

CONTACT  
WILL CHADWICK  
225-659-8657



Burlington



Marshalls

# Hammond Aire Plaza

Retail Space Available | Baton Rouge, LA

- ◆ Well established center with dominant, best-in-class anchor tenants including Albertsons, Burlington, Marshalls, and Michaels.
- ◆ Positioned adjacent to densely populated neighborhoods and boasts additional 5-mile daytime population of **over 280,000**.
- ◆ Located at the intersection of two highly trafficked thoroughfares with total traffic counts in excess of **85,000 vehicles per day**.
- ◆ Regional location with quick access to Interstates 10 & 12 plus a unique-to-market anchor lineup with only one duplicate anchor location within a 60-mile radius.
- ◆ Over **345,000 square feet** of premier retail space consisting of primary and shadow centers with multiple access points and cross-access with adjacent retailers.





# Center Overview

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Hammond Aire Plaza is located at the corner of Airline Highway and Old Hammond Highway in the heart of Baton Rouge. The center features multiple points of entry from two major roadways and cross access with high-profile retailers. With **over 340,00 square feet** of retail space and approximately **87,085 vehicles passing per day**, Hammond Aire Plaza gives tenants ideal access to the residents of Louisiana's capital city.





# Tenants & Availability

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#	TENANT	SIZE
1	Elite Nails	703 SF
2A	Subway	1,312 SF
2B	Sprint	1,590 SF
3	High Tech Cuts	1,410 SF
4	Miracle Ear	1,023 SF
5	Catherine's	4,200 SF
6	Foot Locker	10,695 SF
8B	Salon James	4,452 SF
8C	To New York	3,094 SF
9	Jimmy Jazz	9,335 SF
10	GNC	1,380 SF
12	The Jambalaya Shoppe	3,023 SF
14	Jenny Craig	1,320 SF
15	AVAILABLE	965 SF
16	AVAILABLE	850 SF
17	Roman's Cafe	1,910 SF
18	OneMain Financial	1,740 SF
19	Smoothie King	1,157 SF
20	iER Phone Repair	1,149 SF
21	Little Caesars Pizza	1,745 SF
25	Michaels	23,400 SF
28	Stein Mart	40,000 SF
30	Shoe Station	15,920 SF
36	Ashley Stewart	6,298 SF
42	rue21	6,087 SF
44	Sally Beauty	2,125 SF
46	You & I Fashions	1,845 SF
48	K&G Fashion	32,723 SF
50B	Tuesday Morning	12,500 SF
55	Footaction	6,000 SF
57	Rainbow	13,837 SF
60	Marshalls	25,000 SF
62	Mattress Firm	6,600 SF
64	Albertsons Fuel	810 SF
99	Burlington Coat Factory	80,450 SF
0A0	AVAILABLE	1,700 SF
0B0	AVAILABLE	1,749 SF
0C0	AVAILABLE	2,550 SF
0D0	Jackson Hewitt Tax	3,910 SF
0F0	AVAILABLE	3,067 SF
0G0	Salon Studios	9,433 SF
<b>TOTAL</b>		<b>349,857 SF</b>





# Suites 15 & 16

**CURRENTLY AVAILABLE**

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## SUITE 15

TOTAL SPACE	965 SF
LEASE RATE	CONTACT BROKER
LEASE TERM	NEGOTIABLE
LEASE TYPE	NNN

Formerly used as beauty salon. Available immediately.

## SUITE 16

TOTAL SPACE	850 SF
LEASE RATE	CONTACT BROKER
LEASE TERM	NEGOTIABLE
LEASE TYPE	NNN

Formerly used as restaurant. Available immediately.





# Suites 0A0, 0B0, 0C0, 0F0

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## SUITE 0A0

TOTAL SPACE	1,700 SF
LEASE RATE	CONTACT BROKER
LEASE TERM	NEGOTIABLE
LEASE TYPE	NNN

Located on second Floor. Available immediately.

## SUITE 0B0

TOTAL SPACE	1,749 SF
LEASE RATE	CONTACT BROKER
LEASE TERM	NEGOTIABLE
LEASE TYPE	NNN

Located on second Floor. Available immediately.

## SUITE 0C0

TOTAL SPACE	2,550 SF
LEASE RATE	CONTACT BROKER
LEASE TERM	NEGOTIABLE
LEASE TYPE	NNN

Can be subdivided. Located on second Floor. Available immediately.

## SUITE 0F0

TOTAL SPACE	3,067 SF
LEASE RATE	CONTACT BROKER
LEASE TERM	NEGOTIABLE
LEASE TYPE	NNN

Located on second Floor. Available immediately.



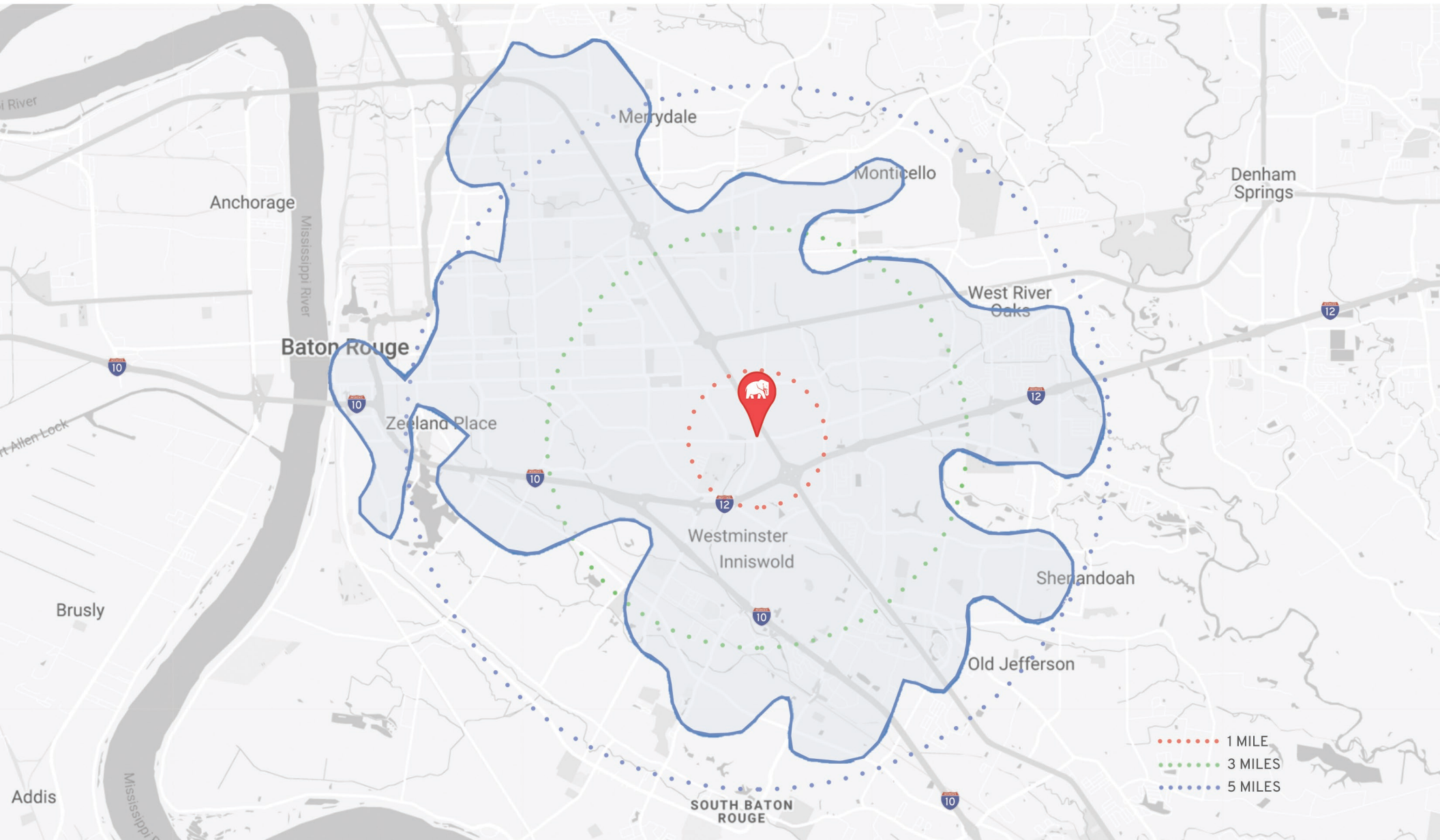
# Mobile Trade Area

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## Geographic area from which Hammond Aire Plaza generates the majority of its visitors.

- 70% of Hammond Aire Plaza's customers come from within the shaded area.
- Trade area for the center stretches beyond the 5-mile radius.
- Trade area captures customers from East Baton Rouge and Livingston Parishes.
- Customers travel to the center using both of Baton Rouge's main thoroughfares, I-10 and I-12





# Demographics

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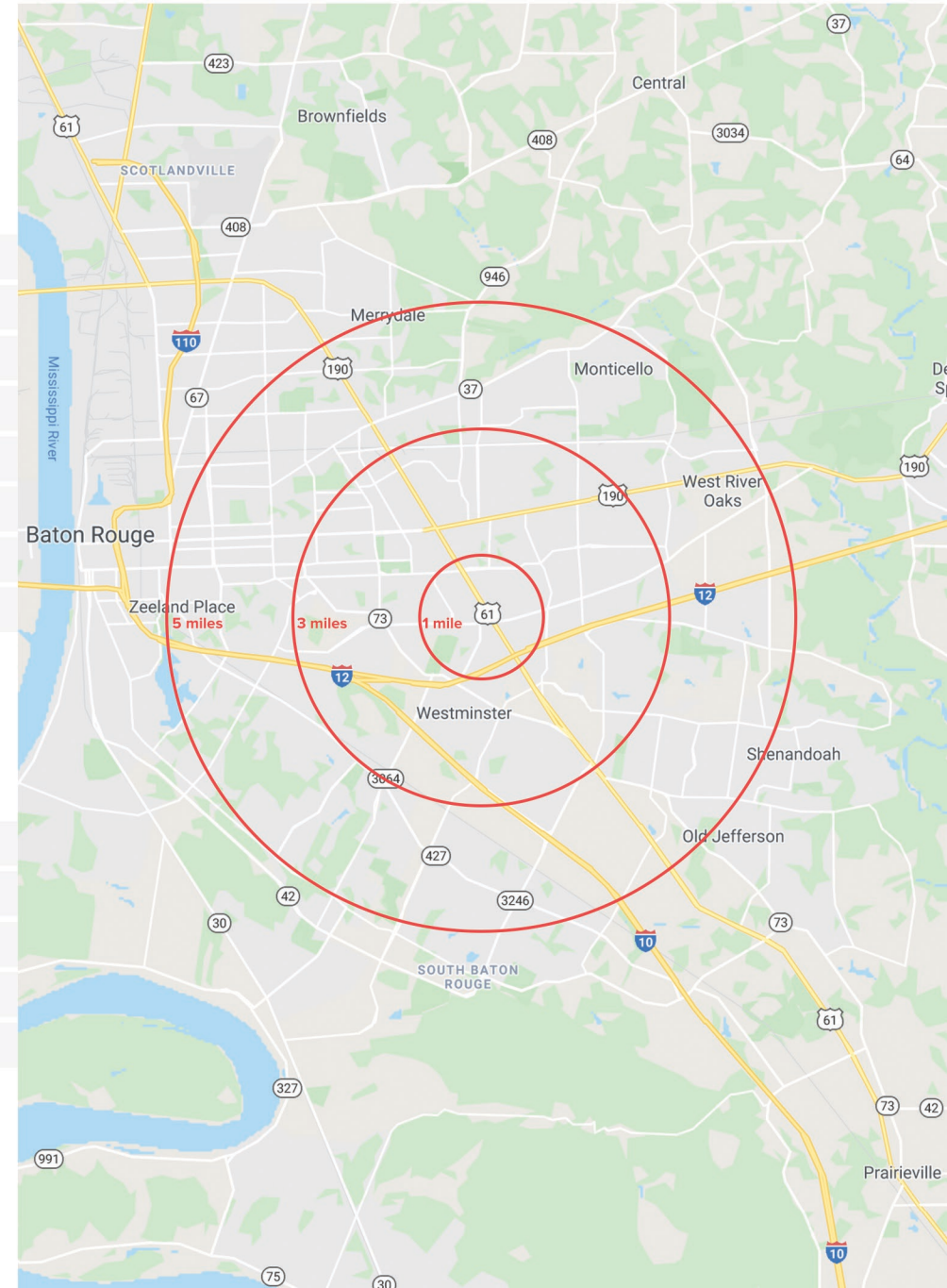
## Hammond Aire Plaza

Demographic	1 mile	3 miles	5 miles
Total Population	8,113	74,052	195,911
Total Households	3,793	32,262	81,092
Persons Per Household	2.1	2.3	2.4
Average Age	40.7	36.6	35.7
Average Age Male	35.6	33.5	33.4
Average Age Female	43.8	39.2	37.8
Average Household Income	\$73,901	\$67,485	\$69,609
Average Home Value	-	\$226,374	\$231,247

## Baton Rouge MSA

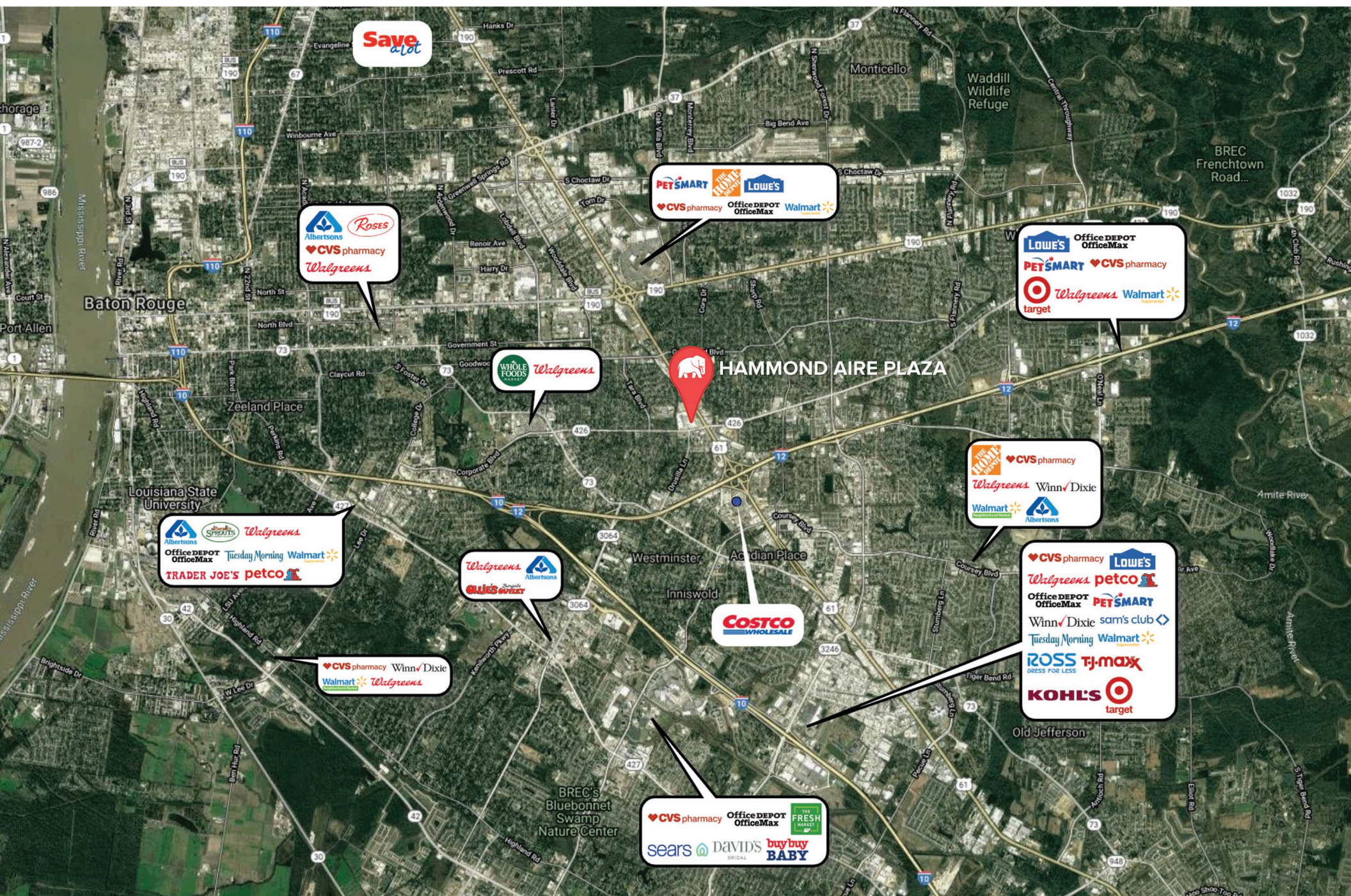
Total Population	862,934
Median Household Income	\$57,511
Average Household Income	\$84,684
Median Age	36.1
Employees	389,432

\*Demographic data derived from the 2010 U.S. Census data.





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# Additional Photos

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**Will Chadwick**

VP - Retail Sales & Leasing  
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**Professional Background**

Will is a Louisiana native, growing up in Shreveport before moving to Baton Rouge to attend Louisiana State University where he graduated with a Marketing Degree. Will then went on to graduate from the LSU Flores MBA Program with a concentration in International Business. Upon graduation, Will moved to Houston to work with Chevron USA. During his time with Chevron, Will negotiated oil and gas leases in the Permian Basin to grow Chevron's acreage portfolio.

Will took an opportunity to move back to Baton Rouge to work with Premier Health where he focused on site selection for the growing urgent care operator. During his time with Premier Health, Will was responsible for analyzing markets across the country to locate growth opportunities and negotiate lease agreements for the company's 15+ partnerships. This insight into Tenant representation, demographic analysis, and contract negotiation provided Will a perfect foundation to make a move into Brokerage where he focuses on Retail Real Estate deals.

Will is an active member of the International Council of Shopping Centers (ICSC), the retail real estate industry's largest network. He attends both regional and national networking and deal making events. Will was awarded a scholarship to attend the 2018 John T Riordan School for Retail Real Estate Professionals and graduated the Development, Design, and Construction Institute.



**Mathew Laborde, CCIM**

President & CEO, Broker  
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**Professional Successes**

Elifin Realty won the 2020 Business Growth Award  
Greater Baton Rouge Association of Realtors

- Board of Directors (2019-current)

GBRAR, Commercial Investment Division (CID)

- Vice President (2019-2020)
- Board of Directors (2017-2020)

Louisiana Commercial Database (LACDB.com)

- Board of Directors (2013, 2019-2020)

Named 40 under 40 by the Baton Rouge Business Report  
Hired as Master broker by \$30+ billion financial institution to right size their facilities portfolio through dispositions, sale leasebacks, lease-up of vacant space (Florida, Tennessee, Arkansas, Mississippi, Louisiana, Alabama).

Commercial Real Estate Agent at Beau Box CRE

- #1 Top Producer (2015)
- #3 Top Producer (2014)
- #3 Top Producer (2013)
- #2 Top Producer (2012)

Baton Rouge TRENDS in Real Estate Conference, Industrial Committee

- Co-Chair, Co-Presenter (2015-2016)
- Co-Chair (2014)
- Committee Member (2011-2013)

Certified Commercial Investment Member (CCIM)

- Earned CCIM designation at the age of 23, becoming one of the youngest people in the world to do so (2013)