

LEASING OPPORTUNITY

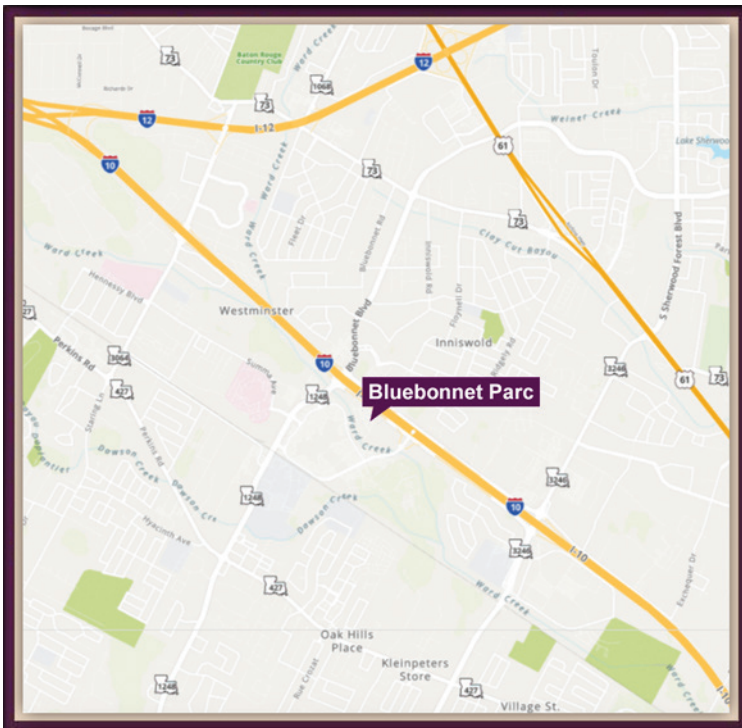
BLUEBONNET PARC

5909 Bluebonnet Parc Blvd., Baton Rouge, LA 70836



OPPORTUNITIES

- * Two Units with 8,078-9,161 SF Available.
- * BTS or Ground Lease of 15,000 SF Available.
- * The best visibility of any center on I-10 with easy access to the Interstate at the Bluebonnet and Picardy on/off-ramps.



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**Equity
Management
Group, Inc.**

Leasing Representative: **Jason Taylor**

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Equity Management Group * 840 East High Street * Lexington, KY 40502

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1	Havertys	32,418 SF
2	Available	9,161 SF
3	Men's Warehouse	4,973 SF
4	David's Bridal	9,998 SF
5	Buy Buy Baby	18,300 SF
6	Available	8,078 SF
7	Richport Technical College	7,000 SF
Total GLA:		89,928 SF
8	Development Parcel	15,000 SF



PROPERTY SPECIFICS

Anchor Tenants:	Havertys, Buy Buy Baby
Total Land Area:	13.523 acres
Total GLA:	89,928 sf
Traffic Count:	126,000 (I-10)
Parking Spaces:	Ample
Occupancy:	81%

PROPERTY ADVANTAGES

The property has superior visibility on Interstate-10 and is positioned next to the Mall of Louisiana, the premier regional mall in southeast Louisiana.

LOCATION

Located at: 59009 Bluebonnet Parc Blvd., Well positioned across Mall of Louisiana and right off of Interstate-10.

Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	5,173	64,231	165,525
Average Household Income:	\$50,383	\$46,071	\$42,594
Estimated Number of Households:	2,483	28,364	70,476

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Bluebonnet Parc View from East



Bluebonnet Parc View from North



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View from Mall



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Wide View from West



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Wide View from East



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