



# 250 Main St. Shopping Center

250 Main Street Baker, LA 70714



## FOR LEASE

### Property Highlights

- Excellent opportunity to join national tenants at 92% occupied 250 Main Street Shopping Center
- Three suites remaining: 975 SF, 1,300 SF & 3,950 SF
- Shopping center is located in a retail corridor to Baton Rouge
- Call for more information and pricing



SQ FT  
3,950



TRAFFIC  
25,000 VPD



ACCESS  
Highway

### Demographics

|               | 3 mile   | 5 mile   | 7 mile   |
|---------------|----------|----------|----------|
| Population    | 24,760   | 56,164   | 106,738  |
| Households    | 8,234    | 18,757   | 36,238   |
| Daytime Pop   | 20,955   | 54,261   | 103,741  |
| Med HH Income | \$46,594 | \$47,224 | \$47,264 |

Benjamin Hendrix bhendrix@retailspecialists.com 256.794.9836

David Ashford, CCIM dashford@retailspecialists.com 205.999.6552

## Site Plan



**FOR LEASE**

Benjamin Hendrix bhendrix@retailspecialists.com 256.794.9836

David Ashford, CCIM dashford@retailspecialists.com 205.999.6552

## Market Aerial



**FOR LEASE**

Benjamin Hendrix bhendrix@retailspecialists.com 256.794.9836

David Ashford, CCIM dashford@retailspecialists.com 205.999.6552