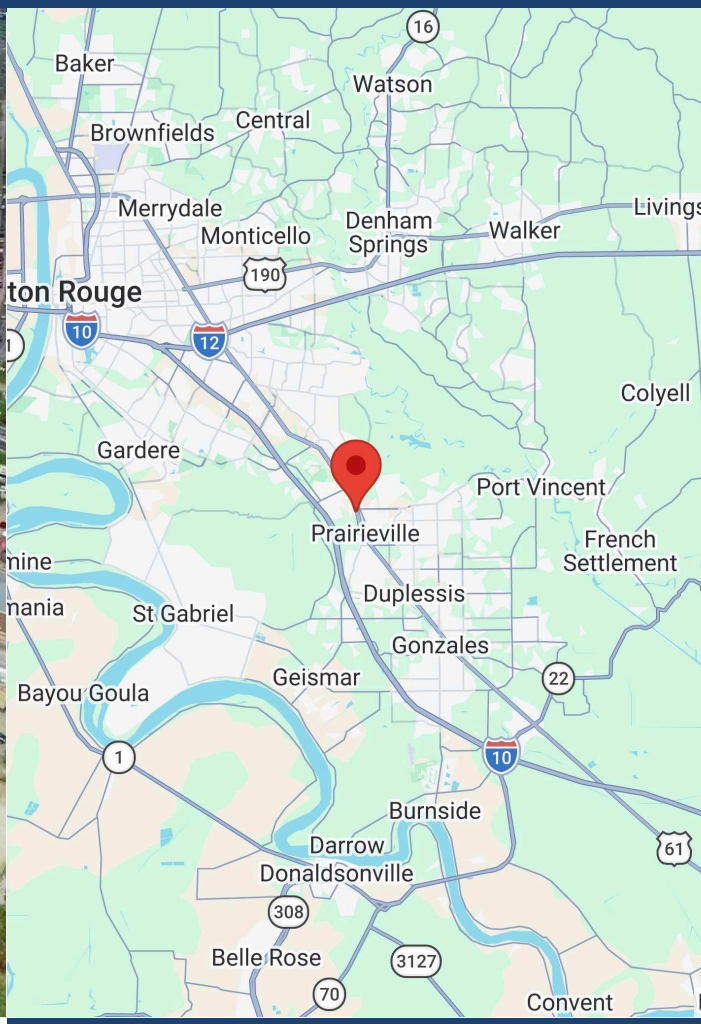
COMMERCE CENTRE

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

Available | Coming Available | Occupied | Non-Controlled



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

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.

ZRP

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