



PROPERTY DESCRIPTION

3,229 SF of highly flexible retail space available at the corner of Highland Road and W. State Street, immediately adjacent to the North Gates of LSU. The space is move-in ready and well-suited for a broad range of uses including QSR, fast casual, retail, or medical office conversion. The building totals 6,450 SF with an open floor plan, existing tile flooring, and onsite parking, offering a functional shell ready for a new operator's build-out.

LOCATION DESCRIPTION

3332 Highland Road sits at one of the highest-traffic intersections in Baton Rouge — the North Gates of LSU, where Highland Road meets W. State Street. The immediate trade area is anchored by the #1 Chipotle in Louisiana by foot traffic, with national co-tenants including Raising Cane's and Chase Bank within the same corridor. Three high-end student housing projects surround the site, generating a dense, captive consumer base of students, faculty, and staff year-round. University Lakes and the broader Midcity residential market extend the draw beyond the campus edge. Daytime population and pedestrian counts at this intersection rival most suburban power centers in the metro, making this one of the most coveted retail nodes in Baton Rouge.

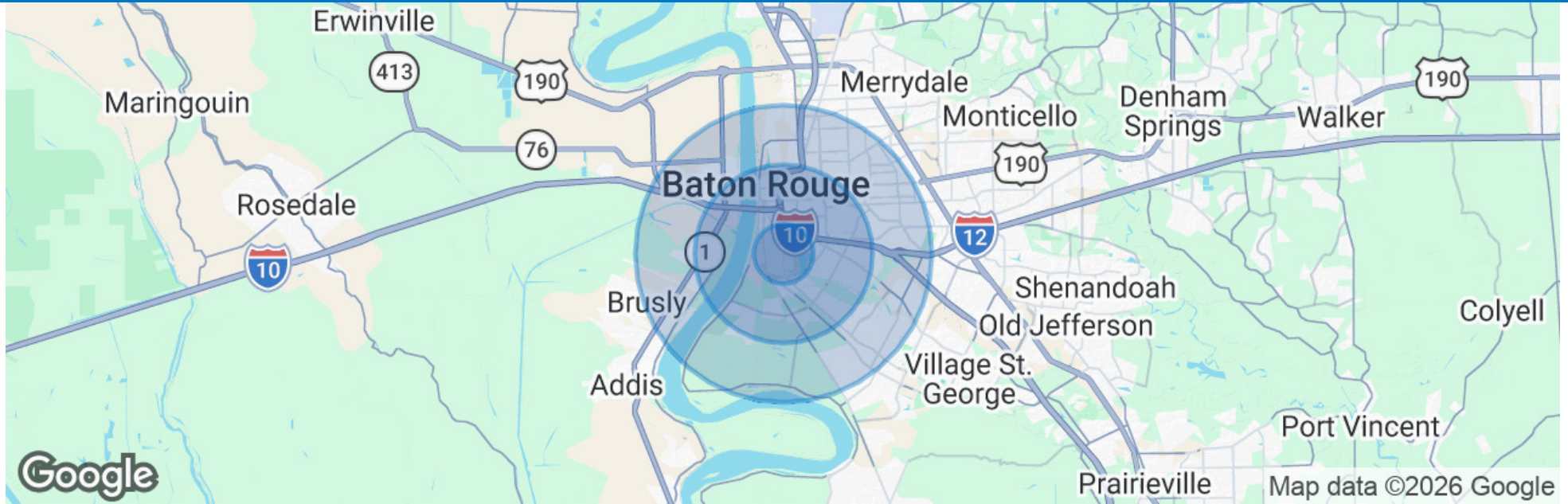
PROPERTY HIGHLIGHTS

- Flexible use: QSR, fast casual, retail, or medical office
- Open shell: ready for tenant build-out
- Ready for immediate occupancy
- 23 onsite parking spaces
- #1 Chipotle in Louisiana by foot traffic

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
NNN Rate:	\$4.00 SF/yr
Available SF:	3,229 SF
Building Size:	6,450 SF





POPULATION

Total Population

1 MILE	3 MILES	5 MILES
13,496	70,096	137,157

HOUSEHOLDS & INCOME

Total Households

1 MILE	3 MILES	5 MILES
3,758	28,942	57,003

Average HH Income

1 MILE	3 MILES	5 MILES
\$52,590	\$90,035	\$87,236

2023 American Community Survey (ACS)

