Executive Summary

PROPERTY SUMMARY

AVAILABLE SF:	
LEASE RATE:	Negotiable
BUILDING SIZE:	25,000 SF
YEAR BUILT:	2014
ZONING:	PUD
MARKET:	Baton Rouge
CROSS STREETS:	Mall Of Louisiana Blvd. & The Grove Blvd.

PROPERTY OVERVIEW

Beautiful Class A Retail and Creative Office / Loft space available within The High Grove Development. The available retail and office space is located within one of the newest, high-end apartment developments in Baton Rouge, Louisiana. Retail and Creative Office / Loft suites available on first floor, surrounded by a 192 unit fully leased apartment development boasting some of the highest apartment rent comps in Baton Rouge. The available space is also adjacent to The Addison, a 139 unit apartment development that is fully leased at the highest rental rates in the market. Between the High Grove and the Addison the property boast a built in high income clientele with it's 331 fully leased apartment units (100% Occupancy.)
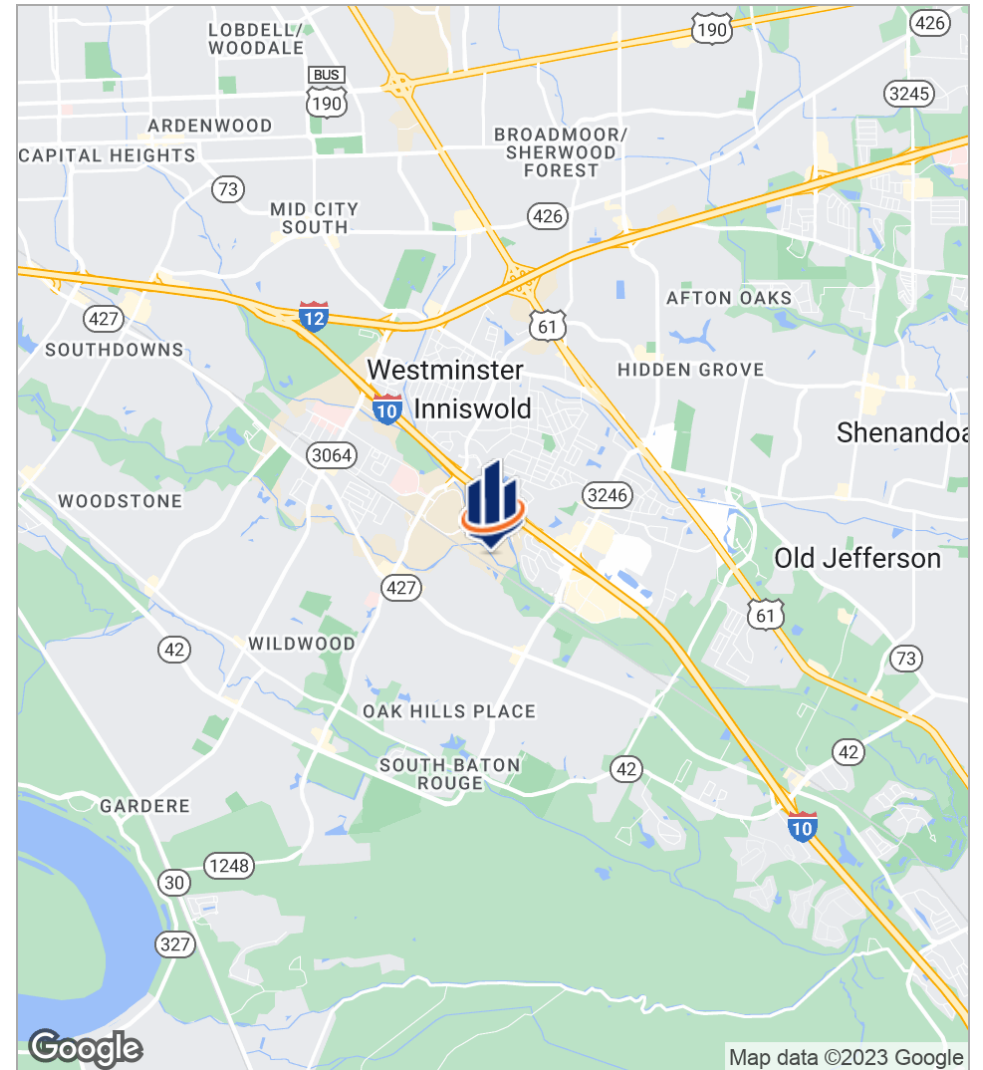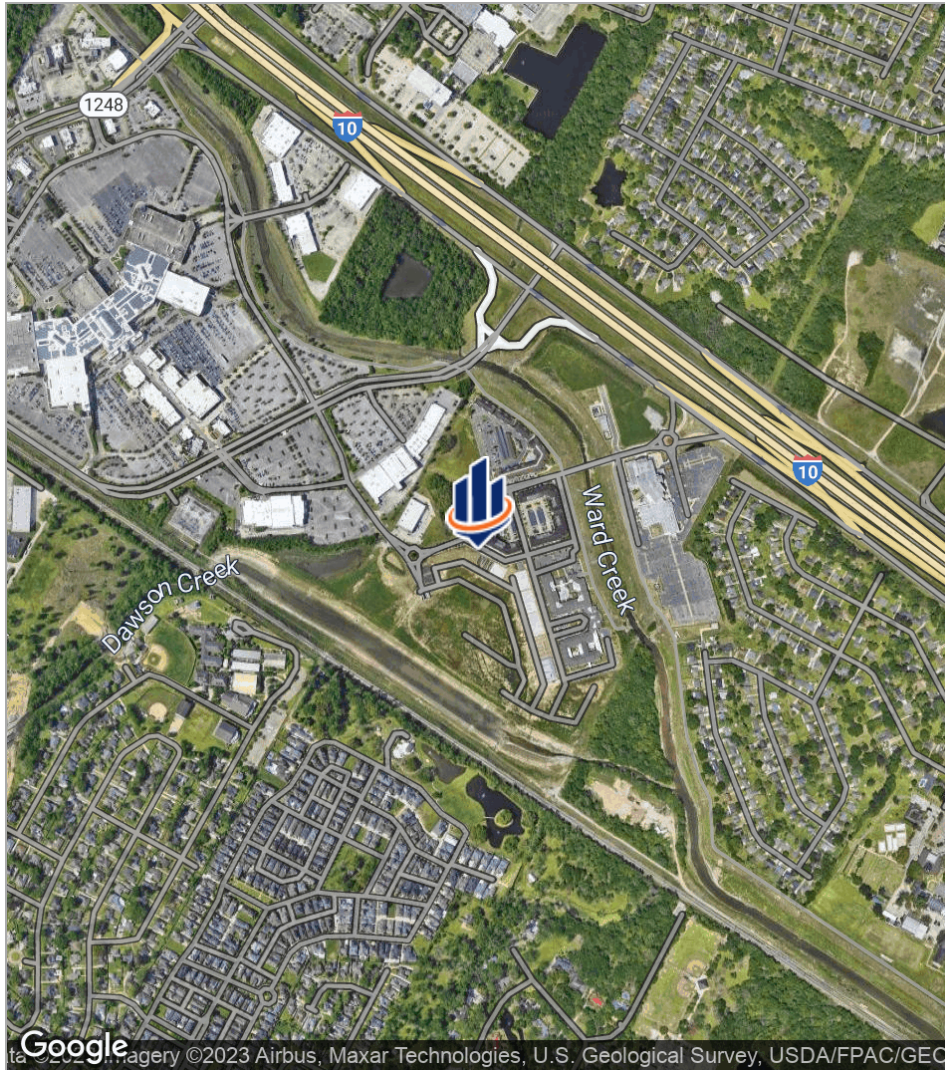
The Ochsner Health System has now opened their new +$100 Million, 5 story, 255,000 square foot hospital and surgical center which is a part of the High Grove Development. The Blake at The Grove, a 213-Unit high-end senior living facility, is also now open.

The High Grove is strategically located in the middle of Baton Rouge. The property is minutes away from three major hospitals, major medical hubs and Baton Rouge's prominent Class A office buildings and suburban office parks. With close proximity to major arteries like The Mall of Louisiana, I-10, I-12, Jefferson Hwy., Bluebonnet Blvd., Perkins Road and Siegen Lane, The High Grove is an ideal location for boutiques, cafe' / restaurants, smoothie / nutrition stores, salons, etc.
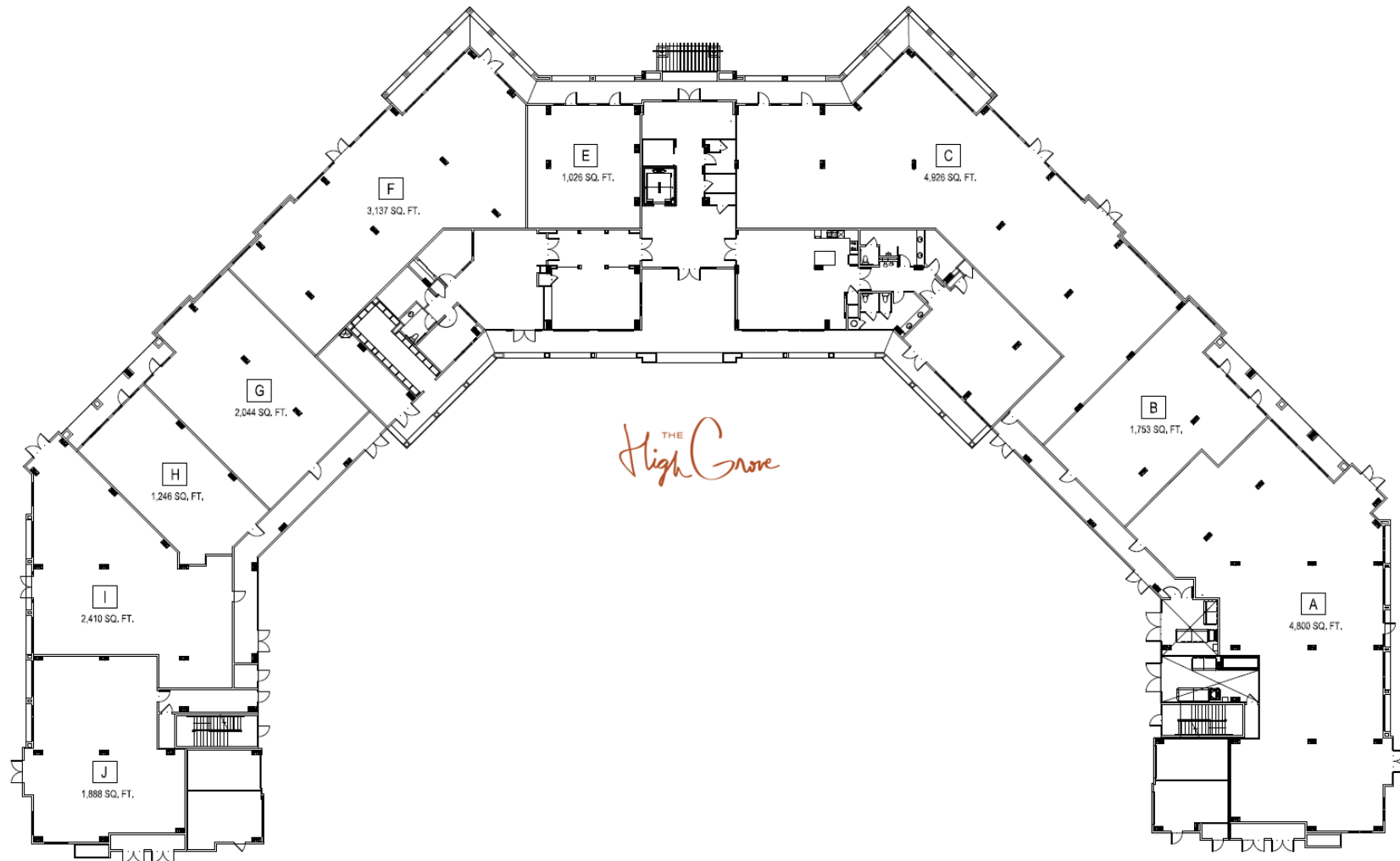
PROPERTY HIGHLIGHTS

- 331 Fully Leased Class-A Apartment Units Between the Two Properties
- Situated in the Heart of Baton Rouge's Medical and Office Corridor
- Synergy from Nearby Mall of Louisiana, The Grove and Perkins Rowe
- Built-in Upper-Income Clientele Living in The High Grove & The Addison
- Adjacent to The Addison, 139 Unit Class-A Apartment / 8K Sq. Ft. Retail Development
- Unparalleled Access to I-10, Bluebonnet and the City of Baton Rouge
- Convenient Drive-Up Parking Available for Customers
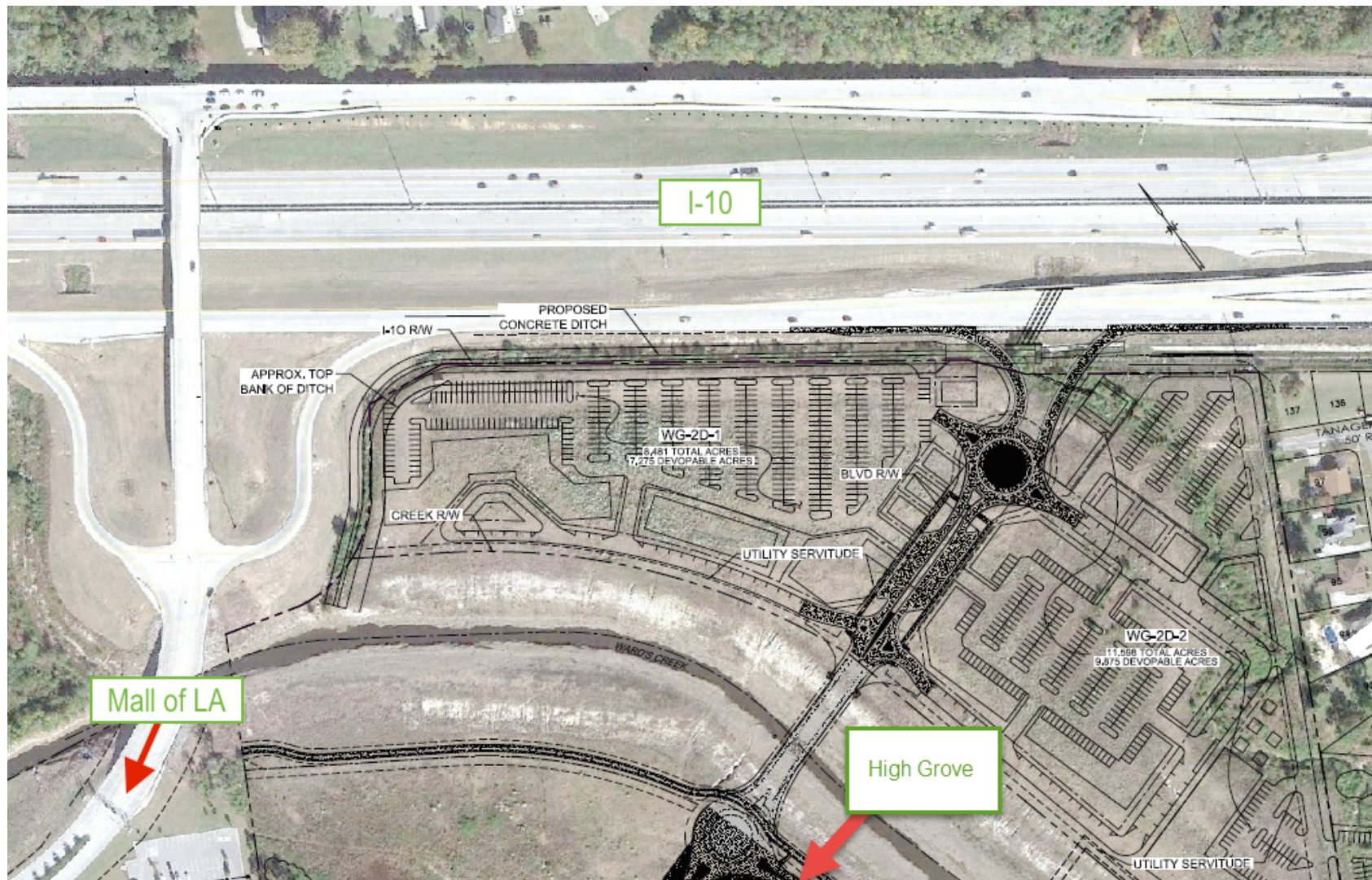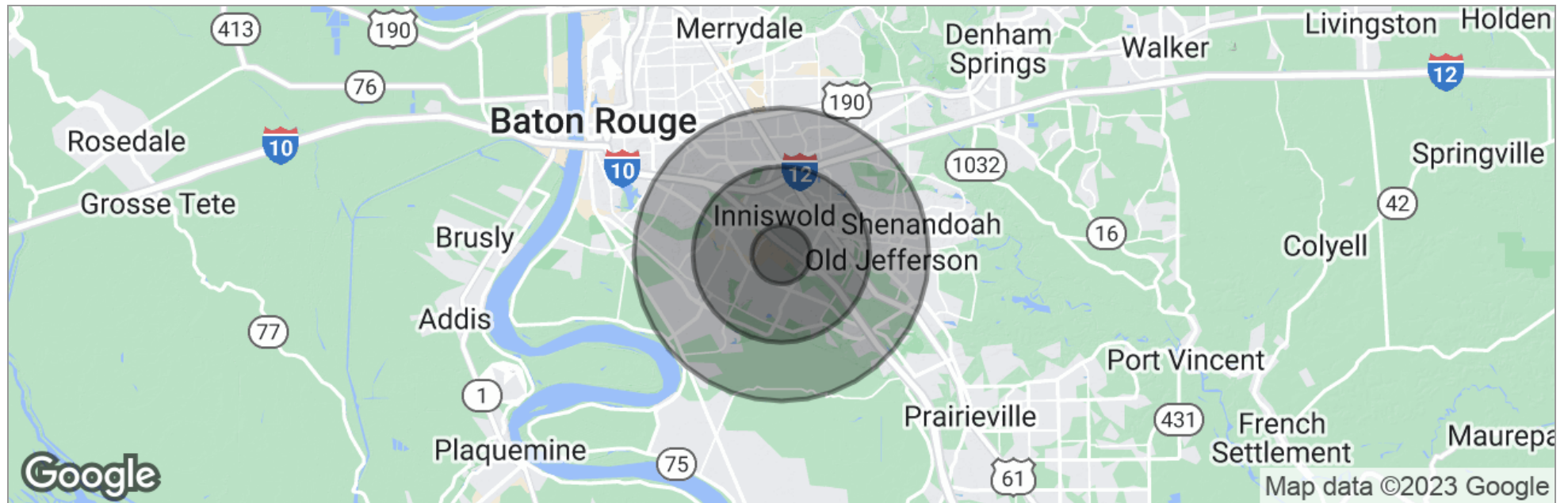
Location Maps

Floor Plans

F
3,137 SQ. FT.

E
1,026 SQ. FT.

C
4,926 SQ. FT.

G
2,044 SQ. FT.

B
1,753 SQ. FT.

H
1,246 SQ. FT.

I
2,410 SQ. FT.

A
4,800 SQ. FT.

J
1,888 SQ. FT.

THE
High Grove

Available Spaces

Additional Photos

Demographics Map

	1 Mile	3 Miles	5 Miles
Total Population	7,294	59,687	147,998
Population Density	2,322	2,111	1,884
Median Age	37.7	37.8	37.0
Median Age (Male)	36.3	34.9	34.6
Median Age (Female)	39.4	39.8	39.1
Total Households	2,982	25,716	62,564
# of Persons Per HH	2.4	2.3	2.4
Average HH Income	$86,106	$84,145	$84,877
Average House Value	$225,550	$260,126	$289,436

Demographic data derived from 2020 ACS - US Census

Demographics Report

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Total population - White / % White	5,997 / 82.2%	43,586 / 73.0%	104,321 / 70.5%
Total population - Black / % Black	839 / 11.5%	12,476 / 20.9%	34,394 / 23.2%
Total population - Asian / % Asian	265 / 3.6%	1,907 / 3.2%	5,642 / 3.8%
Total population - Hawaiian / % Hawaiian	0 / 0.0%	1 / 0.0%	12 / 0.0%
Total population - Indian / % Indian	0 / 0.0%	49 / 0.1%	216 / 0.1%
Total population - Other / % Other	52 / 0.7%	1,033 / 1.7%	1,459 / 1.0%

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Total population - Hispanic	255 / 3.5%	3,873 / 6.5%	7,729 / 5.2%

Demographic data derived from 2020 ACS - US Census