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Your Retail Real Estate Experts

# Mid City South Retail Development

7570 Jefferson Hwy Baton Rouge, LA 70806



Q2 2026 Delivery

## FOR LEASE

### Property Highlights

- Premier corner location on one of Baton Rouge's most traveled intersections - unmatched visibility with +/- 60,000 vehicles passing daily at the Jefferson Hwy. & Corporate Blvd. intersection
- Located at a signalized hard corner for easy access and maximum visibility from all directions
- Just minutes from I-10 and I-12, providing convenient regional access to Baton Rouge's densest residential and commercial areas
- Surrounded by established national retailers including Whole Foods Market, Nike, Athleta, Chico's, White House Black Market, P.F. Chang's, Carrabba's Italian Grill, and many others
- Serves an affluent trade area with average household incomes exceeding \$100,000 within a 1-mile radius
- Ideally situated in a densely populated corridor with +/-70,000 residents within a 3-mile radius



SQ. FT  
10,700



TRAFFIC  
33,675 VPD



ACCESS  
Highway

Broker of Record:  
Robert R. Jolly Jr.  
BROK.0099568000-ACT

Sam Johnson sam@retailspecialists.com 615.775.4208



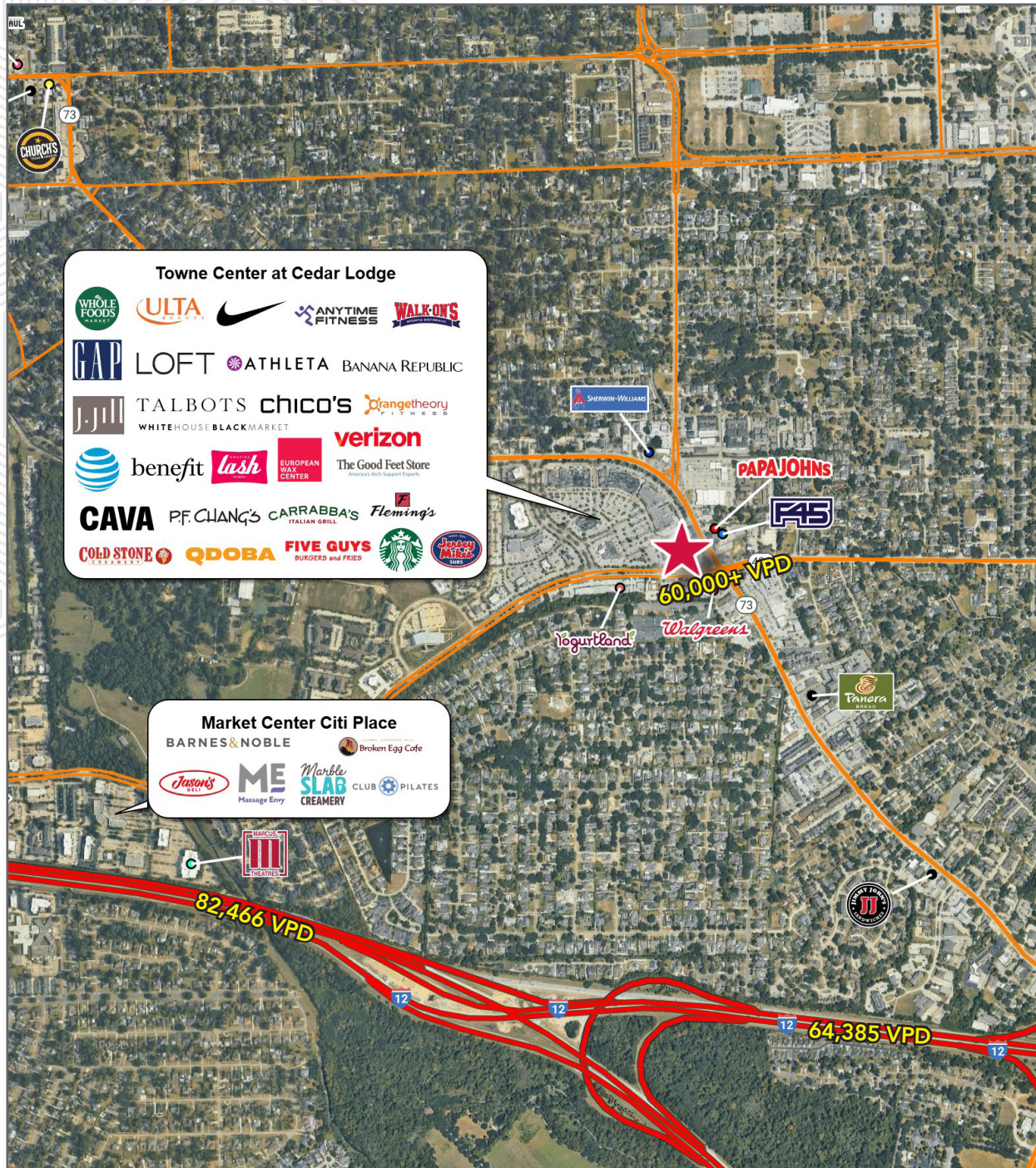


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## Market Aerial



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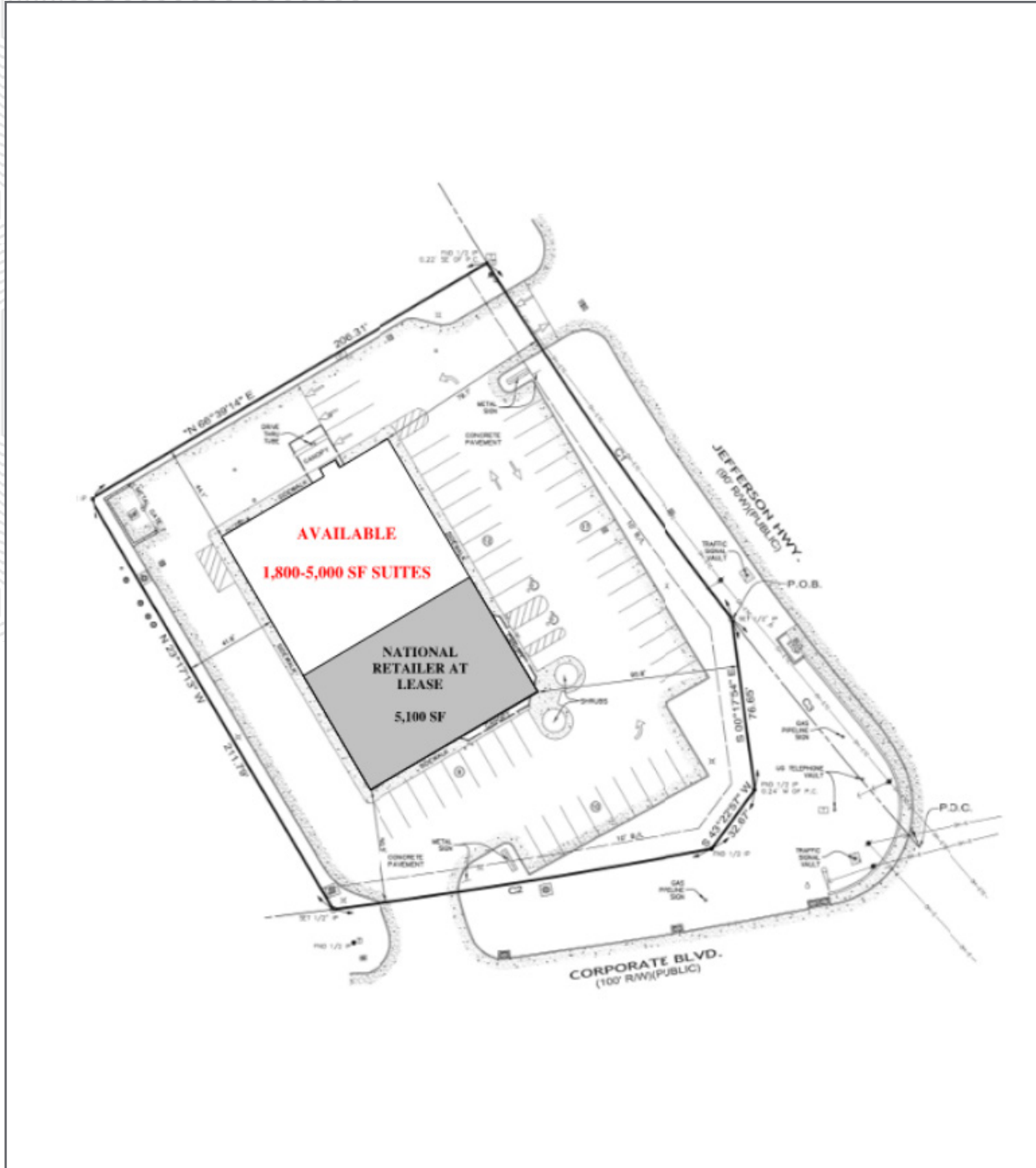


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## Site Plan



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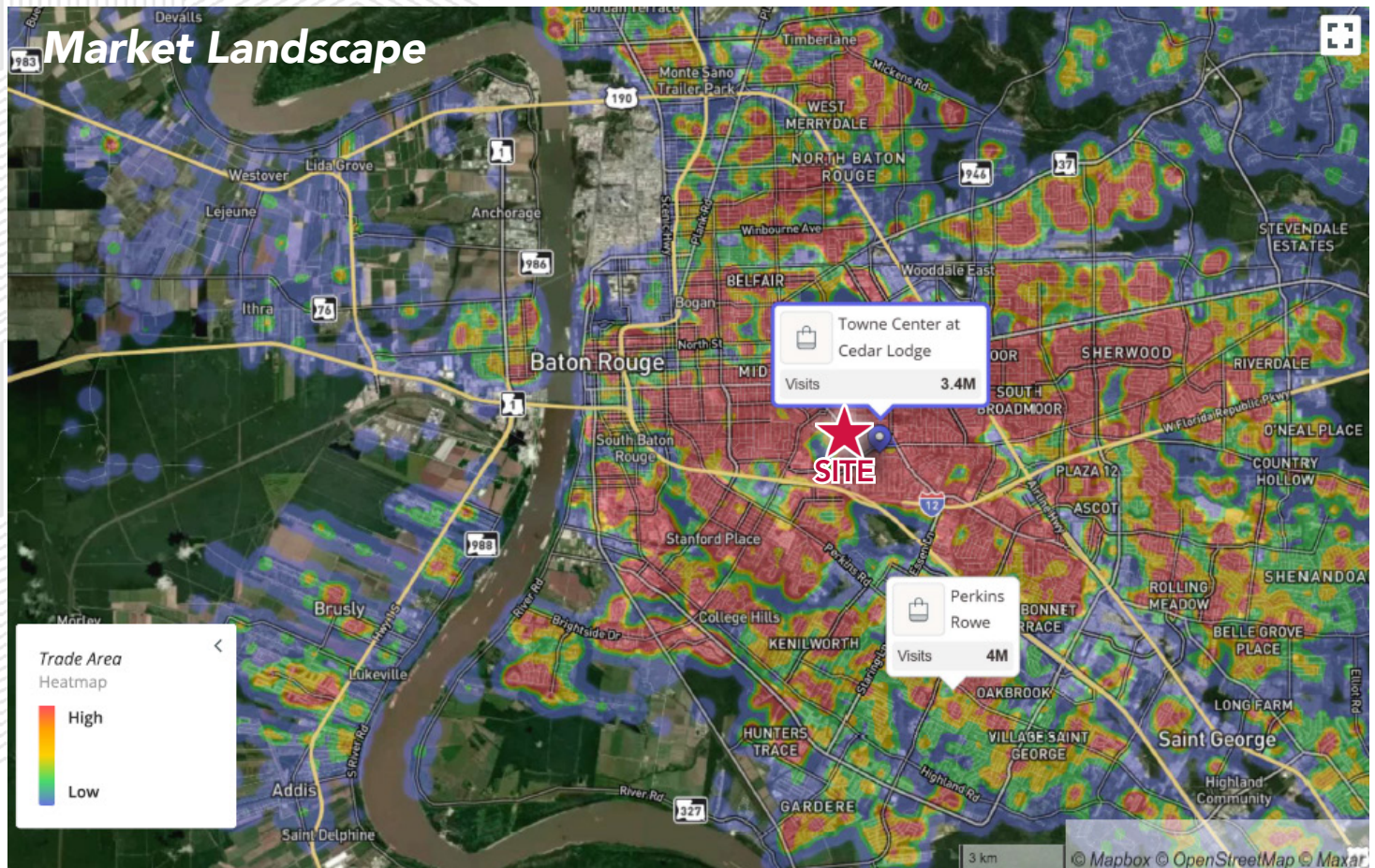
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Demographics	1 mile	3 mile	5 mile
Population	9,129	67,707	222,066
Households	4,449	31,061	93,371
Daytime Pop	15,229	141,789	349,839
Avg. HH Income	\$143,845	\$102,188	\$91,167

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