



MATTHEWS

**Baker Regional
Shopping Center**
250 Main St | Baker, LA 70714

Anchor Tenants

**Shoppers
Value Foods**

**ROSES
EXPRESS**

it'sfashionmetro

National/Regional Tenants

BR
BASKIN • ROBBINS
metro
by T Mobile

**H&R
BLOCK**

**The ★★★★★
General**

**OneMain
Financial**

cricket
wireless

**DOLLAR
GENERAL**

**HAIR ZONE
BEAUTY SUPPLY**

HIGHLIGHTS

Grocery-anchored by the #3 Shoppers Value nationally
Boasting a long-term lease through 2034 and almost 20 years of tenure at the Property

Situated just north of downtown Baton Rouge — Louisiana's state capital and a top SEC college town

Which is home to Louisiana State University and its 34,000+ students, as well as a major industrial, petrochemical, medical and technology center

Home to a synergistic mix of low-cost providers, including Shoppers Value, Dollar General, Roses Express, Its Fashion Metro, and Affordable Home Furnishings

Bolstering an almost 79% national and strong regional tenant roster

Dollar General just renewed (early) through 2032, reaffirming its commitment after 29 years of tenure at the Property

Bolstering an average remaining anchor lease term which exceeds 5 years

Well-positioned at the signalized intersection of Lavey Ln and State Route 19 (30,800 VPD)

Connecting Downtown Baton Rouge and Baton Rouge Metro Airport with myriad communities to the north, all the way into southern Mississippi

Low, replaceable rents provide insulation from any potential future volatility

While also providing the next iteration of ownership with a notable mark-to-market opportunity

Beneficial mix of national outparcel draws — Popeye's, McDonald's, Shell, AutoZone, Chevron, and Enterprise
Helps drive consumer foot traffic to the Property throughout the day



134,945± SF
Offering GLA



\$7,400,000
9.0% Cap Rate



95.62%
Occupancy



12.10± AC
Land Area



\$667,071
NOI

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