

Executive Summary



PROPERTY SUMMARY

AVAILABLE SF:

LEASE RATE: N/A

BUILDING SIZE: 25,000 SF

YEAR BUILT: 2014

ZONING: PUD

MARKET: Baton Rouge

CROSS STREETS: Mall Of Louisiana Blvd. & The Grove Blvd.

PROPERTY OVERVIEW

Suite E available for immediate occupancy at The High Grove. The space was previously occupied by a dance/fitness concept and would be ideal for similar use, a small cafe, coffee shop or boutique retailer.

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 currently positioned to be at the top of the rental market.

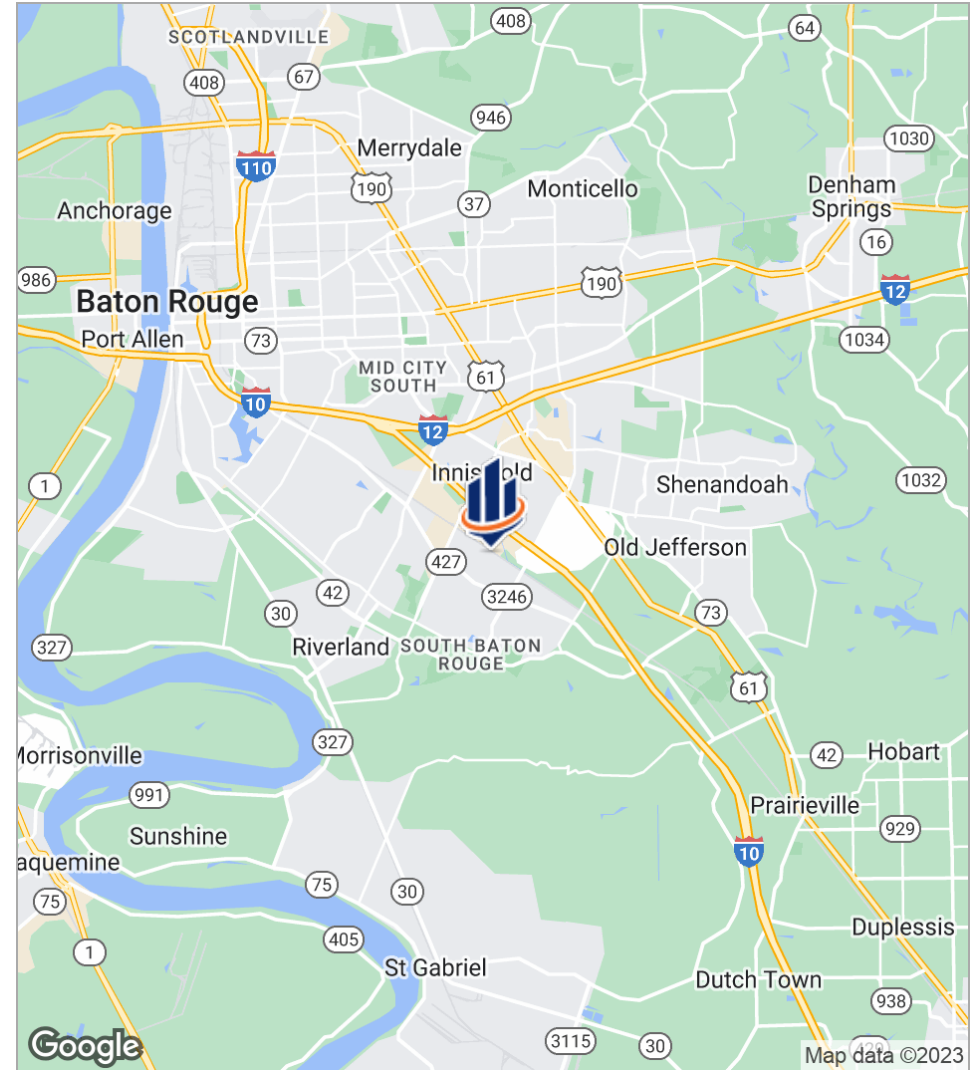
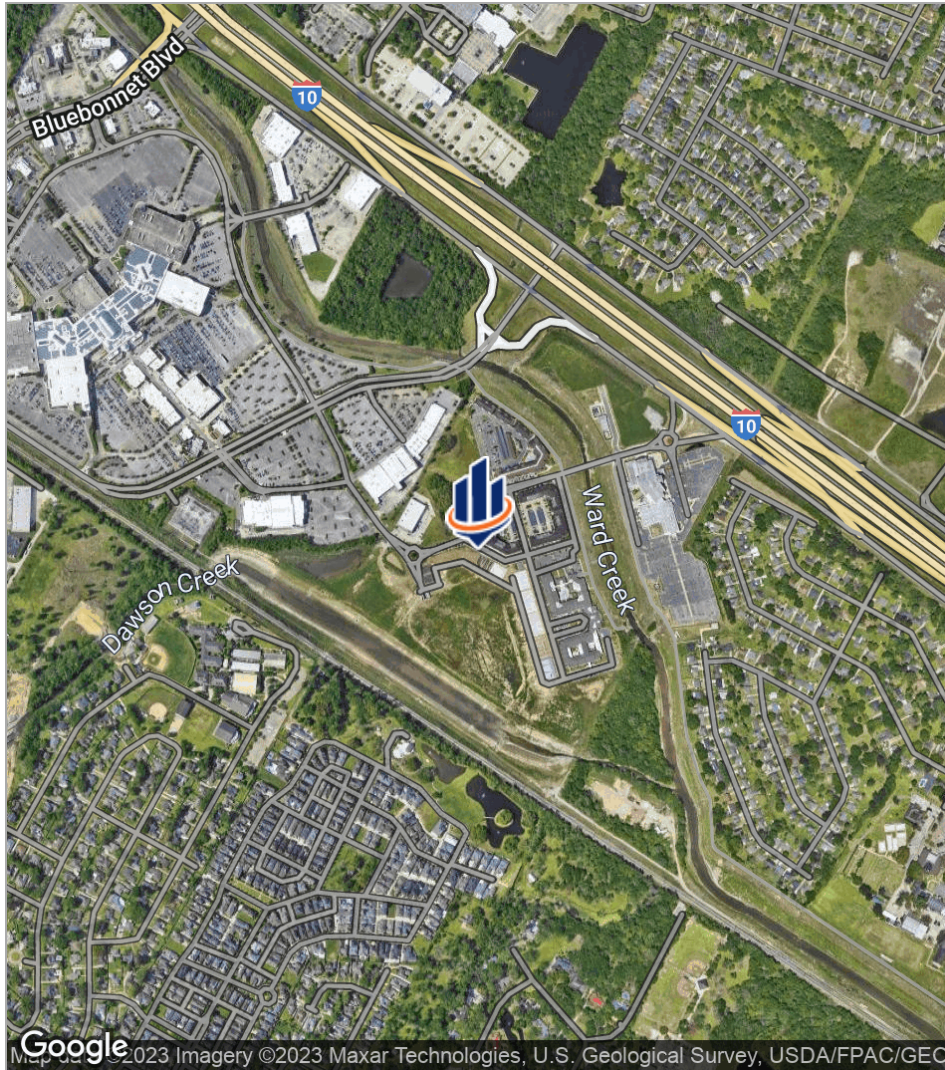
The Blake at The Grove, a 213-Unit senior living facility, has broken ground across the street and construction is underway!

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

- 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 (192 Units)
- Adjacent to The Addison, 139 Apartment Units & 8K Sq. Ft. Retail Center
- Convenient Drive-Up Parking Available for Customers
- Ideal for Upscale Boutiques, Cafe, Salons, Creative Office Users, etc.
- Ground Floor Retail & Creative Office / Loft Space Available

Location Maps



THE HIGH GROVE - SUITE E | 10222 THE GROVE BLVD. BATON ROUGE, LA 70836

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos

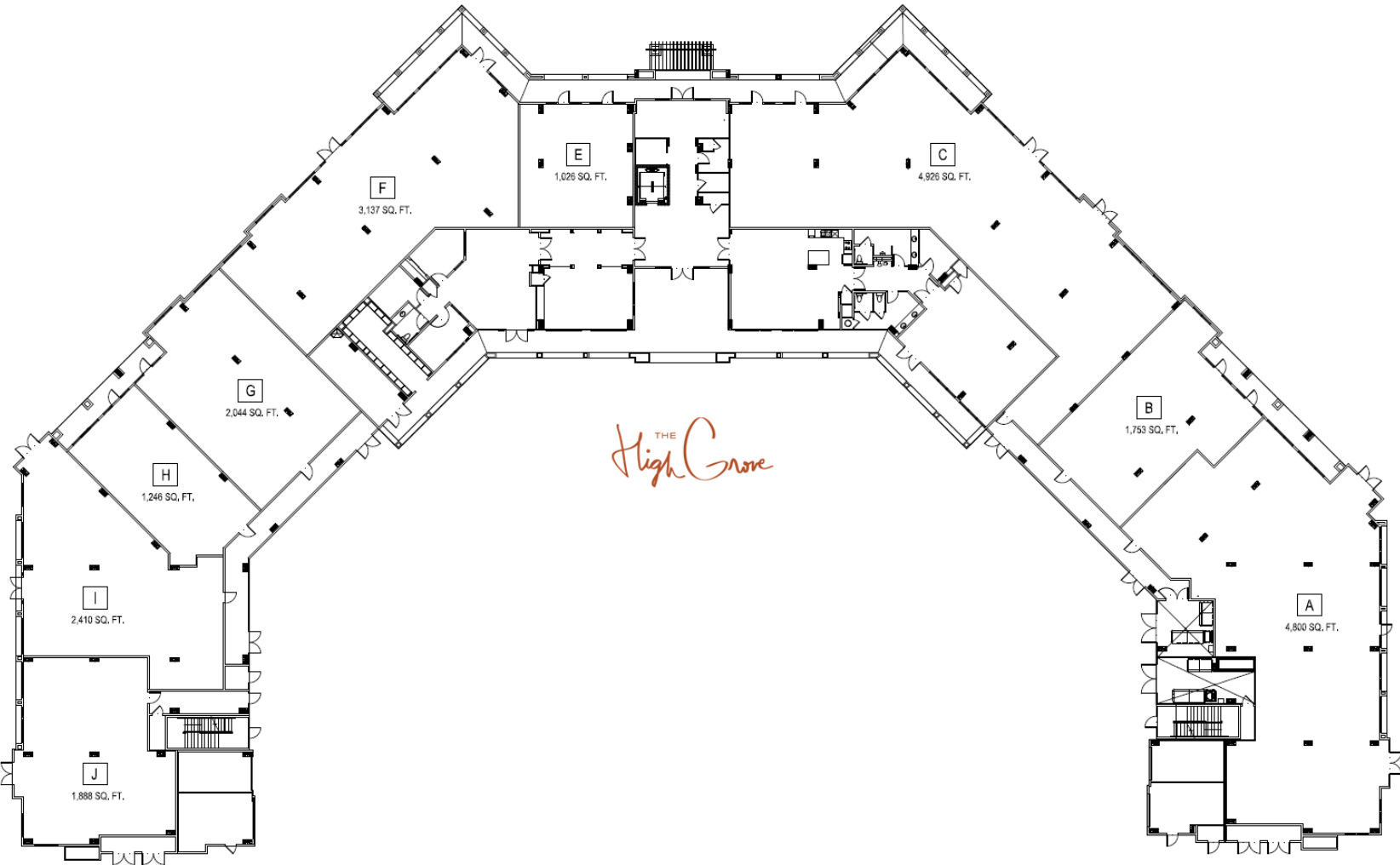


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Floor Plan



Future I-10 Service Road Access

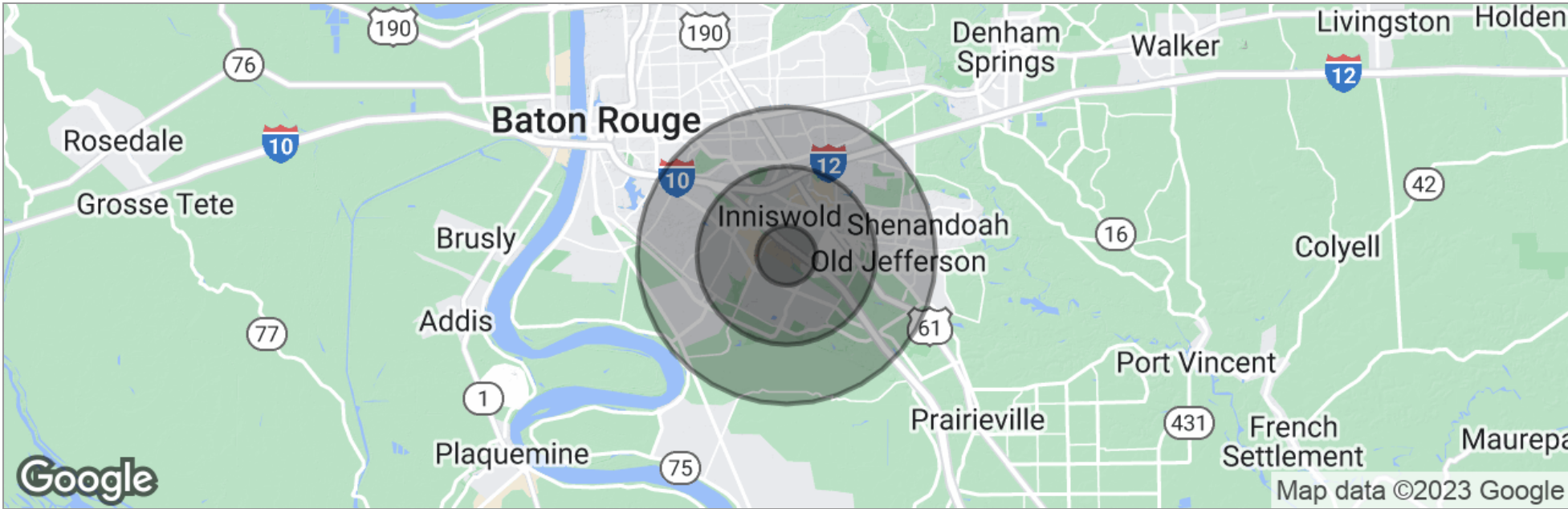


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Demographics Map



	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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