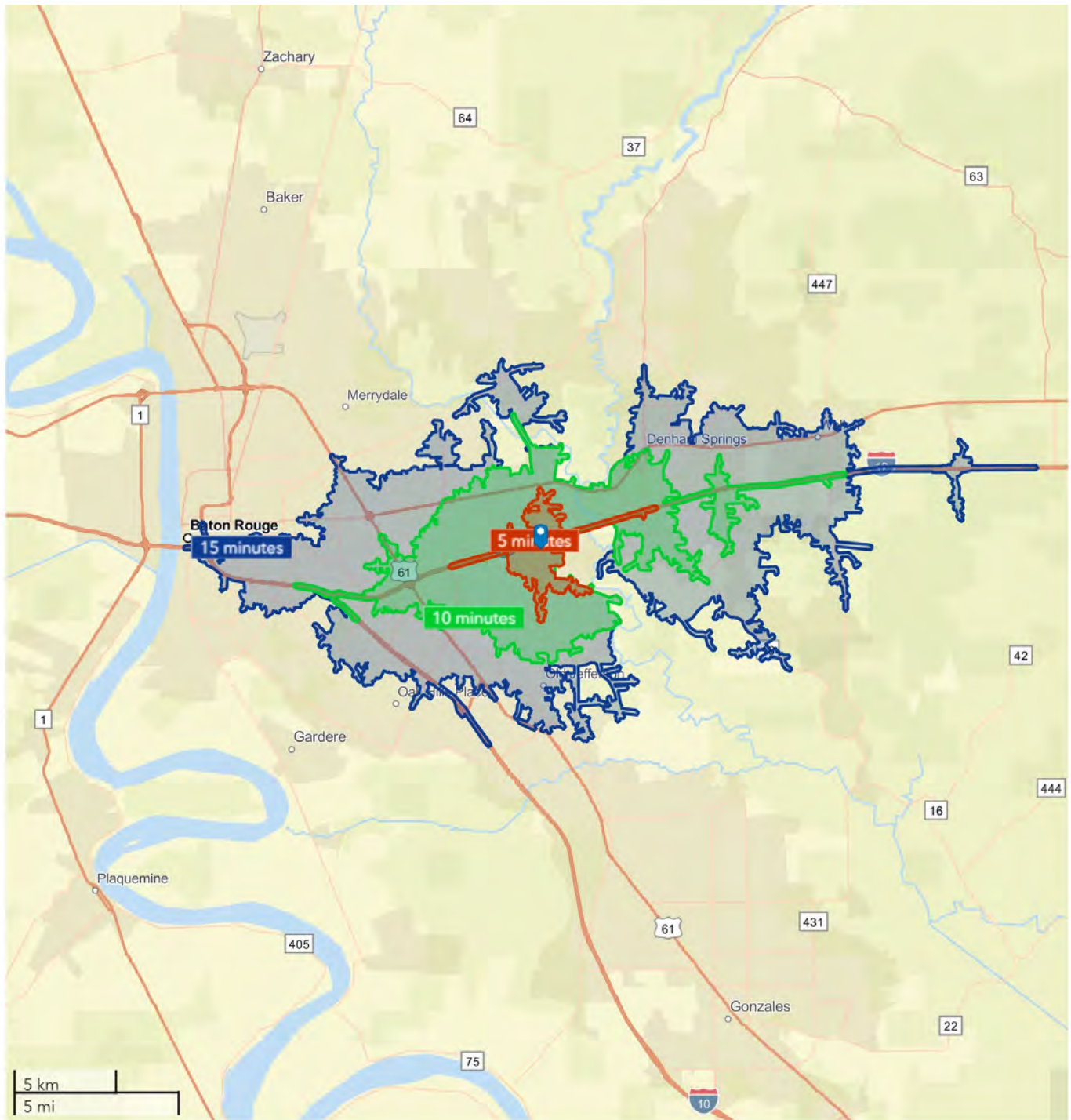
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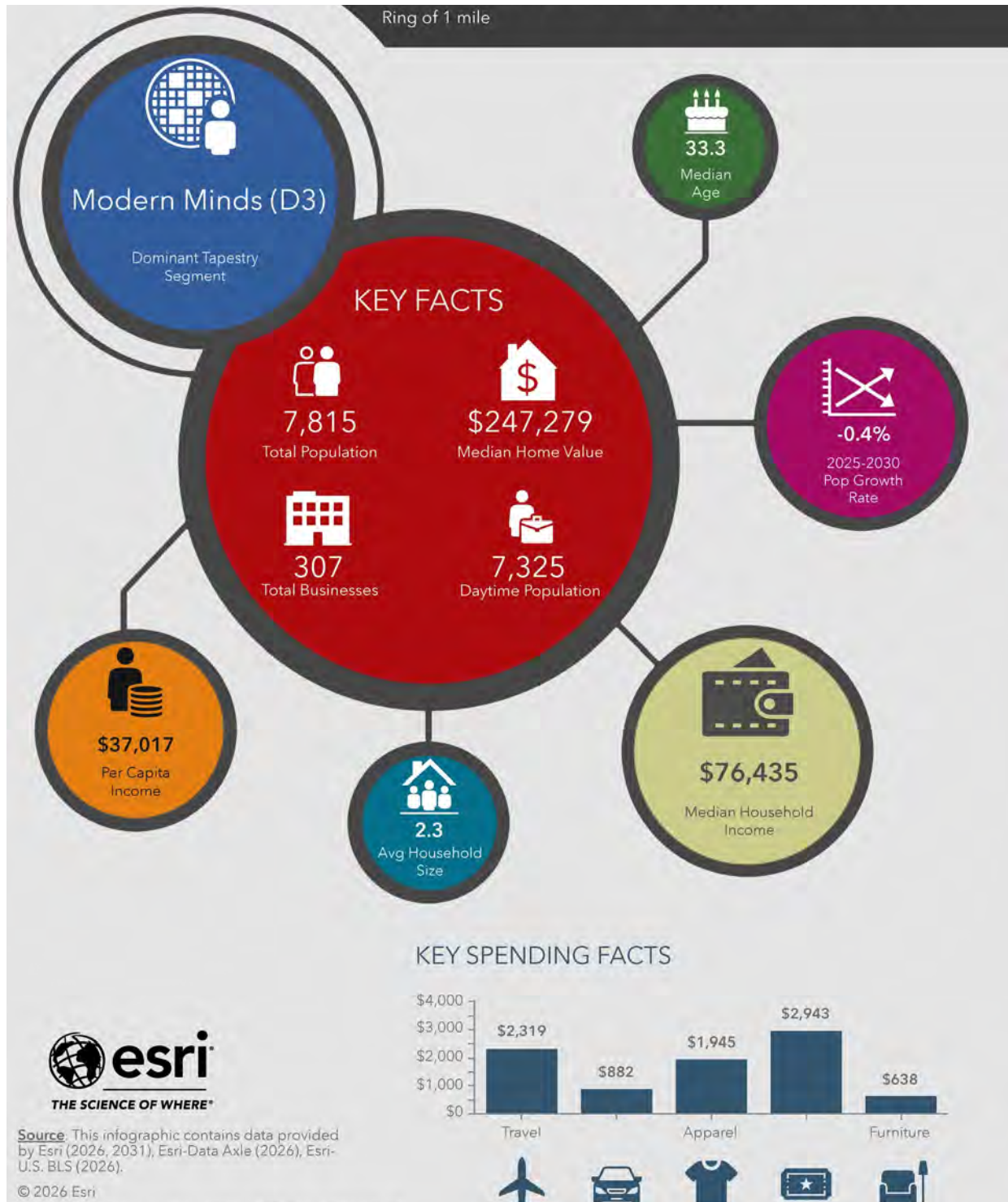
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DEMOGRAPHICS (1 MILE RADIUS)

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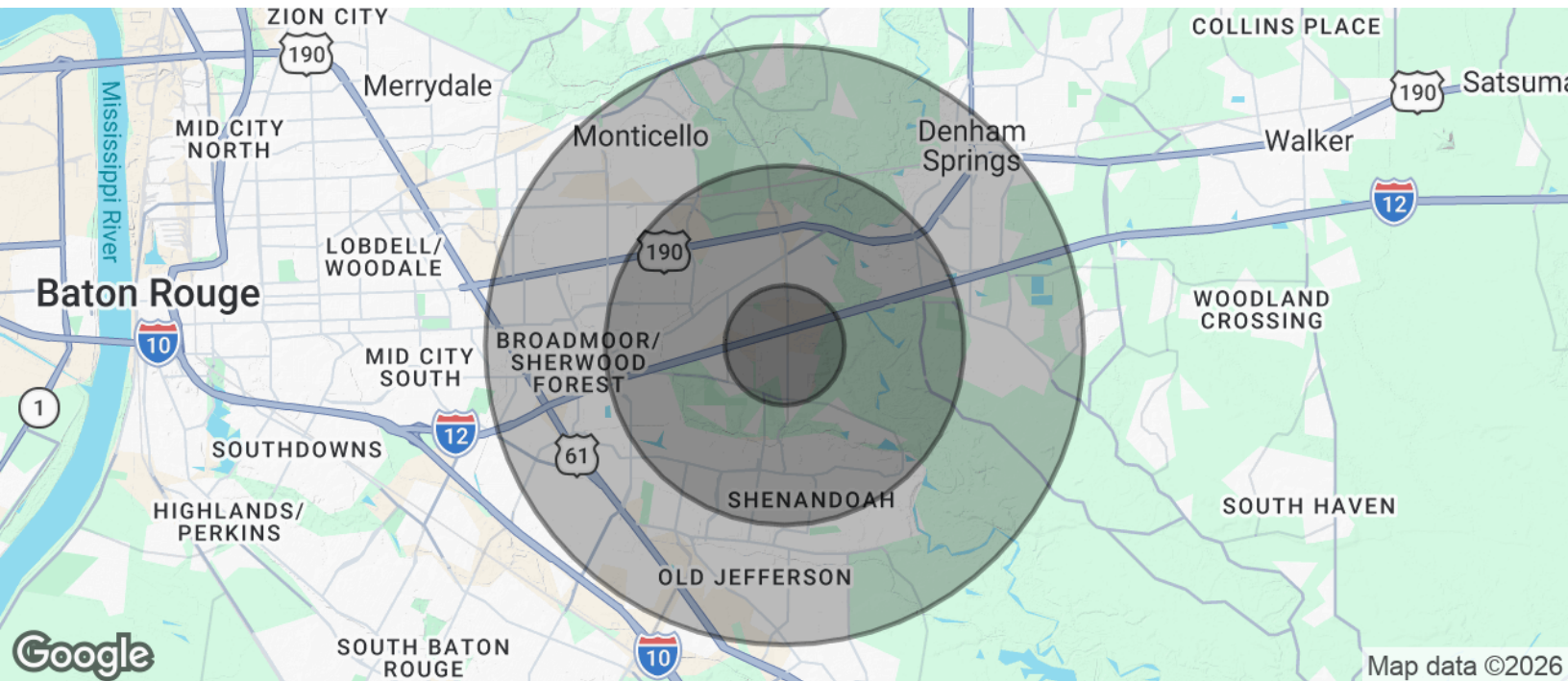
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DEMOGRAPHICS: 1, 3, 5 MILE RADII

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,424	63,986	142,266
Average Age	32.2	36.0	35.9
Average Age (Male)	31.4	34.9	35.0
Average Age (Female)	36.6	37.8	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,554	23,971	54,168
# Of Persons Per HH	2.5	2.7	2.6
Average HH Income	\$78,933	\$98,958	\$96,994
Average House Value	\$226,580	\$260,451	\$257,323

2023 American Community Survey (ACS)

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