

PRIME RETAIL LOCATION



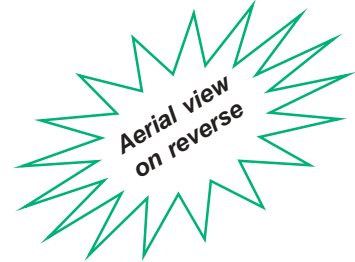
LOCATION: NEC Essen Lane and Mancuso Lane
Baton Rouge, Louisiana

GLA: 4,930 SF (71' x 70')

PROPERTY SIZE: 33,541 RSF (133' x 197')

PARKING: 33 spaces

RENT & EXTRAS: \$28.00 psf (net); Extras to be determined



DEMOGRAPHICS:	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	5,664	59,280	179,641
Households (HH):	2,857	28,199	80,878
Median HH Income:	\$45,717	\$55,622	\$46,463

TRAFFIC COUNTS: Essen Lane 38,288 CPD

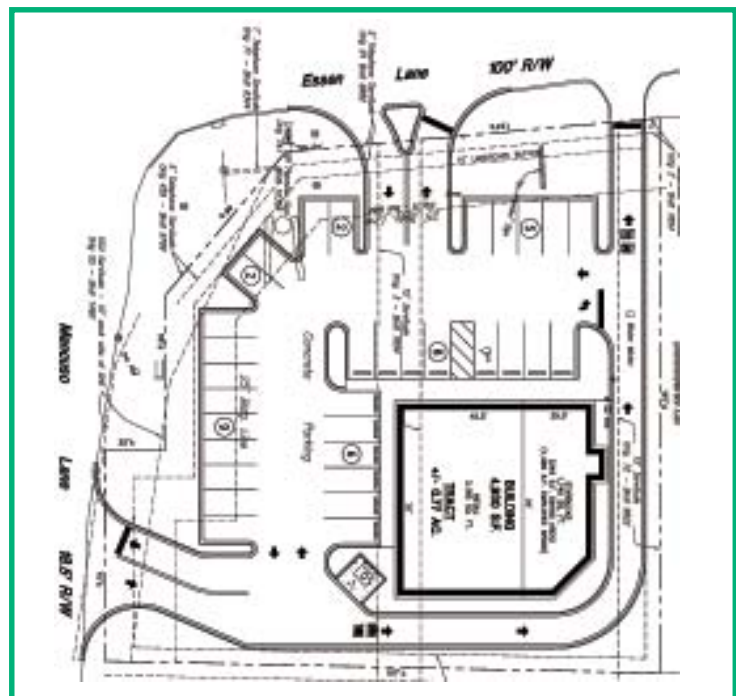
AREA BUSINESSES: Lady of the Lake Hospital, Associated Medical Office Buildings, Walgreens, Rite Aid, Shaw Headquarters, Albertsons, and casual dining spots.

FOR FURTHER INFORMATION:

Jonathan Fawer or
Larry Rabin
504-581-5005



CORPORATE REALTY



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Not Available



38,288 CPD

Racetrac



Tire Kingdom

Lady of the Lake Hospital

Medical Complex

ESSEN LN

Hancock Bank

Walgreens

Regions Bank

Wendy's

Copeland's

Picadilly

McDonald's

Office

Office

Strip Center

Office

Mancuso Ln