



College Row At Northgate

RETAIL SUITES FOR LEASE

3260 Highland Rd., Baton Rouge, LA 70802

Cade Bogan | 225.333.9807 | cbogan@beaubox.com



College Row at Northgate

3260 Highland Road, Baton Rouge, LA 70802

PROPERTY SUMMARY



Property Description

College Row at Northgate is located one block from LSU's main campus surrounded by three (3) premier student housing projects occupied by affluent students. College Row anchored by CVS and Buffalo Wild Wings consists of 30,000 SF of retail space right on Highland Road. LSU enrollment is over 35,000 students with over 4,000 full time faculty.

Property Highlights

- 176 total parking spaces
- Dense retail corridor
- Close proximity to LSU Campus
- CVS and Buffalo Wild Wings anchored shopping center
- Shopping center sits on 3.964 acres of land with access via Highland Road and West State Street

Cade Bogan

225.333.9807
cbogan@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 29, 2023

Offering Summary

Lease Rate:	\$22.00 - \$24.00 PSF (NNN)
NNN Fees:	\$5.85 PSF
Available SF:	1,620 SF (Building 3 - Suite 8)
	3,128 SF (Building 4 - Suite 5)

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,644	25,338	53,743
Total Population	12,476	63,564	135,486
Average HH Income	\$34,069	\$59,551	\$60,358



College Row at Northgate

3260 Highland Road, Baton Rouge, LA 70802

AERIAL 1



Cade Bogan
225.333.9807
cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 29, 2023



College Row at Northgate

3260 Highland Road, Baton Rouge, LA 70802

AERIAL 2



Cade Bogan
225.333.9807
cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 29, 2023



College Row at Northgate

3260 Highland Road, Baton Rouge, LA 70802

AERIAL 3 - PARKING



Cade Bogan
225.333.9807
cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 29, 2023



College Row at Northgate

3260 Highland Road, Baton Rouge, LA 70802

LOCATION MAPS



Cade Bogan
225.333.9807
cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 29, 2023



College Row at Northgate

3260 Highland Road, Baton Rouge, LA 70802

DEMOGRAPHICS MAP & REPORT

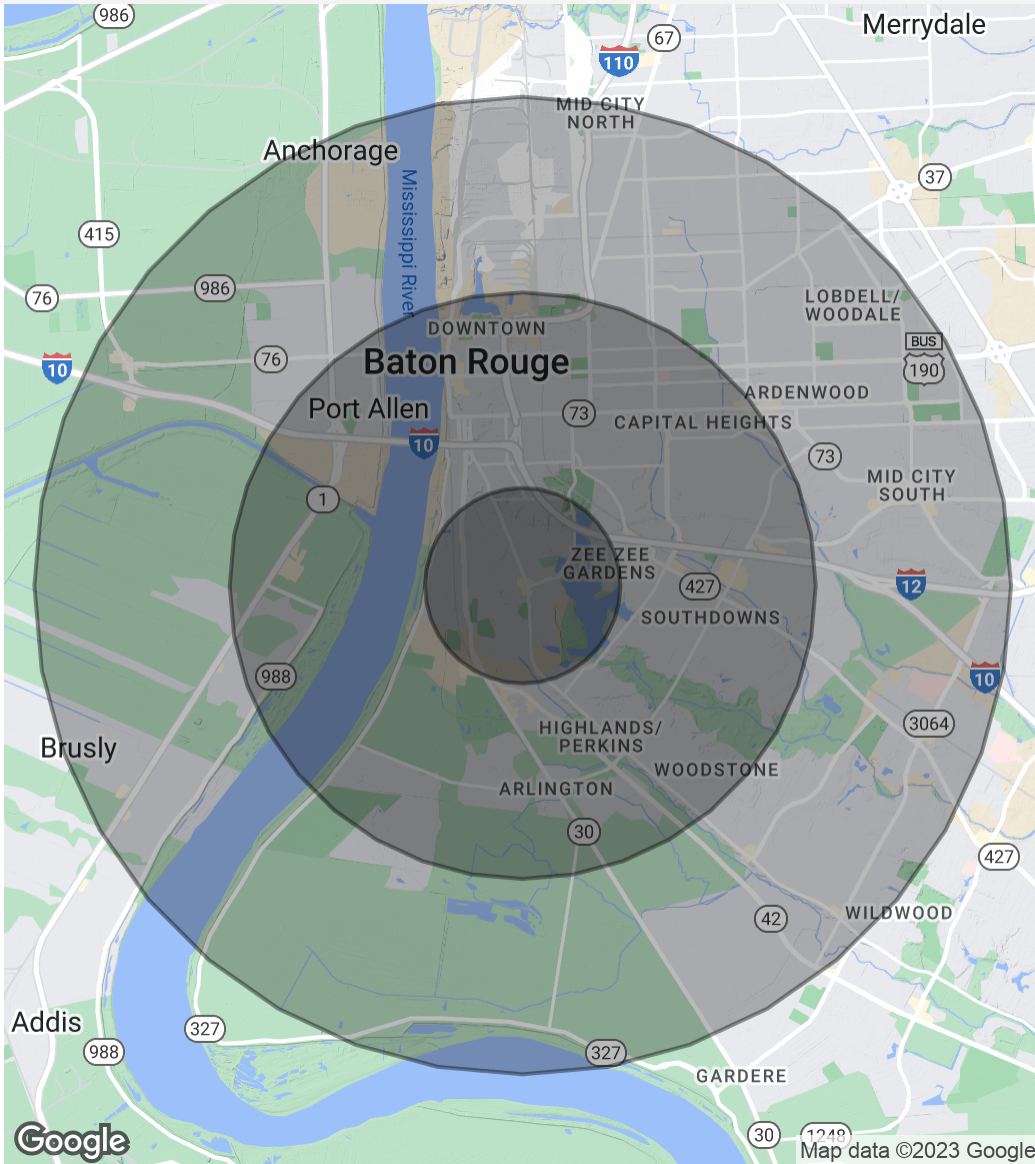
Population

	1 Mile	3 Miles	5 Miles
Total Population	12,476	63,564	135,486
Average Age	24.3	29.7	31.4
Average Age (Male)	24.5	29.2	29.9
Average Age (Female)	24.4	30.7	33.2

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,644	25,338	53,743
# Of Persons Per HH	3.4	2.5	2.5
Average HH Income	\$34,069	\$59,551	\$60,358
Average House Value	\$189,827	\$251,242	\$263,811

** Demographic data derived from 2020 ACS - US Census*



Cade Bogan
 225.333.9807
 cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 29, 2023

