



# Kenilworth Plaza

7384, 7386, 7388 Highland Rd

Baton Rouge, LA 70808

**CBRE**



# Aerial Overview



# Mixed-Use Complex for Sale

## Summary

- Kenilworth Plaza Center consists of three buildings totaling  $\pm$  21,881 SF on 2 acres.
- Located on Highland Road across from Kenilworth Neighborhood, Superior Grill, Matherne's Market, and Max Fitness.
- Property has a great mix of office and retail tenants, some have occupied space for more than 25+ years.
- Keynote tenant is Grace Yoga, who currently leases  $\pm$ 4,800 SF.
- Property was renovated in 2020.
- Ample parking in front and behind the complex, totaling 55 parking spaces.
- Floorplans Available Upon Request.
- **CONTACT AGENTS FOR INVESTMENT DETAILS**
- **Do Not disturb Tenants, Contact Agents for showings.**

**\$2,795,000**

Asking Price



**\$127.74**

Price per SF



# Investment Highlights

- Rare Highland Rd Office for Sale
- Below market rents
- Property never has been professionally marketed for lease
- Short-term leases create opportunity to bring up to market standards
- Rental income offsets costs for an owner occupant
- Mixed-use retail and office tenants for built in diversification

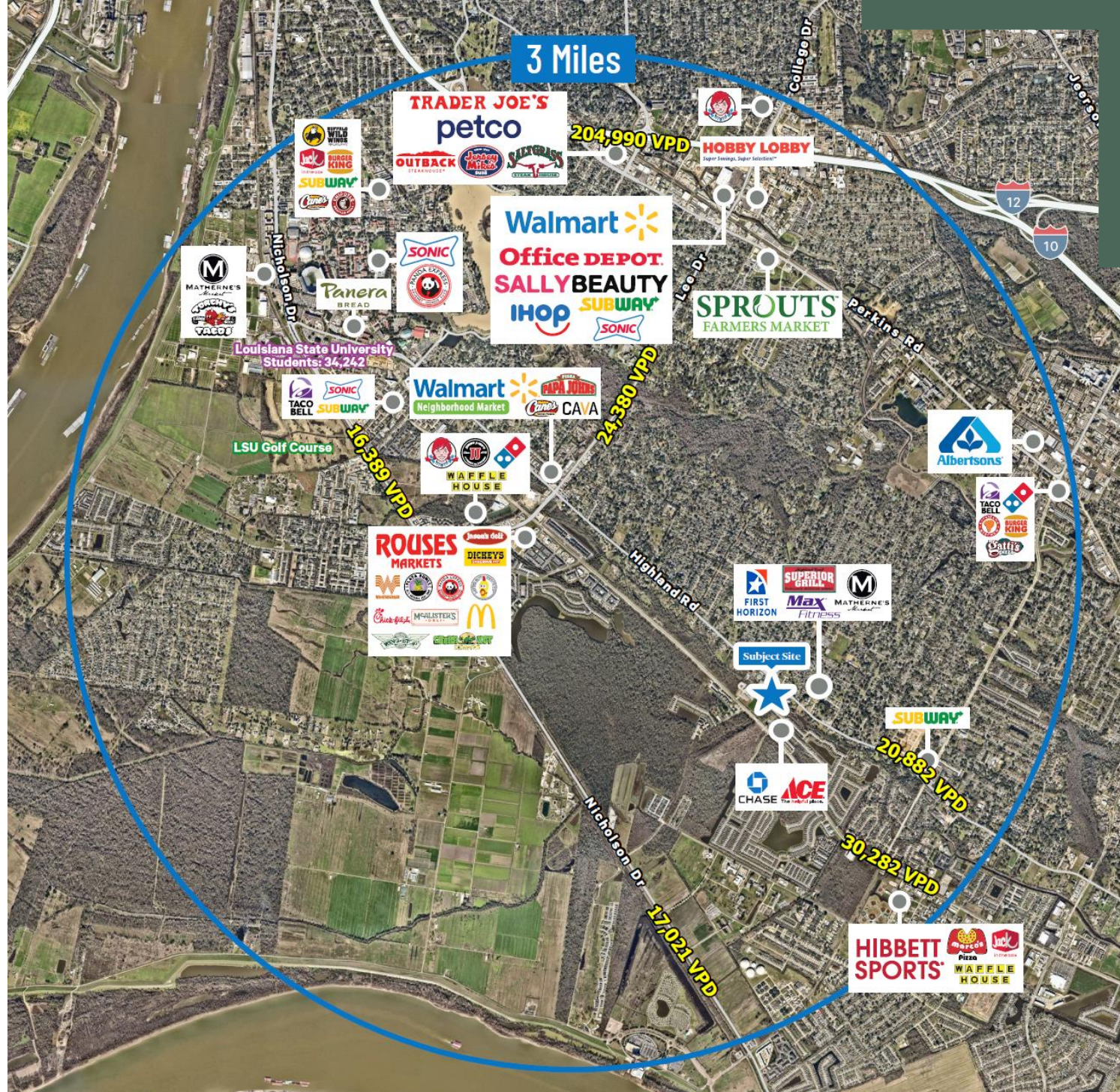


- **Occupancy- 73.6%**
- **Contact Agents for Investment Details**

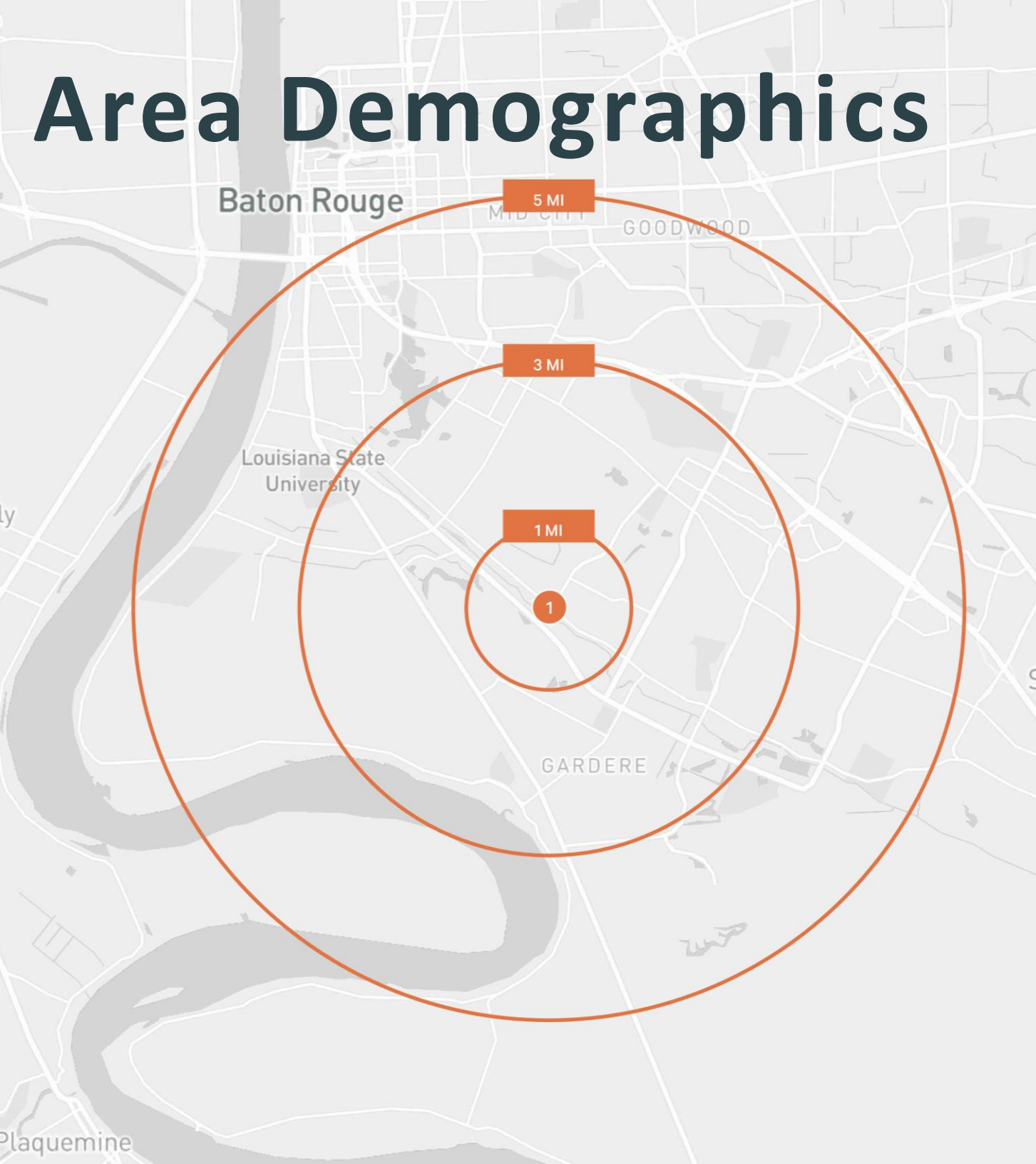


# Retail Map

- ◆ 2.1 Miles from Arlington Marketplace
- ◆ 2.4 Miles from BR Medical District
- ◆ 2.9 Miles from LSU
- ◆ 3.6 Miles from the Interstate



# Area Demographics



## POPULATION



1 Mile  
**7,718**



3 Miles  
**63,950**



5 Miles  
**146,054**

## AVERAGE HOUSEHOLD INCOME



1 Mile  
**\$123,258**



3 Miles  
**\$102,207**



5 Miles  
**\$110,104**



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## Contacts

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