



SAURAGE ROTENBERG  
COMMERCIAL REAL ESTATE

# NEW CONSTRUCTION: CARRINGTON GROVE SHOPPING CENTER

13211 COURSEY BLVD, BATON ROUGE, LA 70816

FOR LEASE

6,634 SF

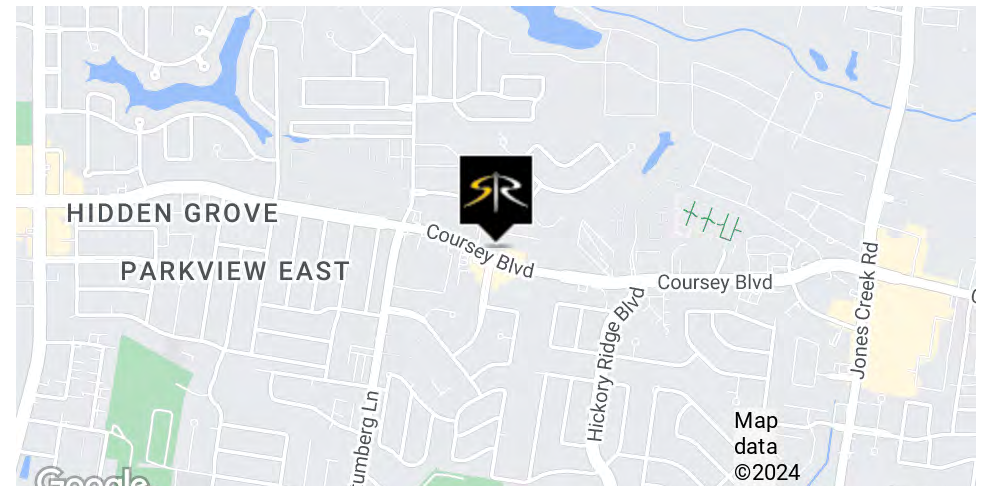


## OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	6,634 SF
<b>LAST SUITE REMAINING! SUITE E (End-Cap):</b>	<b>1,511 SF</b>
Zoning:	C-2

## PROPERTY HIGHLIGHTS

- Introducing "Carrington Grove Shopping Center" - Baton Rouge's Premier Shopping Destination. **LAST SUITE REMAINING. SUITE E, End-Cap.**
- Discover the epitome of retail excellence at Carrington Grove Shopping Center, Baton Rouge's newest and most exciting new construction strip center conveniently situated at 13211 Coursey Blvd.



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## COMPLETE HIGHLIGHTS

- Introducing "Carrington Grove Shopping Center" - Baton Rouge's Premier Shopping Destination
- Epitome of retail excellence at Carrington Grove Shopping Center, Baton Rouge's newest and most exciting new construction strip center conveniently situated at 13211 Coursey Blvd.
- State-of-the-art retail center set to define the classy and convenient shopping experience, offering a perfect blend of diversity and style
- Key Features:
  - Prime Location: Nestled in the heart of Baton Rouge, Carrington Grove Shopping Center enjoys a prime location on the bustling Coursey Blvd. with excellent visibility and accessibility.
  - Modern Classic Architecture: Boasting contemporary traditional and inviting architecture, Carrington Grove stands as a symbol of modernity, creating an attractive destination for shoppers
  - Diverse Retail Spaces: This new strip center will feature a diverse range of retail spaces catering to various industries, from fashion boutiques to gourmet dining, ensuring a vibrant and dynamic atmosphere.
- Ample Parking: Enjoy stress-free shopping with ample parking spaces, providing convenience for visitors and ensuring an unhurried and enjoyable experience.
- Cutting-Edge Design: Carrington Grove is designed with cutting-edge principles, ensuring a seamless and enjoyable flow for shoppers exploring the variety of stores and services to come
- Why Choose Carrington Grove Shopping Center?
  - Retail Variety: From upscale boutiques to everyday essentials, Carrington Grove Shopping Center will host a wide array of retail options, ensuring there's something for everyone.
  - Dining Delights: Indulge in a culinary journey with a diverse selection of dining options, ranging from casual cafes to exquisite restaurants, offering an unparalleled gastronomic experience.
  - Community Hub: More than just a shopping destination, Carrington Grove will aim to become a community hub, fostering connections and providing a gathering space for families and friends.
- Embark on a new era of retail at Carrington Grove, where classic innovation meets convenience and diversity. Join us as we redefine Baton Rouge's shopping landscape. For leasing inquiries and partnership opportunities, contact us today and be a part of the future

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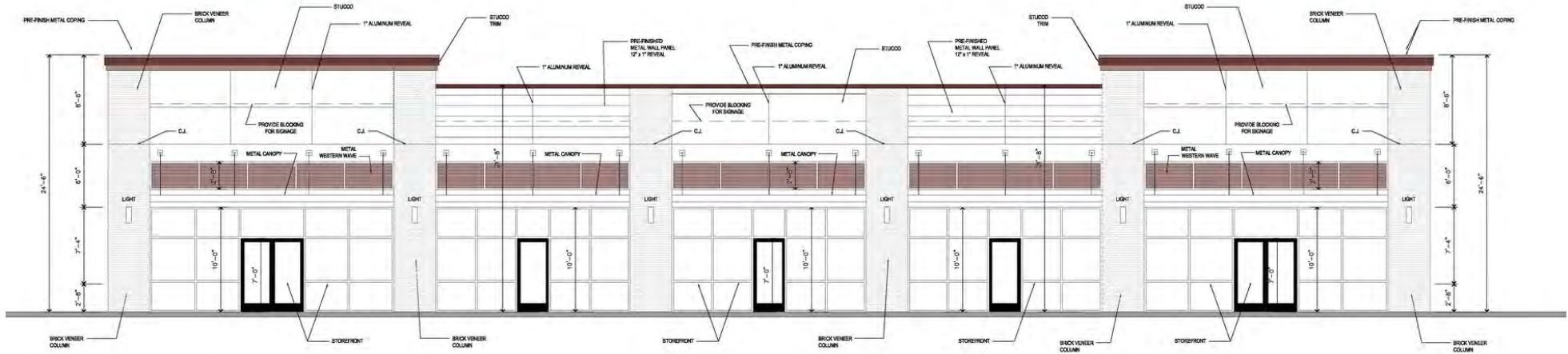


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**6,634 SF**



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	LEASED	1,511 SF	NNN	\$22.00 SF/yr	Hana's Sportwear
B	LEASED	1,204 SF	NNN	\$22.00 SF/yr	Hana's Sportwear
C	LEASED	1,204 SF	NNN	\$22.00 SF/yr	ESME Nails and Head Spa
D	LEASED	1,204 SF	NNN	\$22.00 SF/yr	TZ Tax Services
<b>E</b>	<b>Available</b>	<b>1,511 SF</b>	<b>NNN</b>	<b>\$20.00 SF/yr</b>	<b>End-cap</b>

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# 1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

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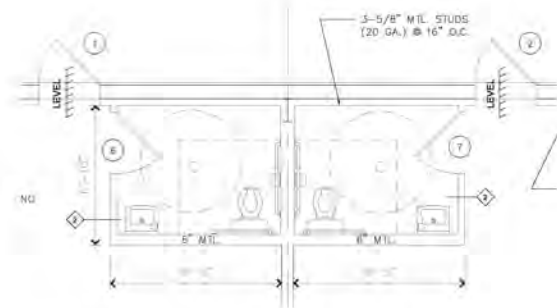


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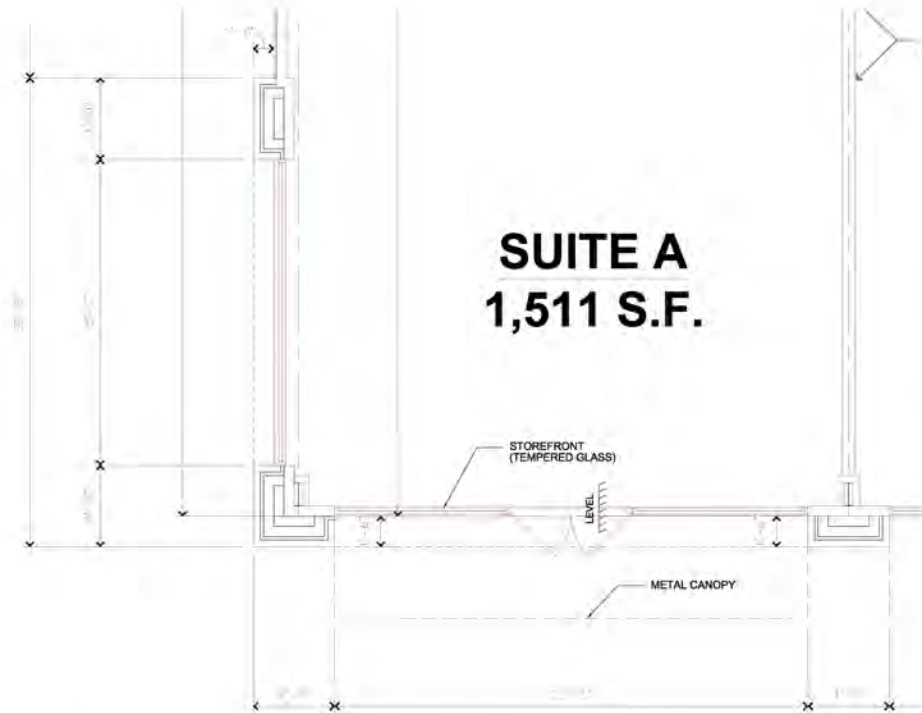
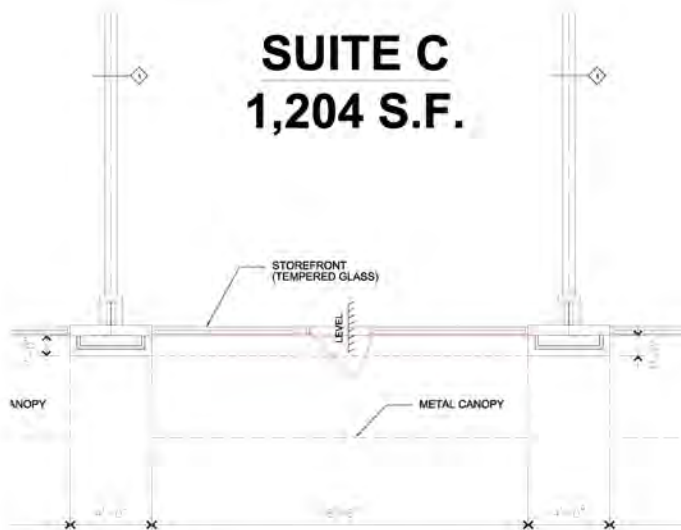
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6,634 SF



**1 ENLARGED FLOOR PLAN**  
SCALE:  $\frac{3}{8}" = 1'-0"$

**SUITE C**  
**1,204 S.F.**



**2 ENLARGED FLOOR PLAN**  
SCALE:  $\frac{3}{8}" = 1'-0"$

LE ARCHITECT  
© Copyr



**Coursey Retail**

LE ARCHITECT

Notes

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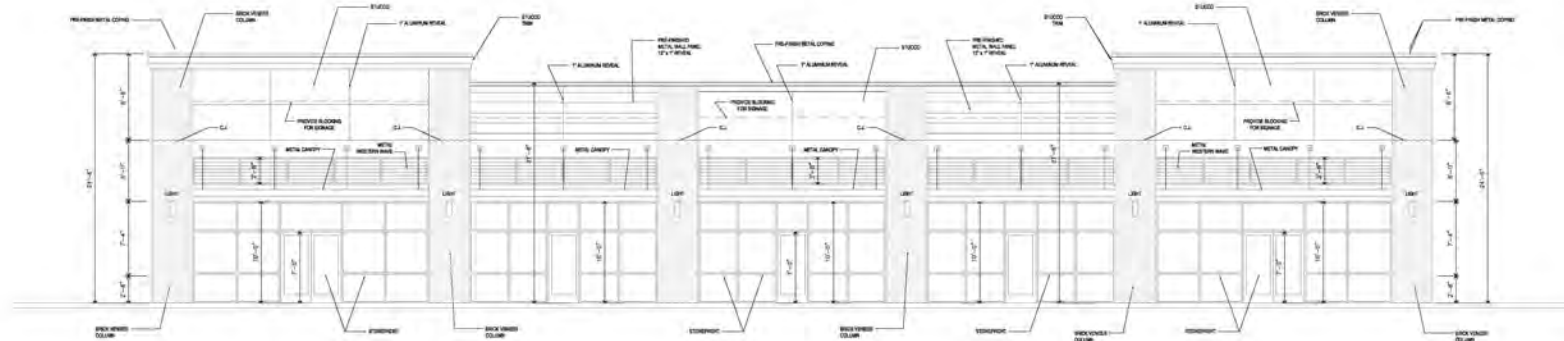


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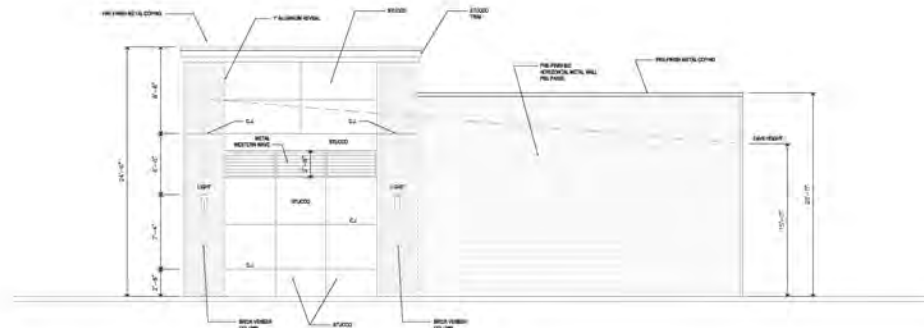
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**1 FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"

**Coursey Retail**  
13211 COURSEY BLVD

**IF ARCHITECT**

Notes:  
Date: JUL 11 2023  
Drawn:  
Job Number:  
Sheet:

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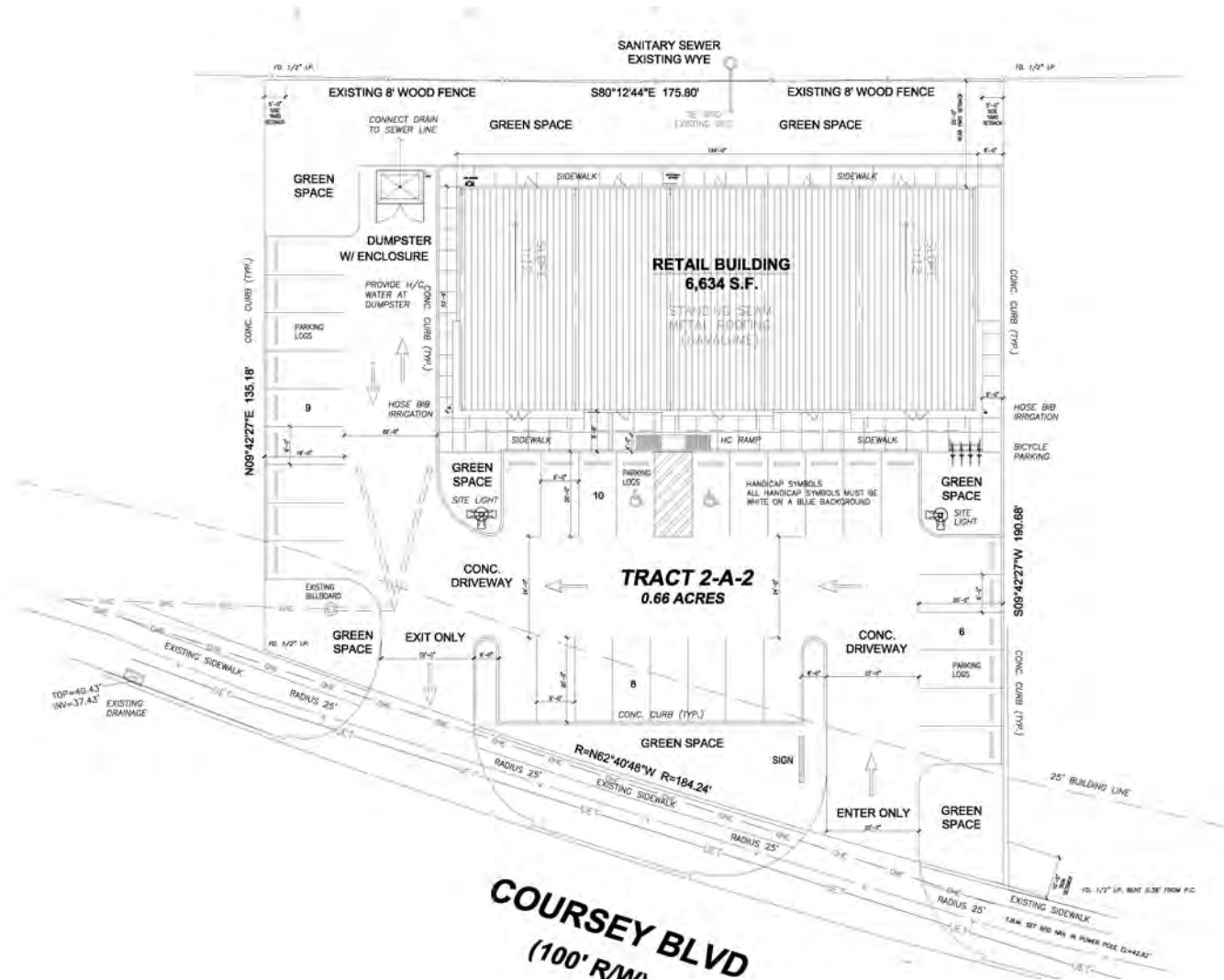


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RETAIL MAP

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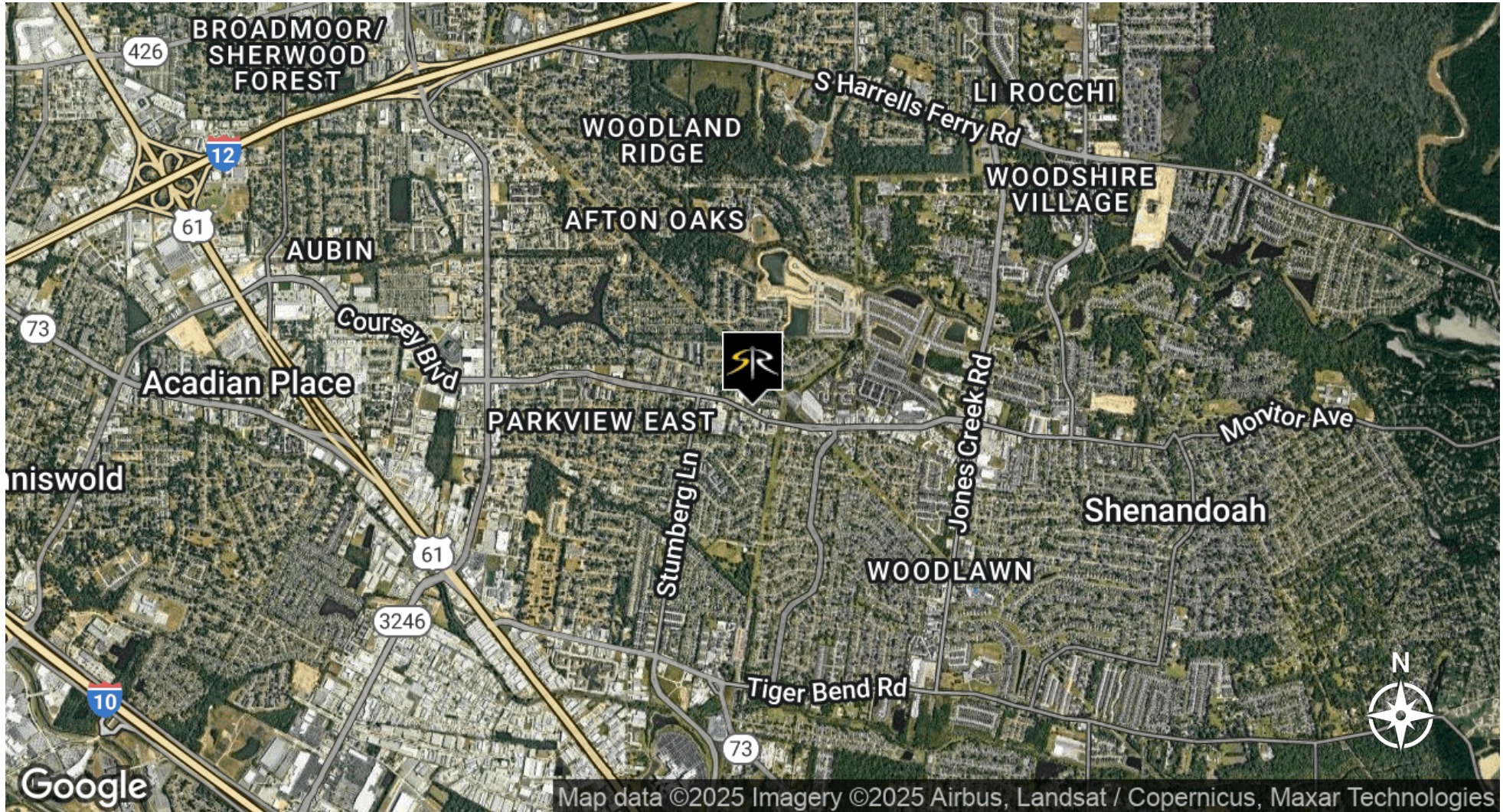
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AREA OVERVIEW

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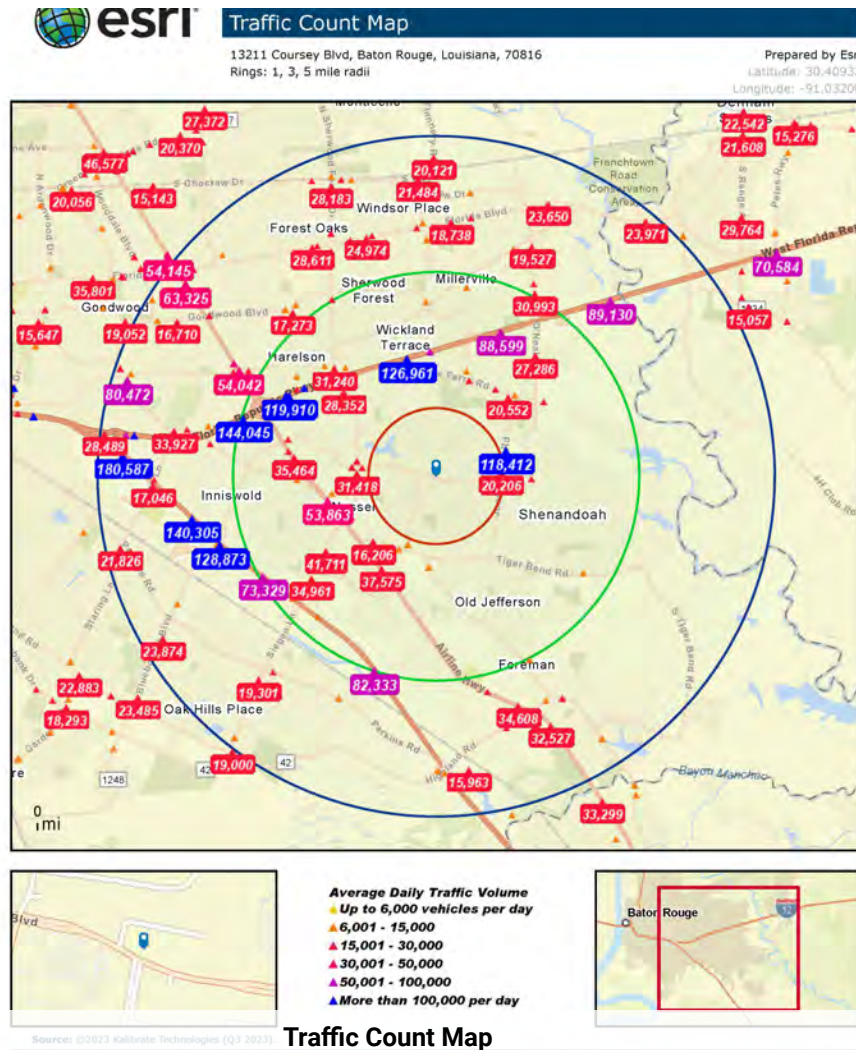


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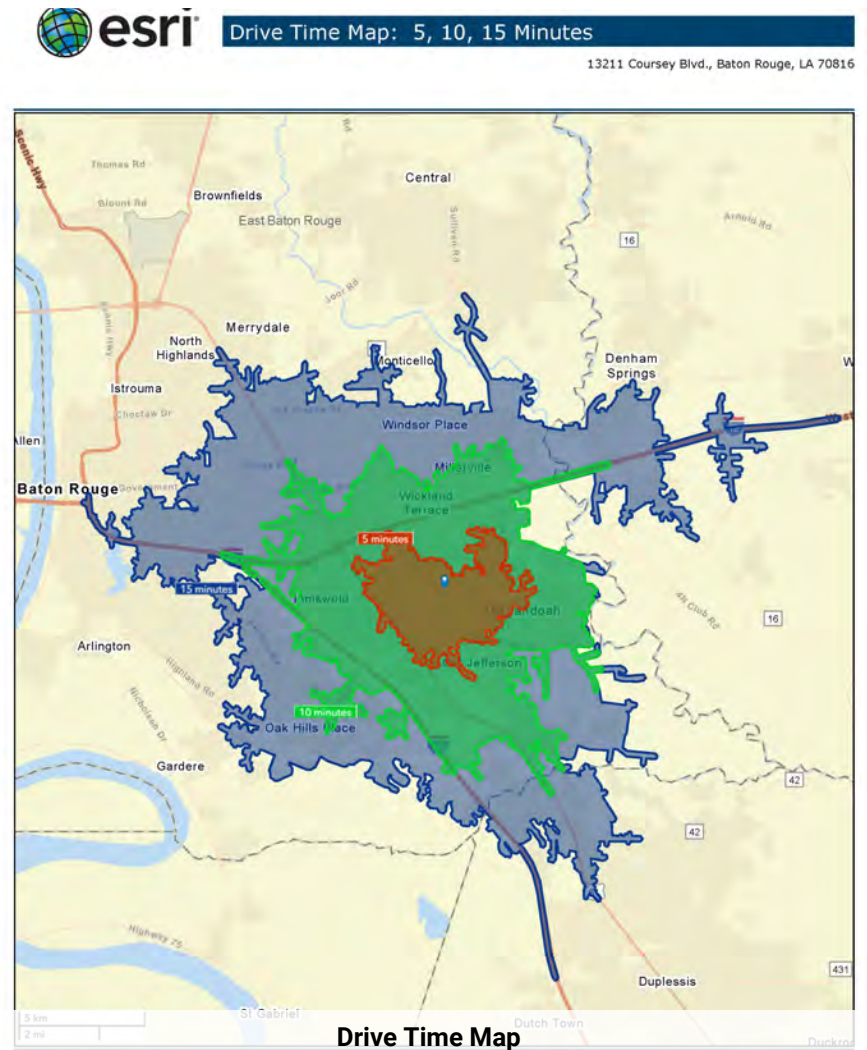
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1,204 - 6,634 SF



December 18, 2023



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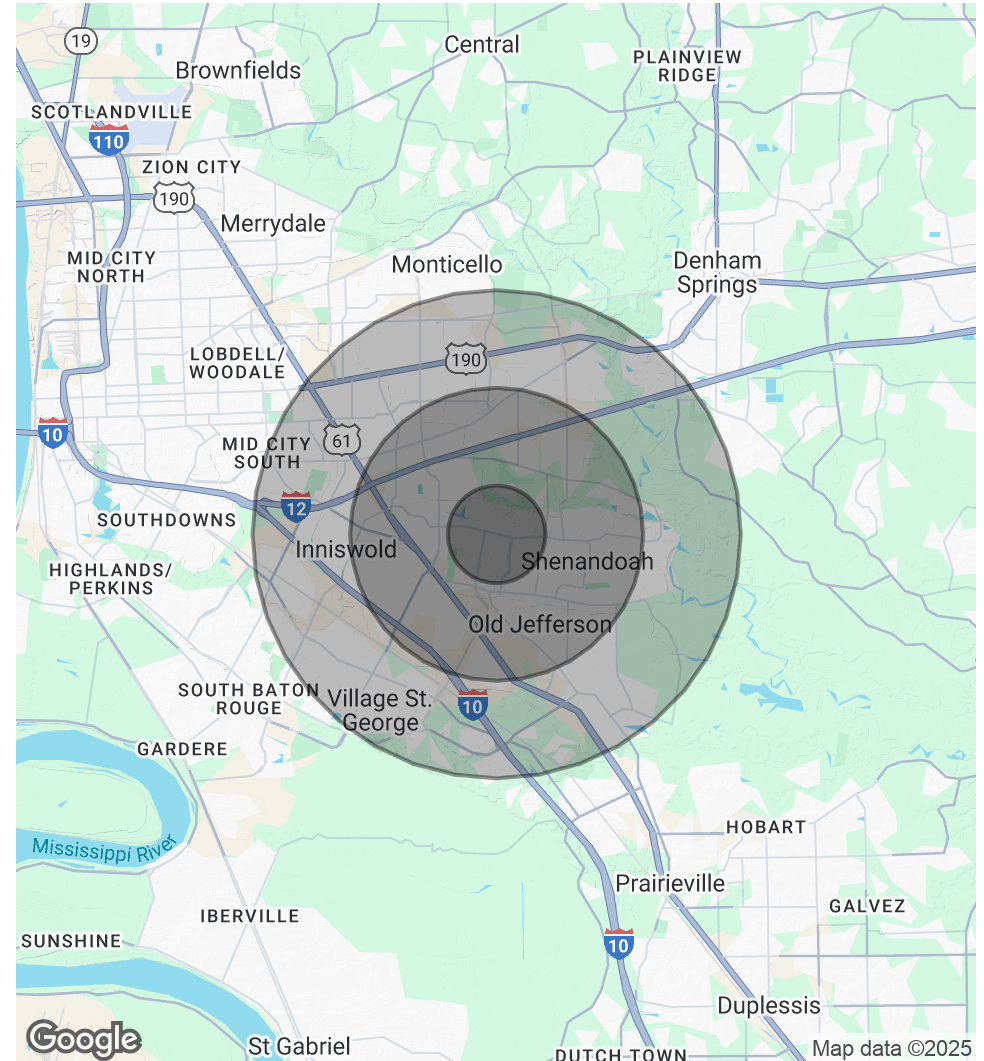
DEMOGRAPHICS

6,634 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,131	75,117	161,264
Average Age	41.9	37.5	37.9
Average Age (Male)	38.0	34.4	35.9
Average Age (Female)	43.9	39.0	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,767	32,540	70,412
# Of Persons Per HH	2.1	2.3	2.3
Average HH Income	\$89,462	\$78,607	\$82,393
Average House Value	\$236,316	\$200,620	\$220,525

2020 American Community Survey (ACS)



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