



PROPERTY DESCRIPTION

Retail Leasing opportunity on Burbank Drive, Starring Lane, and Gardere Lane in this grocery anchored center. This center has great visibility with over 623 ft of frontage on Burbank drive and 41,808 cars per day. The site is zoned CAB 2 and is home to Ideal Market (1 of 2 in Baton Rouge LA) with a tremendous following and Dollar Tree, Hibbett Sports, Red Stick Sports, Popalettas,, and Laundry World. The site has great access with numerous points of ingress and egress. Currently undergoing renovations that will repair deferred maintenance and provide retail spaces in Vanilla Box condition. TRACTION is across the street, a 45-acre campus situated at 9222 Burbank Drive (Gardere Ln) just minutes from LSU and downtown Baton Rouge-45-acre campus situated at 9222 Burbank Drive (Gardere Ln) just minutes from LSU and downtown Baton Rouge. Also nearby is the BREC/Baton Rouge Soccer Club complex spanning 248 acres with 26 full size fields. Area retailers include Super Walmart, Albertsons, Walgreens, AutoZone, Burger King, La Carretta, Waffle House Triplet Blue Store, Lit Pizza, Verizon, Chase Bank, McDonalds, Popeyes, Taco Bell, Firestone, Circle K, RaceTrac, Rush Medics, Pizza Hut, Wing stop, This location is on a major travel corridor for The Preserve at Harveston, Laberge Casino and LSU. TWO PYLON SIGNS

STIRLINGPROPERTIES.COM / f t i n

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OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	4
Available SF:	1,400 - 4,200 SF
Lot Size:	4.5 Acres
Building Size:	55,891 SF

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Member of
RETAIL BROKERS NETWORK



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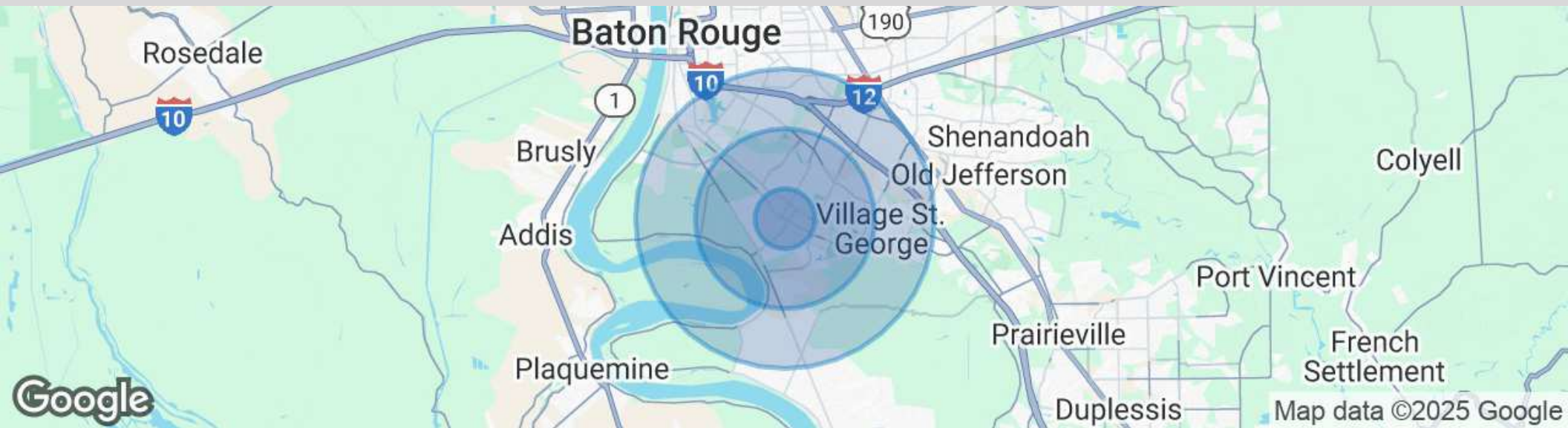
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Burbank Crossing Shopping Center 9352 – 9301 Burbank Drive, Baton Rouge, LA 70820





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,576	54,646	116,105
Average Age	32	38	38
Average Age (Male)	31	37	37
Average Age (Female)	33	39	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,276	23,149	49,510
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$67,024	\$106,780	\$103,058
Average House Value	\$343,190	\$412,884	\$417,705

Demographics data derived from AlphaMap