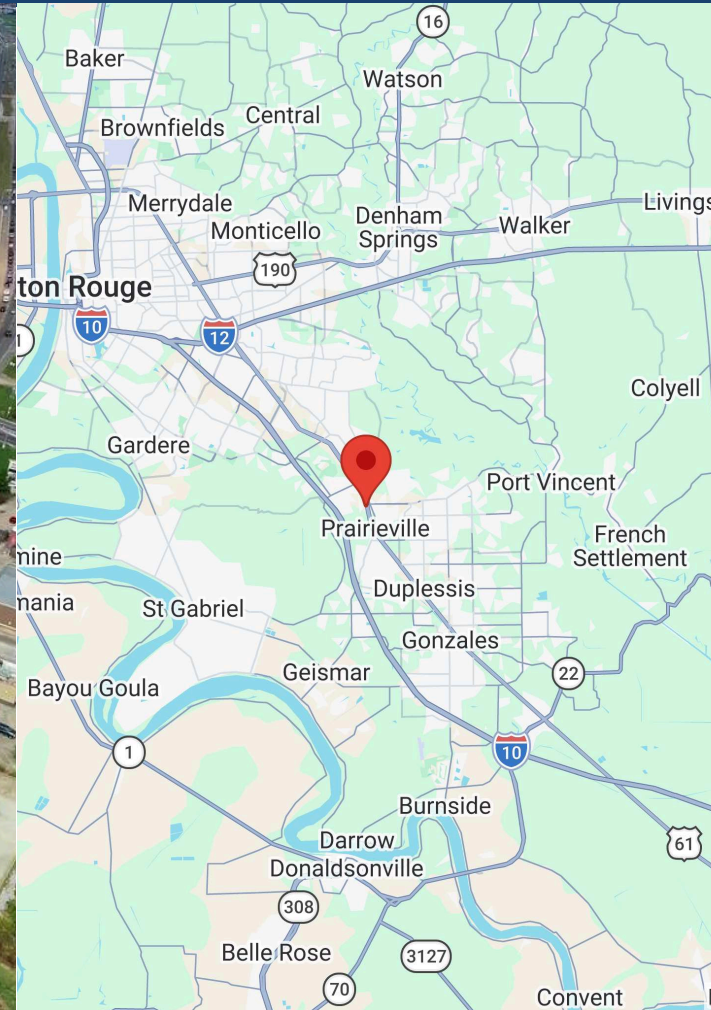


COMMERCE CENTRE

17097 AIRLINE HIGHWAY // PRAIRIEVILLE, LA 70769



OWNED GLA
33,744 SF

DEMOGRAPHICS
Population
Avg Income

Commerce Centre is a 33,744-square-foot retail center in Prairieville, Louisiana, in the affluent Baton Rouge suburb of Ascension Parish. Built in 2015, the property was acquired by Ziff Real Estate Partners as a value-add opportunity to lease up from 72% occupancy in one of Louisiana's strongest retail submarkets.

Major Tenants: Capitol Wellness Solutions LLC, Geisha, Hot Tails, Blue Agave, Lucky Claw LLC

ZRP

**ZIFF
REAL ESTATE
PARTNERS**

FOR LEASING INFORMATION

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COMMERCE CENTRE

17097 AIRLINE HIGHWAY // PRAIRIEVILLE, LA 70769

SUITE#	Tenant Name	GLA(SF)
204-205	AVAILABLE	3,747 SF
209-211	AVAILABLE	5,621 SF

SUITE#	Tenant Name	GLA(SF)
101	BLUE AGAVE	3,027 SF
104	GEISHA	4,497 SF
106	LOUISIANA FAMILY DENTAL	1,499 SF
107	DIRTY SOUTH	1,366 SF
201	HANNAH - Q SMOKEHOUSE	1,428 SF
202	BLUME BEAUTY BAR	1,874 SF
203	LUCKY CLAW LLC	1,875 SF
206-208	CAPITOL WELLNESS SOLUTIONS LLC	5,360 SF
212 & 213	HOT TAILS	3,450 SF

Available Coming Available Occupied Non-Controlled



Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.



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