



AVAILABLE FOR LEASE

Cade Bogan

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3260 HIGHLAND ROAD,
BATON ROUGE, LA 70802



5500 Bankers Avenue, Baton Rouge, LA 70808
tel: 225.237.3343

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

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Offering Summary

Lease Rate:	\$32 PSF (NNN)
NNN Fees:	\$6.69 PSF
Available SF:	1,619 - 4,747 SF

Demographics

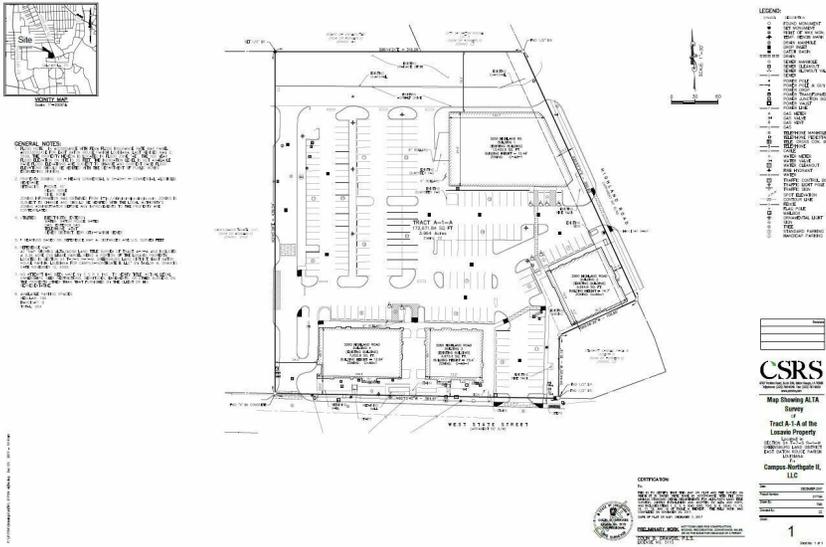
	1 Mile	3 Miles	5 Miles
Total Households	3,644	25,338	53,743
Total Population	12,476	63,564	135,486
Average HH Income	\$34,069	\$59,551	\$60,358



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LEASE SPACES



Lease Information

Lease Type:	NNN
Total Space:	1,619 - 4,747 SF

Lease Term:	Negotiable
Lease Rate:	\$32.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 8	Available	1,620 SF	NNN	\$32.00 SF/yr
Suite 6	Available	2,500 SF	NNN	\$32.00 SF/yr
Suite 5	Available	3,128 - 4,747 SF	NNN	\$32.00 SF/yr
Suite 4	Available	1,619 - 4,747 SF	NNN	\$32.00 SF/yr

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AERIAL - PARKING



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SUITE 8



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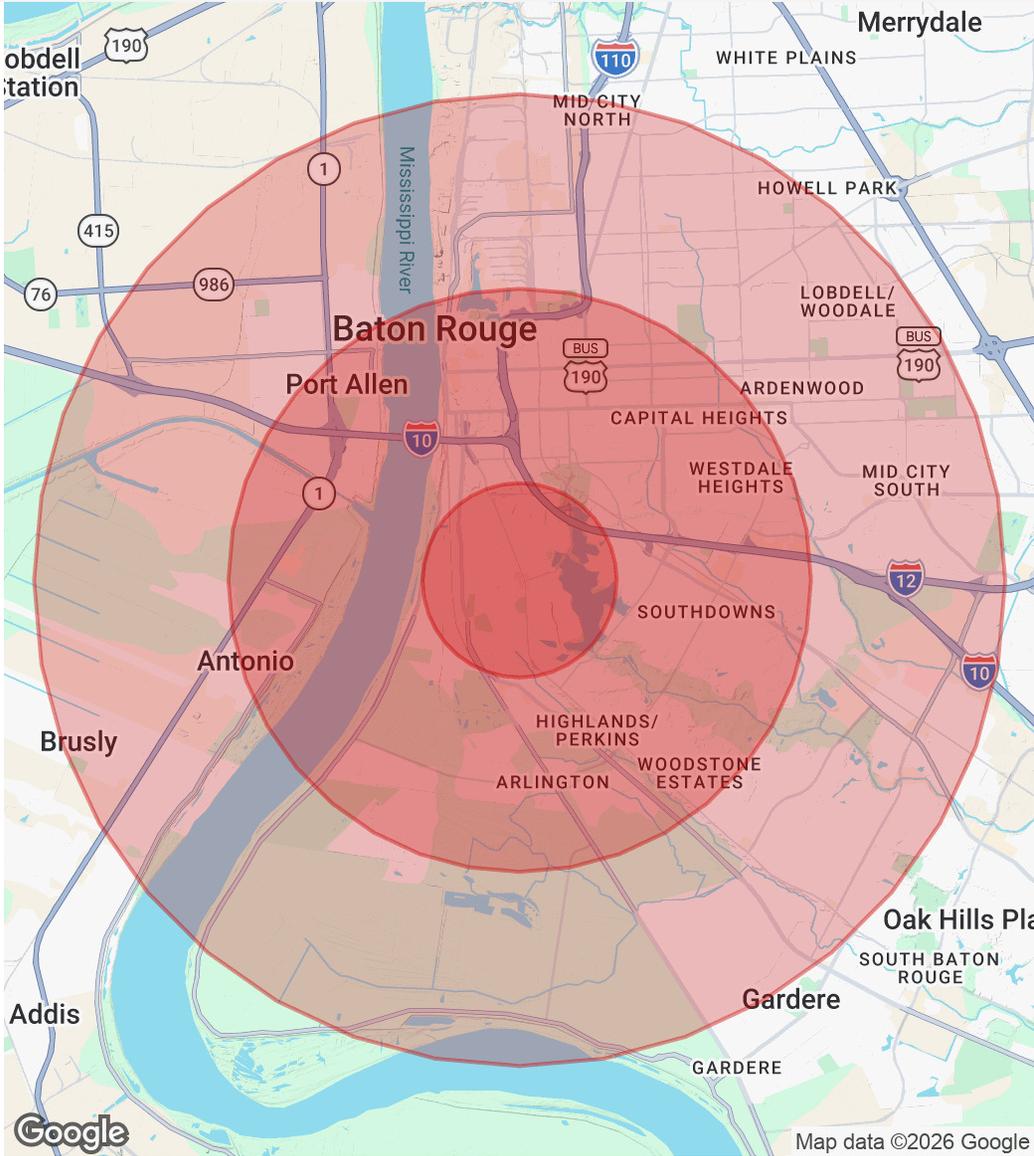
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DEMOGRAPHICS MAP & REPORT

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*



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