



BROADMOOR VILLAGE SHOPPING CENTER REDEVELOPMENT

9782-9800 Florida Blvd. Baton Rouge La 70815



Property Highlights:

80,000 square feet

1,388 feet of frontage

21 Acres Total

Anchor Space , Shop Space
and Outparcels Available

Increased parking and visi-
bility due to demolition of de-
partment store.

50,000 Cars Per Day

Signalized Entry

Near US 61 and US 190

Marketed exclusively by:
Beau Box Commercial
Real Estate



225-237-3343
225-237-3344
www.beaubox.com

Austin Earhart
225-955 8269
aeahrt@beaubox.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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SUBJECT PROPERTY

Income: \$44,707
Population: 3,275

Income: \$28,484
Population: 2,896

Income: \$24,414
Population: 6,315

Income: \$23,2
Population: 4

Income: \$20,776
Population: 3,070

Florida Blvd

Sherwood Forest

Income: \$61,667
Population: 5,818

Income: \$51,099
Population: 5,832

Income: \$51,739
Population: 5,466

Woodward

Income: \$52,439
Population: 3,240

Broadmoor

Income: \$36,404
Population: 5,743

Tara

Bonefish Grill
P.F. Chang's
Fleming's Prime Steakhouse & Wine Bar

Old Hammond Hwy

ARCHITECTURAL RENDERING OF RENOVATED CENTER







Broadmoor Village Shopping Center:

Area retailers include:

Lowes, Super Wal-Mart, Cortana Mall, Havertys, Academy Sports, Bed Bath & Beyond, Old Navy, PetsMart, Ethan Allen, Family Dollar, Home Depot, Conn's, Capital One, AutoZone, Wendy's, Tire Kingdom, Toys R Us, West Marine, Macy's, Dillard's, JC Penny's, Burger King, Jack in the Box, Whitney Bank, Regions Bank, Smoothie King, O'Reilly's Auto Parts, Sherwin Williams, Baskin & Robins, Tuesday Morning, Hancock Fabrics, 1st Choice Furniture Rentals, Vernon's Hardware, Churches Chicken, Circle K, Jackson Hewitt, Red Wing Shoes, Popeye's, Kean's Dry Cleaning, Eye Masters and many more.

Area Businesses include:

Louisiana Office Supply, Bon Carre Business Center, Baton Rouge Community College, Woman's Hospital, Green Oaks Memorial Park, CARQUEST Distribution Center, The Storage Center, Numerous Car Dealerships, Broadmoor Presbyterian Church,

Developer plans a total facelift to the center with demolition of the Old department store, a new parking lot, new lighting, etc.

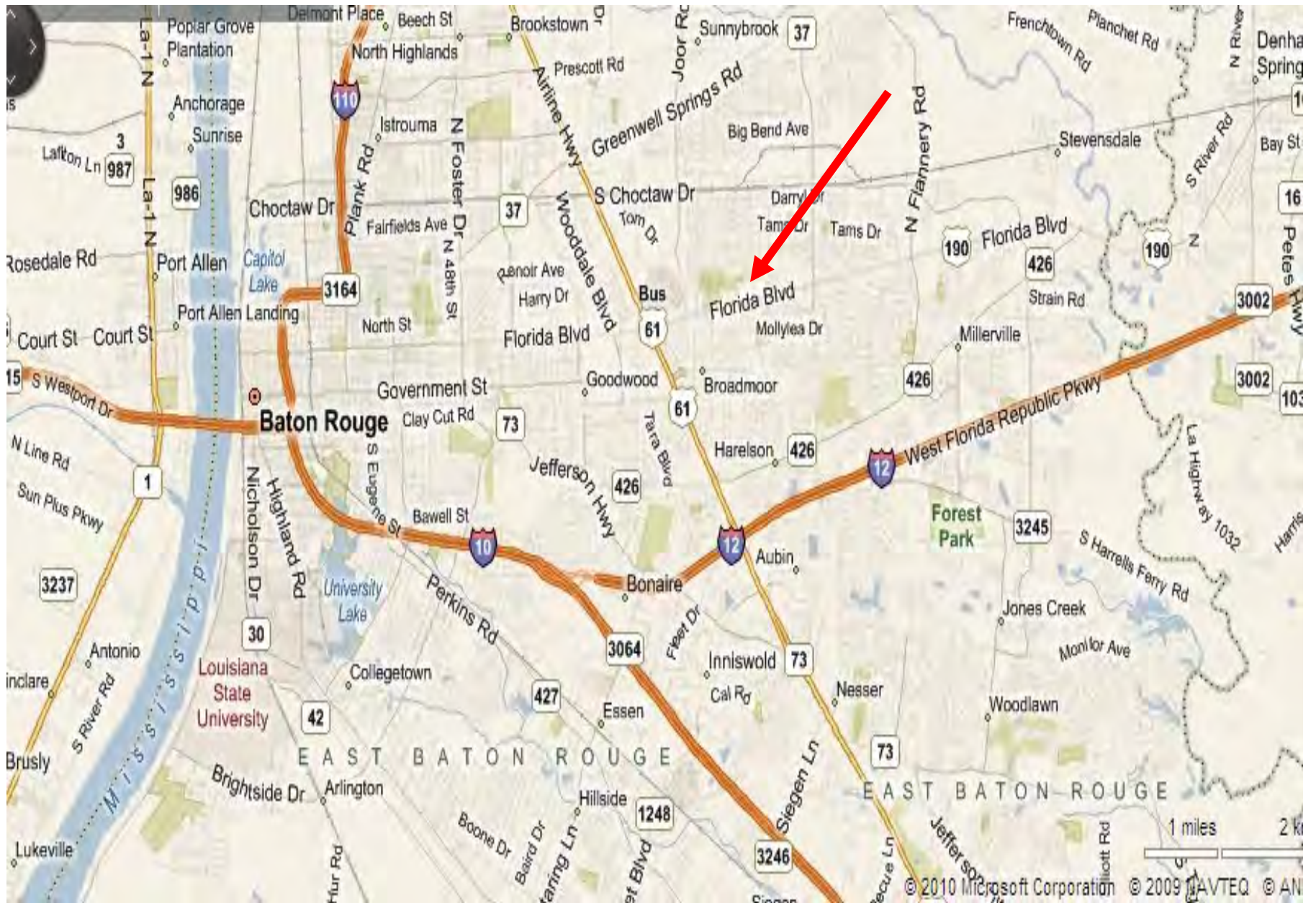


CORTANA MALL

BROADMOOR



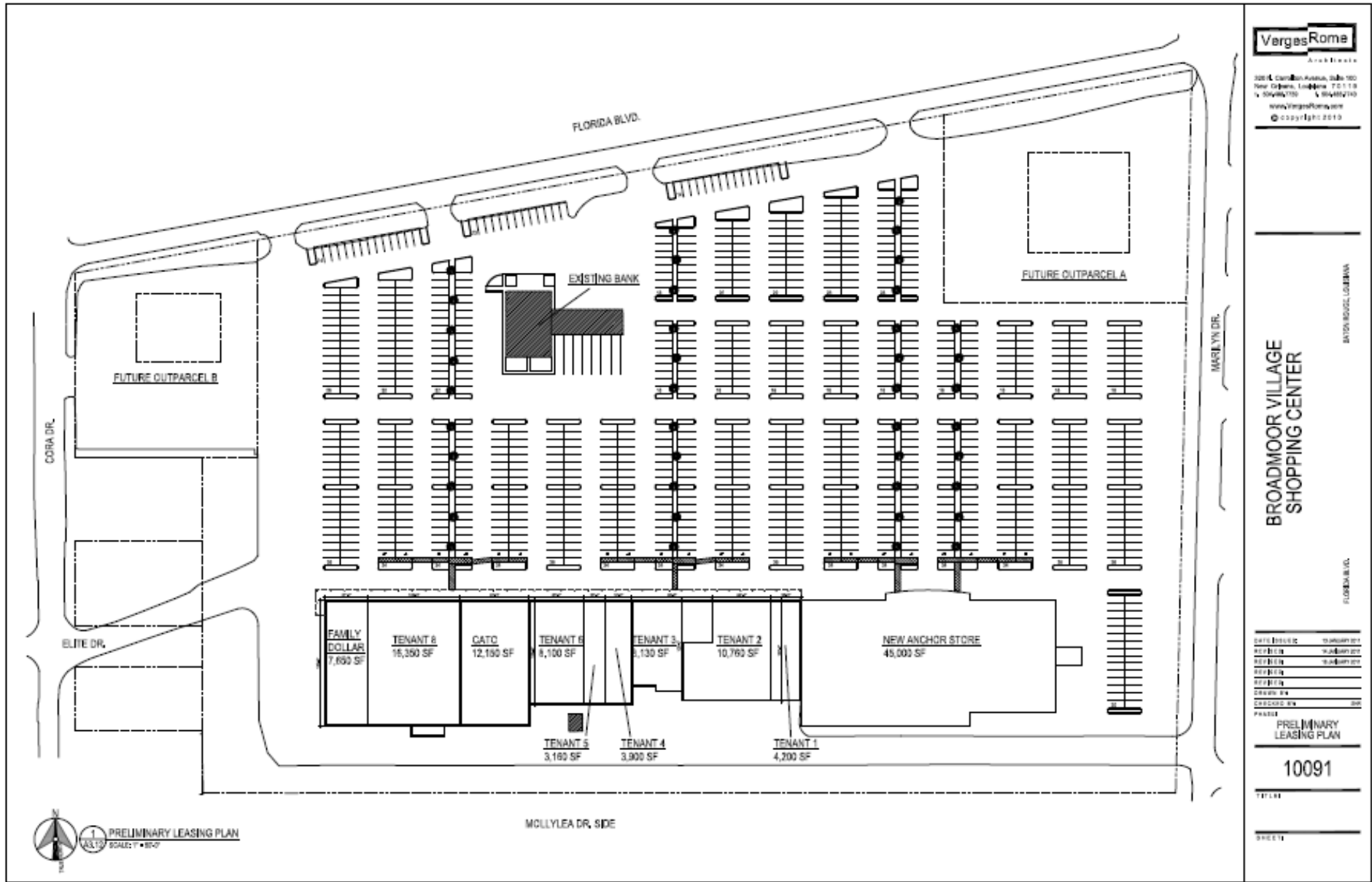








PROPOSED SITE PLAN 1



VergesRome
ARCHITECTS

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DATE ISSUED:	05/08/2010
REVISION:	05/08/2010
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DESIGNED BY:	SR
CHECKED BY:	SR
PROJECT:	

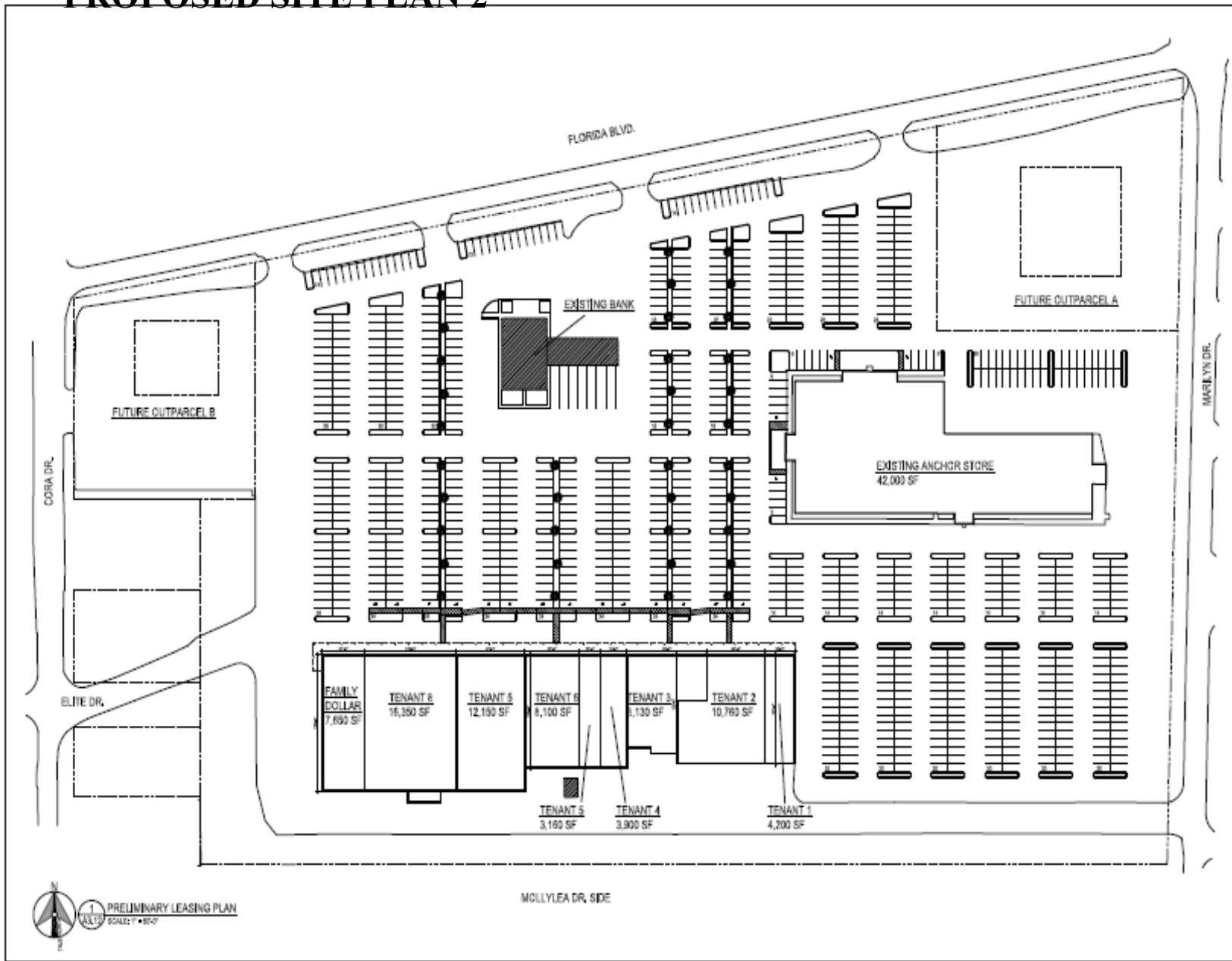
PRELIMINARY LEASING PLAN

10091

1/1/10

SHEET 1

PROPOSED SITE PLAN 2



VergasRome
Architects

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BROADMOOR VILLAGE SHOPPING CENTER

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DESIGN BY	
CHECKED BY	

PRELIMINARY LEASING PLAN

10091

DESIGN OPTION #2

SHEET

PRELIMINARY LEASING PLAN
SCALE: 1"=80'