

Parkview Plaza Shopping Center

RETAIL PROPERTY FOR LEASE

12524 Jefferson Hwy Baton Rouge, LA 70816

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaubox.com



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PROPERTY SUMMARY



Property Description

Now available are two contiguous suites totaling approximately 2,400 SF. Strategically positioned between Airline Hwy and Stumberg Lane—and just 600 feet from Parkview Baptist School—the property benefits from strong visibility and convenient access. The surrounding area boasts an average household income exceeding \$81,000 within a one-mile radius, along with traffic counts of approximately 23,404 vehicles per day along Jefferson Highway.

Zoned HC-2 (Heavy Commercial), the site allows for a wide range of commercial uses. The space was formerly occupied by an Auto Tag & Title office, making it well-suited for a variety of retail or service-oriented businesses.

This is an ideal opportunity for tenants seeking a well-located, larger-format space in a high-traffic corridor.

•MOTIVATED LANDLORD! • Parkview Plaza Shopping Center Available For Lease •2,400 sf Available • High Traffic Counts And Great Visibility • Parking Completely Surrounding Building • Strong Demographics • Zoned Heavy Commercial (HC2) • Easy Access To Shopping Center From Jefferson Hwy

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Offering Summary

Lease Rate:	\$14.00 SF/yr (NNN)
Number Of Units:	2
Available SF:	1,200 - 2,400 SF
Lot Size:	1.3 Acres
Building Size:	8,400 SF
NNN:	\$3.76/SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,972	31,663	71,808



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LOCATION MAP



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ADDITIONAL PHOTOS



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FLOOR PLANS



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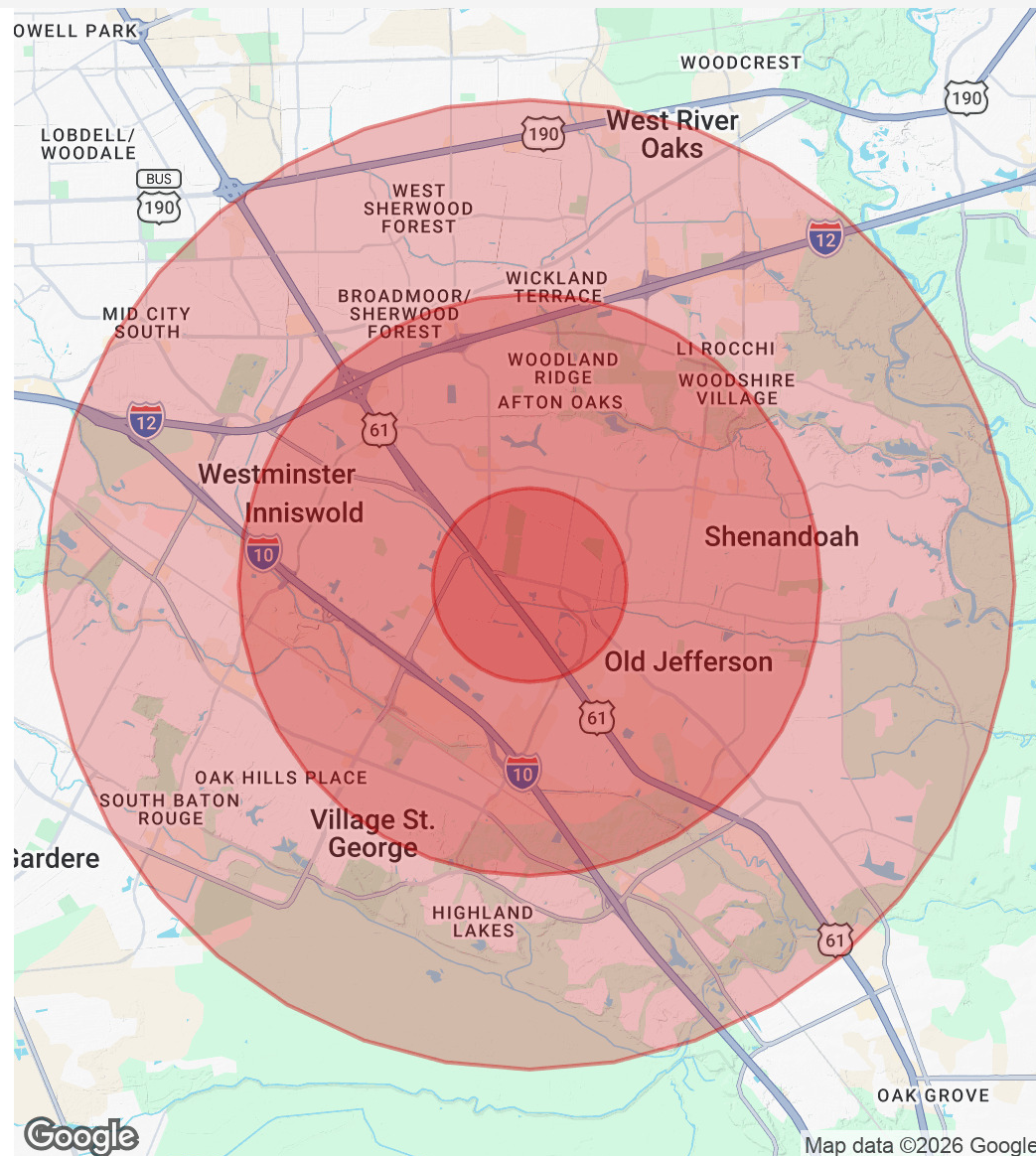
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	6,764	70,144	164,010
Average Age	38.6	38.2	38.5
Average Age (Male)	34.0	35.1	36.8
Average Age (Female)	40.2	39.5	39.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,972	31,663	71,808
# Of Persons Per HH	2.3	2.2	2.3
Average HH Income	\$80,614	\$82,646	\$87,982
Average House Value	\$206,416	\$220,096	\$234,211

2020 American Community Survey (ACS)



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