

EXECUTIVE SUMMARY



RETAIL PROPERTY FOR LEASE // BURBANK SHOPPING CENTER // 9301-9353 BURBANK DRIVE // BATON ROUGE, LA 70820



OFFERING SUMMARY

Available SF: ±1,400 – 4,200 SF

Base Lease Rate: \$10.00-\$11.00 SF/yr

Lot Size: ±10 Acres

Building Size: ±55,100 Square Feet

PROPERTY OVERVIEW

The area surrounding Burbank Crossing is undergoing a surge of new development with major residential developments in the area and the construction of a hotel and casino. A 3 million dollar semi-pro baseball training facility has been developed directly across Burbank from the center.

A major thoroughfare, Burbank has been widened to 5 lanes and Staring Lane has been extended from Highland to Burbank, creating a through-way from the shopping center directly to I-10.

Burbank Crossing is anchored by Ideal Market, Dollar Tree and Hibbett Sports.



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AVAILABLE SPACES



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LEASE TYPE | NNN TOTAL SPACE | 1,400 – 4,200 SF LEASE TERM | Negotiable LEASE RATE | \$10.00 - \$11.00 SF/yr



SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE

| | | | | |
|------|-----------|----------|-----|---------------|
| 9311 | Available | 2,850 SF | NNN | \$11.00 SF/yr |
| 9327 | Available | 4,200 SF | NNN | \$11.00 SF/yr |
| 9351 | Available | 1,400 SF | NNN | \$10.00 SF/yr |
| 9353 | Available | 2,800 SF | NNN | \$10.00 SF/yr |



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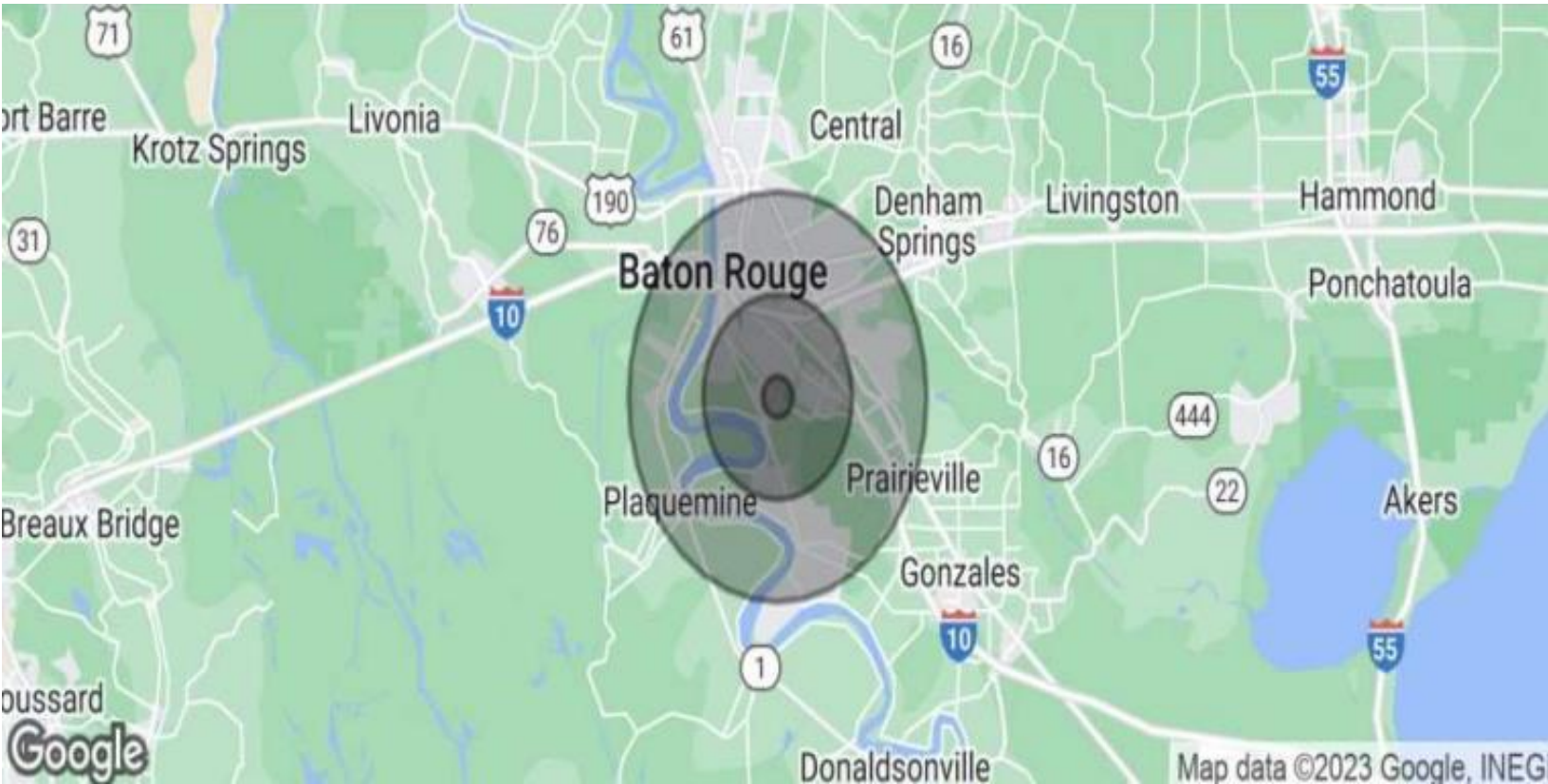
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DEMOGRAPHICS MAP & REPORT



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POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total Population | 5,839 | 106,952 | 374,363 |
| Median age | 28.5 | 33.5 | 33.5 |
| Median age (Female) | 26.8 | 31.6 | 31.4 |
| Median age (Male) | 30.4 | 35.5 | 35.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 2,169 | 42,360 | 146,358 |
| # of persons per HH | 2.7 | 2.5 | 2.6 |
| Average HH income | \$61,161 | \$86,489 | \$67,396 |
| Average house value | \$213,923 | \$314,410 | \$241,840 |

* Demographic data derived from 2020 ACS - US Census



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PROPERTY PHOTOS

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