

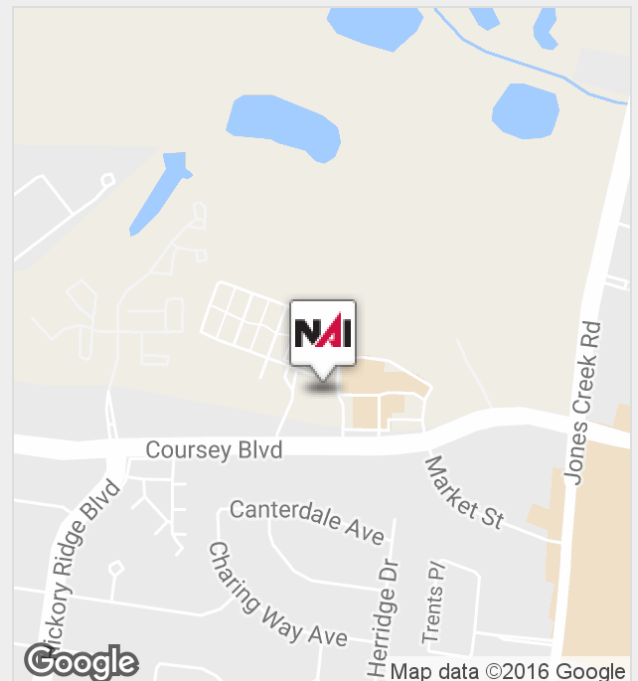


## 14241 Coursey Blvd, Ste B-4

14241 Coursey Blvd, Ste B-4 , Baton Rouge, Louisiana 70817

### Property Features

- Former Smoothie King for lease
- 1,000 SF
- \$1810 per month base rent
- Endcap suite with drive-thru window in excellent condition
- Benefit of being located in a Neighborhood Walmart Center
- 27,000 cars per day on Coursey Blvd
- Available July/August of 2017



For more information:

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For Lease

# Retail



## Property Summary

Available SF:	1,000 SF
Lease Rate:	\$21.72 SF/yr (NN)
Building Size:	4,860 SF
Zoning:	Heavy Commercial
SubMarket:	Coursey-Jones Creek
Traffic Count:	27,000 cars per day

## Property Overview

The subject available for sublease is an endcap suite of the out parcel in the Neighborhood Walmart Anchored shopping center at the intersection of Coursey and Jones Creek. The former tenant was Smoothie King and the suite includes a drive-thru window. Co-tenancy includes Puppies For You and Salon Aerie.

## Location Overview

With the growth of Baton Rouge to the east, the intersection of Coursey Blvd and Jones Creek Rd has become a major interchange. Jones Creek Rd is currently being widened to 4 lanes to serve the growing population. The Neighborhood Walmart is the main place to shop in this area and happens to be the anchor of the center for which the subject suite lies.

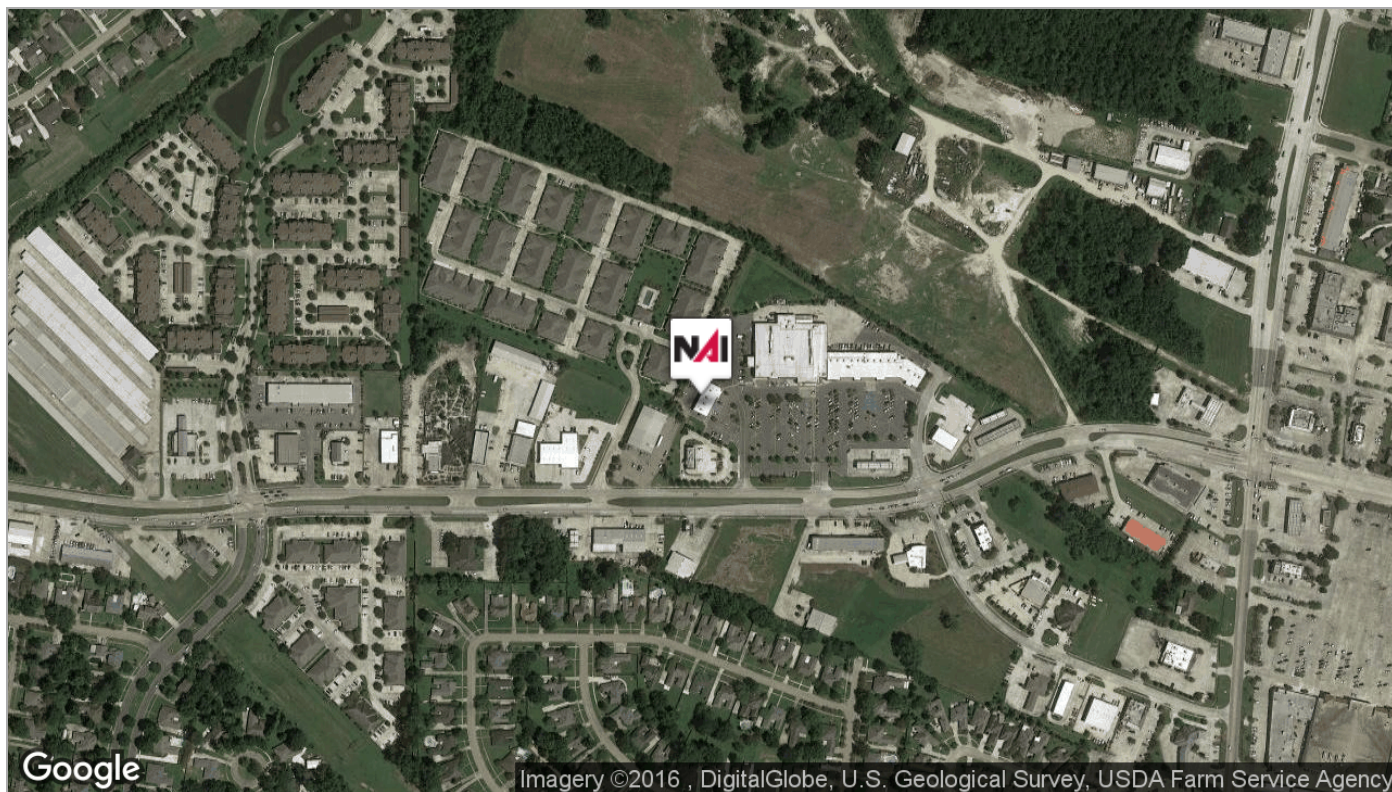
For Lease

# Retail



For Lease

# Retail



For Lease  
**Retail**



**Demographic and Income Profile**

Coursey Blvd W, Baton Rouge, Louisiana, 70816  
Drive Time: 5 minute radius

Prepared by Esri  
Latitude: 30.41118  
Longitude: -91.05265

Summary	Census 2010	2016	2021
Population	15,524	16,110	16,498
Households	7,067	7,302	7,458
Families	3,948	3,999	4,044
Average Household Size	2.16	2.17	2.18
Owner Occupied Housing Units	3,732	3,455	3,522
Renter Occupied Housing Units	3,335	3,847	3,937
Median Age	35.0	36.6	37.6
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.48%	0.77%	0.84%
Households	0.42%	0.85%	0.79%
Families	0.22%	0.68%	0.72%
Owner HHS	0.38%	0.85%	0.73%
Median Household Income	1.99%	2.12%	1.89%
Households by Income	2016	2021	
<\$15,000	805 11.0%	802 10.8%	
\$15,000 - \$24,999	724 9.9%	798 10.7%	
\$25,000 - \$34,999	817 11.2%	611 8.2%	
\$35,000 - \$49,999	1,181 16.2%	987 13.2%	
\$50,000 - \$74,999	1,259 17.2%	1,430 19.2%	
\$75,000 - \$99,999	943 12.9%	1,066 14.3%	
\$100,000 - \$149,999	1,023 14.0%	1,127 15.1%	
\$150,000 - \$199,999	275 3.8%	328 4.4%	
\$200,000+	274 3.8%	308 4.1%	
Median Household Income	\$51,690	\$57,046	
Average Household Income	\$70,921	\$76,926	
Per Capita Income	\$31,602	\$34,117	
Population by Age	Census 2010	2016	2021
0 - 4	985 6.3%	952 5.9%	990 6.0%
5 - 9	896 5.8%	907 5.6%	913 5.5%
10 - 14	784 5.1%	873 5.4%	884 5.4%
15 - 19	828 5.3%	833 5.2%	854 5.2%
20 - 24	1,360 8.8%	1,192 7.4%	1,174 7.1%
25 - 34	2,899 18.7%	2,922 18.1%	2,755 16.7%
35 - 44	1,853 11.9%	2,123 13.2%	2,409 14.6%
45 - 54	1,999 12.9%	1,842 11.4%	1,779 10.8%
55 - 64	1,882 12.1%	1,897 11.8%	1,821 11.0%
65 - 74	1,064 6.9%	1,424 8.8%	1,636 9.9%
75 - 84	651 4.2%	751 4.7%	854 5.2%
85+	321 2.1%	394 2.4%	428 2.6%
Race and Ethnicity	Census 2010	2016	2021
White Alone	10,068 64.9%	9,826 61.0%	9,544 57.8%
Black Alone	4,022 25.9%	4,530 28.1%	4,918 29.8%
American Indian Alone	50 0.3%	51 0.3%	52 0.3%
Asian Alone	561 3.6%	732 4.5%	890 5.4%
Pacific Islander Alone	8 0.1%	9 0.1%	9 0.1%
Some Other Race Alone	531 3.4%	604 3.7%	659 4.0%
Two or More Races	285 1.8%	358 2.2%	426 2.6%
Hispanic Origin (Any Race)	1,319 8.5%	1,476 9.2%	1,629 9.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



**Demographic and Income Profile**

Coursey Blvd W, Baton Rouge, Louisiana, 70816  
Drive Time: 10 minute radius

Prepared by Esri  
Latitude: 30.41118  
Longitude: -91.05265

Summary	Census 2010	2016	2021
Population	85,683	88,184	90,023
Households	36,900	37,853	38,593
Families	22,102	22,236	22,445
Average Household Size	2.30	2.31	2.31
Owner Occupied Housing Units	22,082	20,493	20,879
Renter Occupied Housing Units	14,818	17,360	17,714
Median Age	35.6	36.7	37.7
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.41%	0.77%	0.84%
Households	0.39%	0.85%	0.79%
Families	0.19%	0.68%	0.72%
Owner HHS	0.37%	0.85%	0.73%
Median Household Income	2.13%	2.12%	1.89%
Households by Income	2016	2021	
<\$15,000	3,541 9.4%	3,457 9.0%	
\$15,000 - \$24,999	3,461 9.1%	3,747 9.7%	
\$25,000 - \$34,999	3,347 8.8%	2,484 6.4%	
\$35,000 - \$49,999	5,380 14.2%	4,321 11.2%	
\$50,000 - \$74,999	6,531 17.3%	7,134 18.5%	
\$75,000 - \$99,999	4,498 11.9%	5,056 13.1%	
\$100,000 - \$149,999	6,280 16.6%	6,888 17.8%	
\$150,000 - \$199,999	2,624 6.9%	3,060 7.9%	
\$200,000+	2,191 5.8%	2,444 6.3%	
Median Household Income	\$59,916	\$66,582	
Average Household Income	\$83,290	\$90,506	
Per Capita Income	\$36,035	\$39,077	
Population by Age	Census 2010	2016	2021
0 - 4	5,565 6.5%	5,386 6.1%	5,503 6.1%
5 - 9	5,058 5.9%	5,259 6.0%	5,230 5.8%
10 - 14	4,852 5.7%	5,033 5.7%	5,208 5.8%
15 - 19	4,903 5.7%	4,676 5.3%	4,667 5.2%
20 - 24	6,865 8.0%	6,029 6.8%	5,628 6.3%
25 - 34	14,923 17.4%	15,641 17.7%	14,855 16.5%
35 - 44	10,396 12.1%	11,163 12.7%	13,082 14.5%
45 - 54	11,584 13.5%	10,459 11.9%	9,805 10.9%
55 - 64	10,639 12.4%	11,089 12.6%	10,529 11.7%
65 - 74	5,800 6.8%	7,727 8.8%	9,041 10.0%
75 - 84	3,588 4.2%	3,901 4.4%	4,531 5.0%
85+	1,512 1.8%	1,821 2.1%	1,943 2.2%
Race and Ethnicity	Census 2010	2016	2021
White Alone	57,791 67.4%	56,013 63.5%	54,180 60.2%
Black Alone	21,432 25.0%	24,130 27.4%	26,350 29.3%
American Indian Alone	236 0.3%	247 0.3%	257 0.3%
Asian Alone	3,202 3.7%	4,131 4.7%	5,002 5.6%
Pacific Islander Alone	41 0.0%	50 0.1%	56 0.1%
Some Other Race Alone	1,633 1.9%	1,878 2.1%	2,076 2.3%
Two or More Races	1,348 1.6%	1,735 2.0%	2,101 2.3%
Hispanic Origin (Any Race)	4,385 5.1%	4,976 5.6%	5,600 6.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.