



HOTEL ANCHORED RETAIL FOR LEASE NEAR LOUISIANA STATE UNIVERSITY

4001 Nicholson Dr.
Baton Rouge, LA 70808



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

presented by:

CARMEN AUSTIN, MBA, CCIM, SIOR
225.930.6256
carmen@sr-cre.com



HIGH-END RETAIL FOR LEASE NEAR LSU | 1,113 - 8,895 SF AVAILABLE



PROPERTY HIGHLIGHTS

- Up to 5,103 SF first generation retail space available for lease
- Walking distance to LSU campus, Tiger Stadium, Alex Box Stadium at Skip Bertman Field, LSU Golf Course, Tiger Land, student housing and much more.
- Ground floor retail space
- Situated on first floor of newly renovated Sonesta ES Suites, a 6 story 117 room on-campus hotel
- End-cap space available
- Open to many uses including restaurants, retail and/or bar uses
- Located next door to the original Walk-On's, Lit Pizza
- Under new management and ownership
- Tenant Improvement allowance available
- New pylon sign

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,113 - 5,103 SF
Building Size:	11,503 SF

SUITES	LEASE RATE	SPACE SIZE
Suite A: (LEASED)	\$20.00 SF/yr	2,609 SF
Suite B: (LEASED)	\$20.00 SF/yr	2,447 SF
Suite C: (LEASED)	\$20.00 SF/yr	1,345 SF
Suite D: AVAILABLE	\$20.00 SF/yr	1,113 SF
Suite E: AVAILABLE	\$20.00 SF/yr	3,990 SF
TOTAL Contiguous:		5,103 SF

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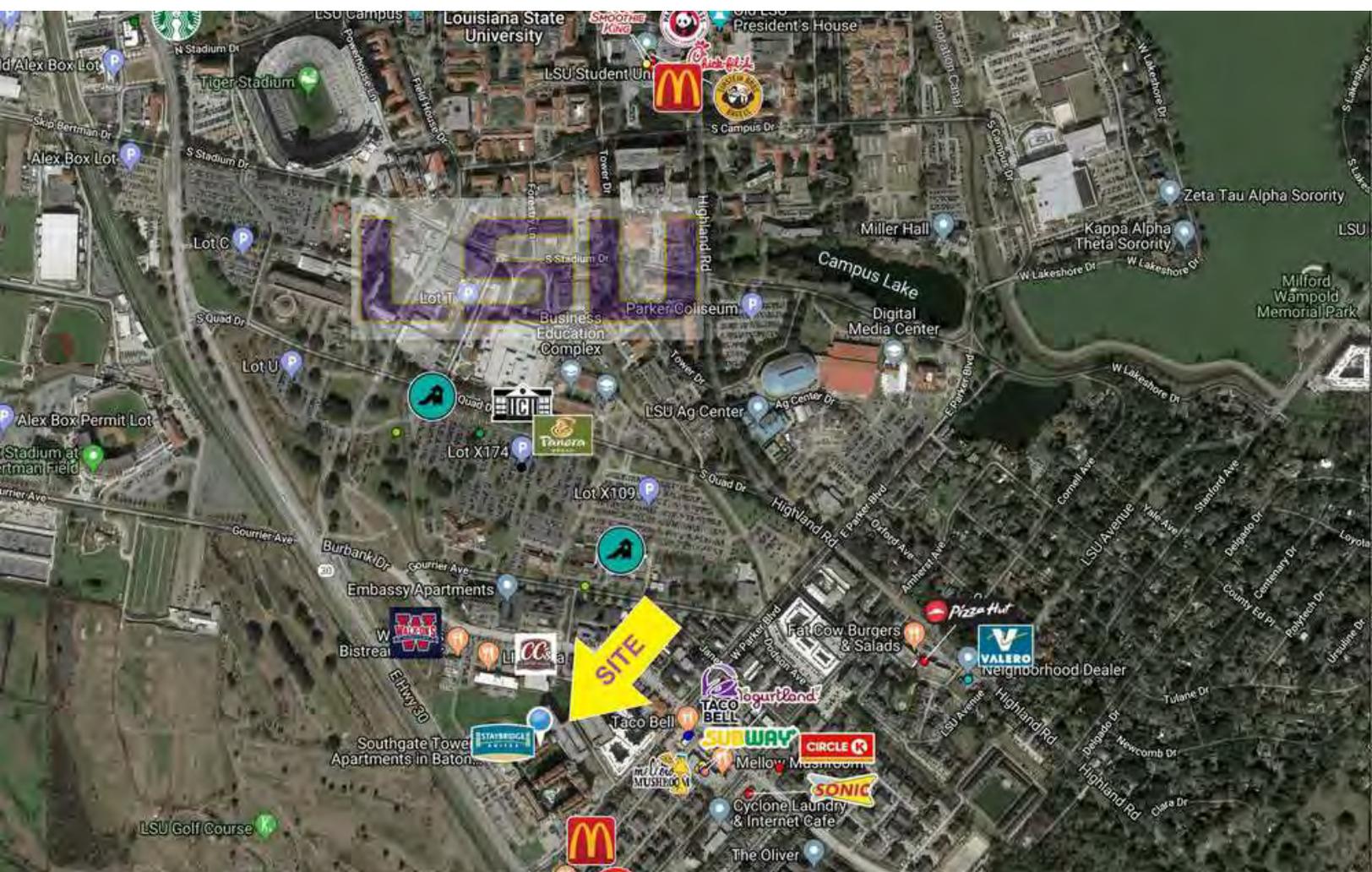
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

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5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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AERIAL | 1,113 - 8,995 SF AVAILABLE



AERIAL

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SITE MAP | 1,113 - 8,895 SF AVAILABLE



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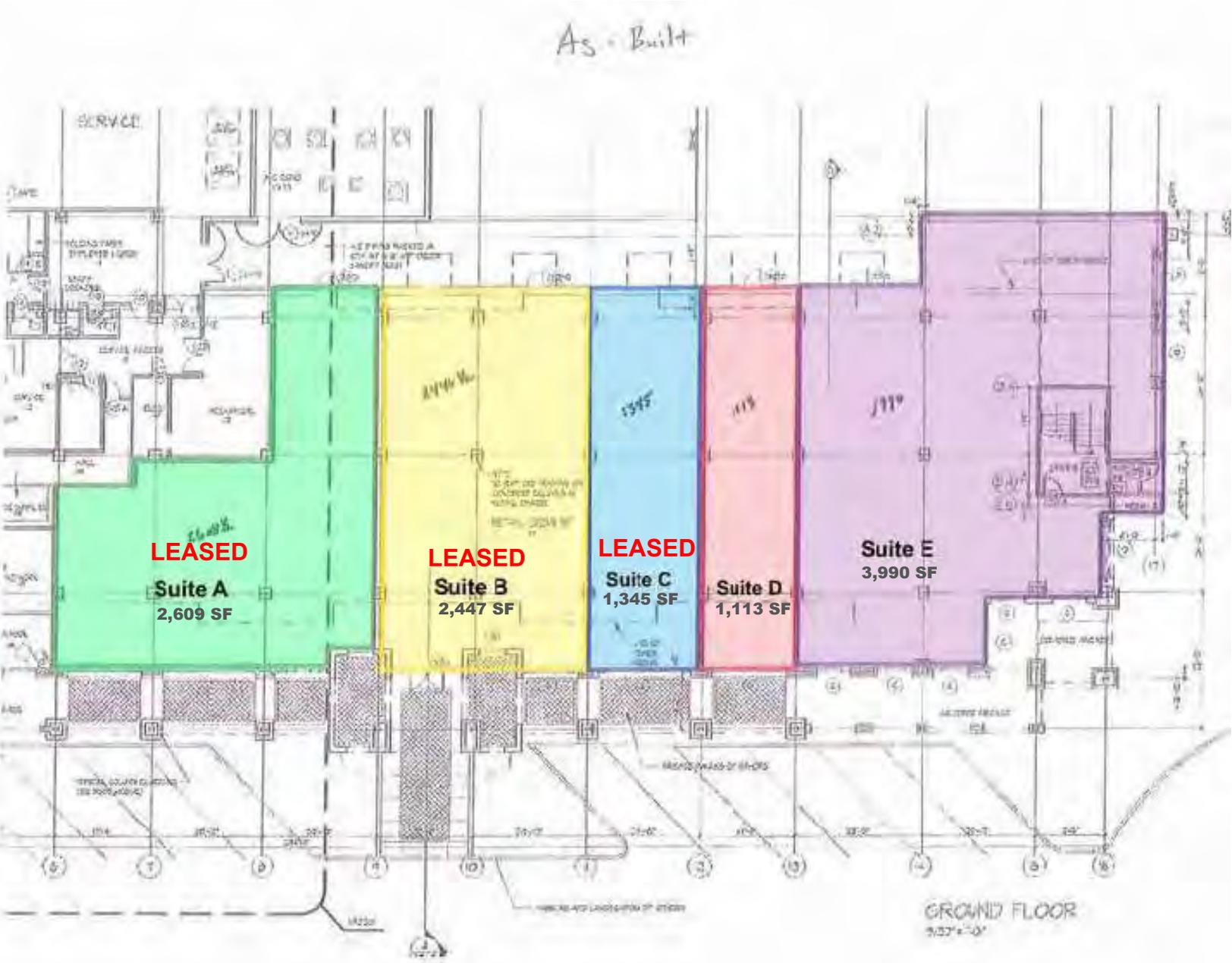
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BUILDING SITE PLAN | 1,113 - 8,895 SF AVAILABLE



FLOOR PLAN

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SONESTA ES SUITES LOBBY AREA | 1,113 - 8,895 SF AVAILABLE



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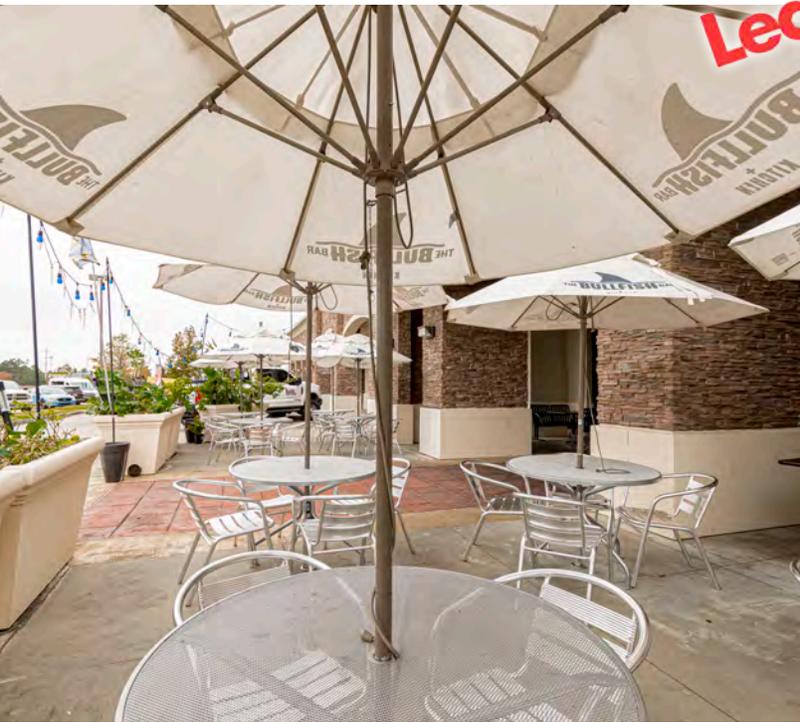


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4001 NICHOLSON DR.

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SUITE B | 2,447 SF AVAILABLE



Leased

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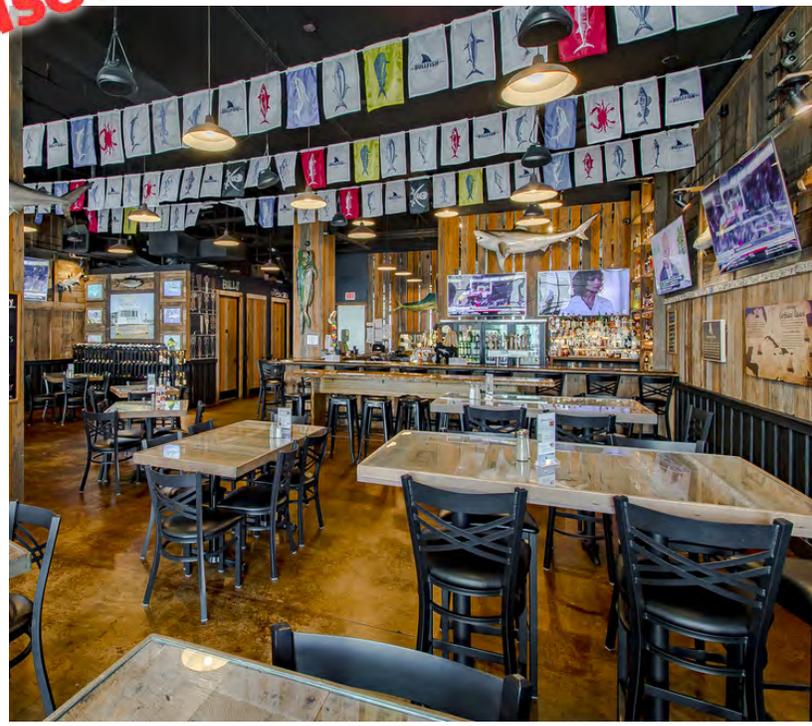


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SUITE B | 2,447 SF AVAILABLE



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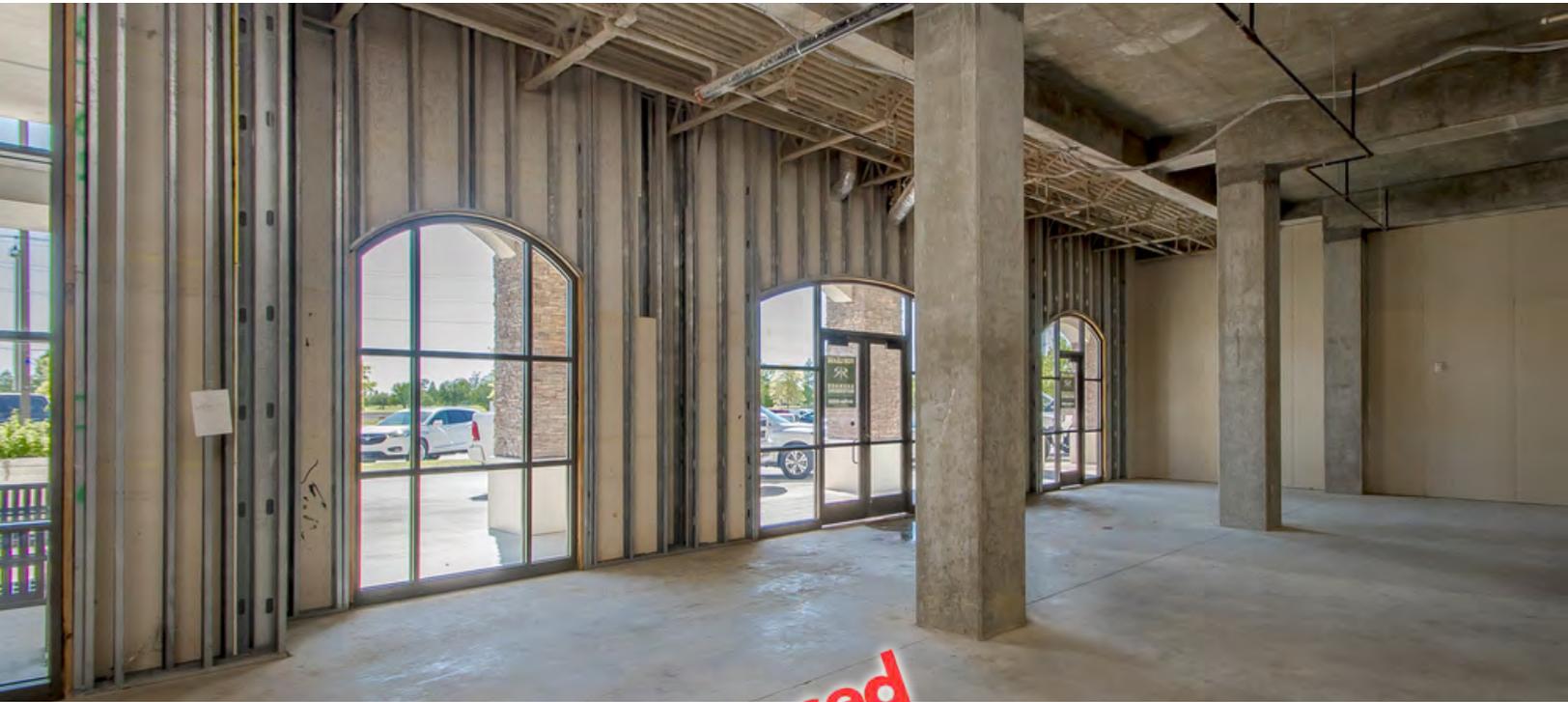


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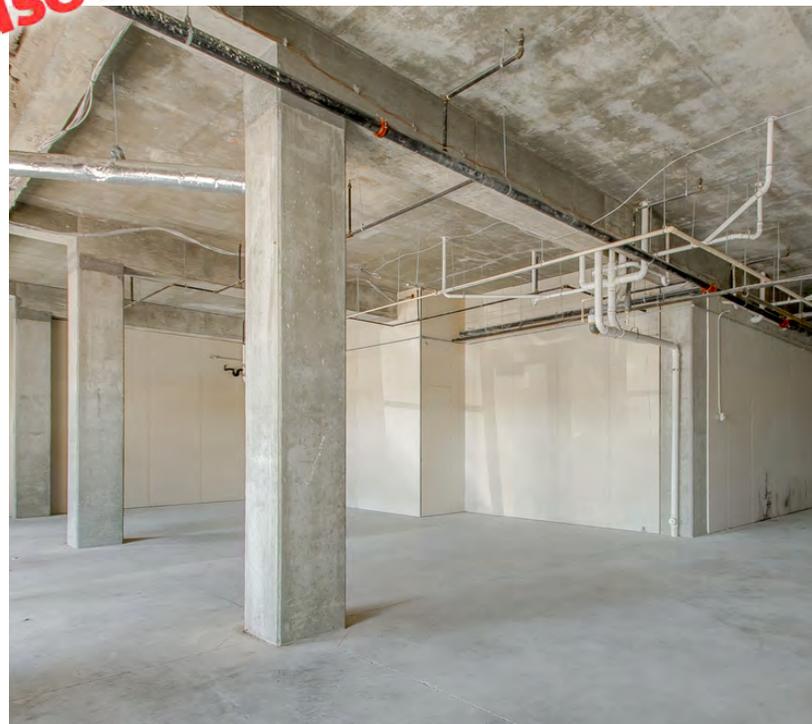
4001 NICHOLSON DR.

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SUITE A | 2,609 SF



Leased



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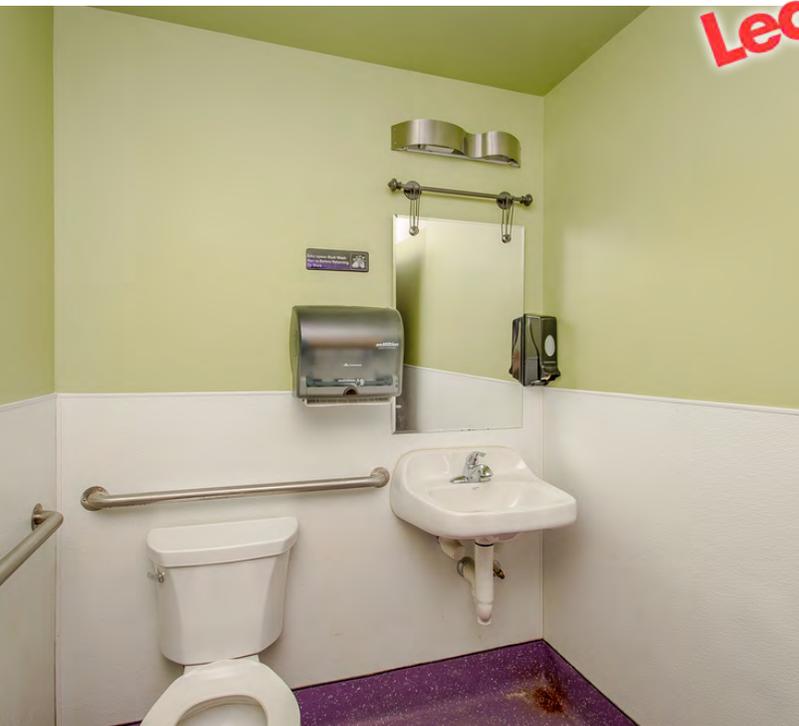
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SUITE C | 1,345 SF AVAILABLE



Leased



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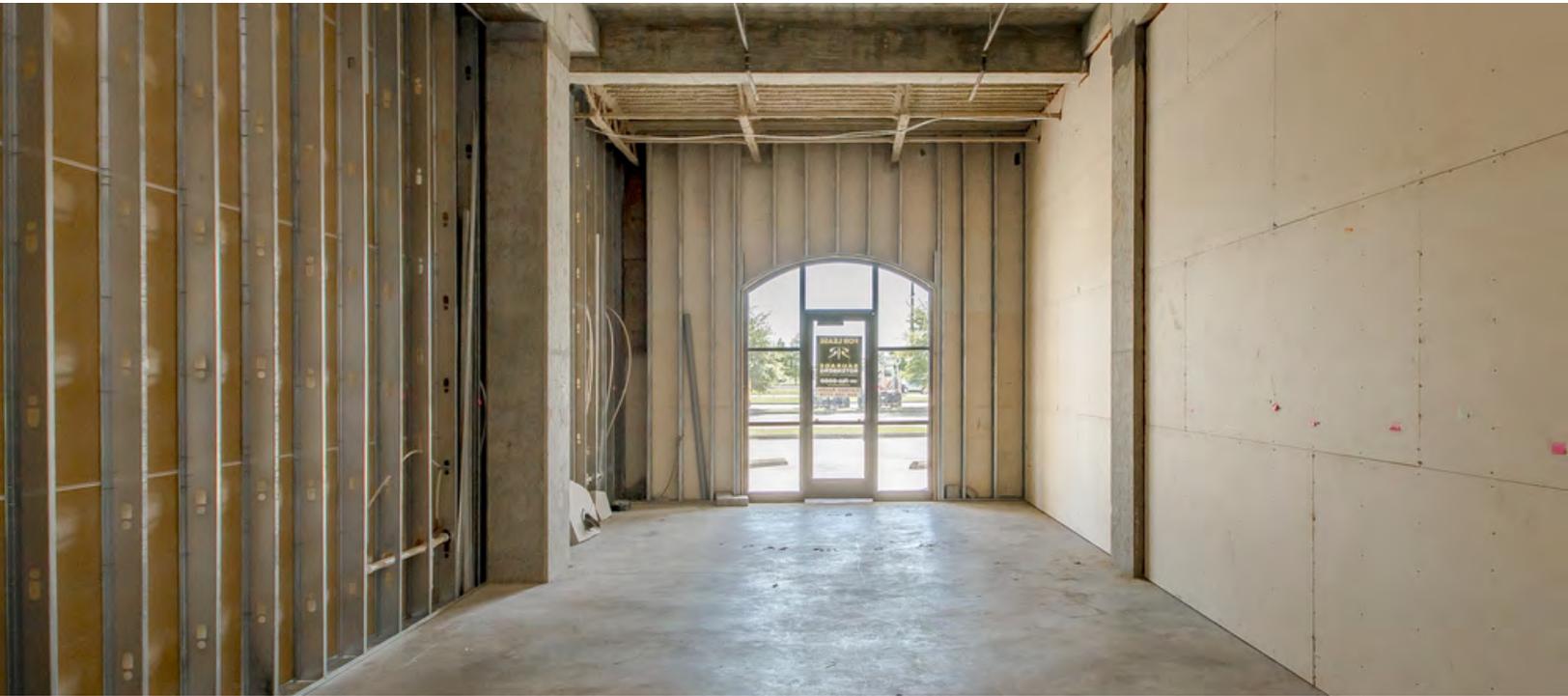


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4001 NICHOLSON DR.

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SUITE D | 1,113 SF AVAILABLE



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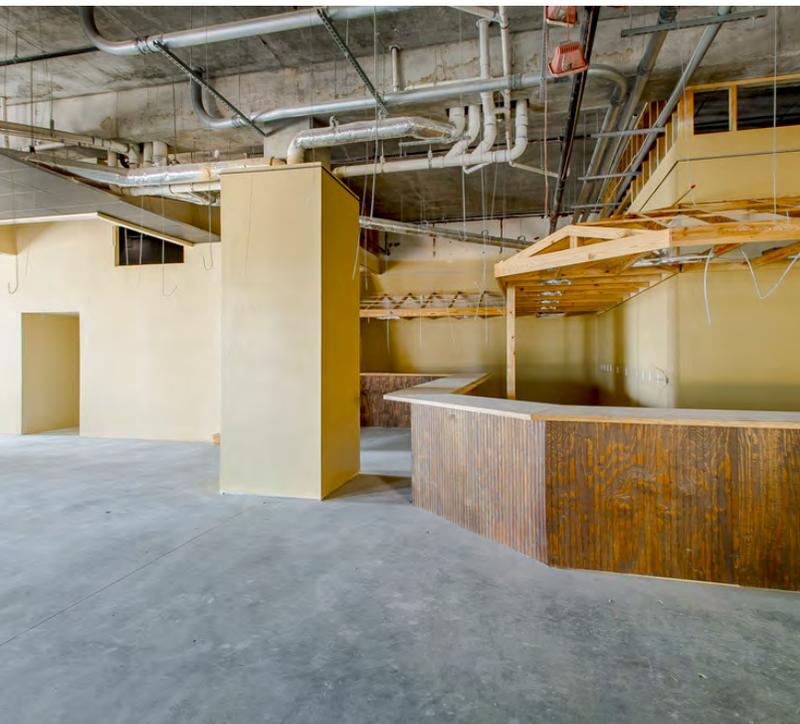


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SUITE E | 3,990 SF AVAILABLE



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AERIAL | 1,113 - 8,895 SF AVAILABLE



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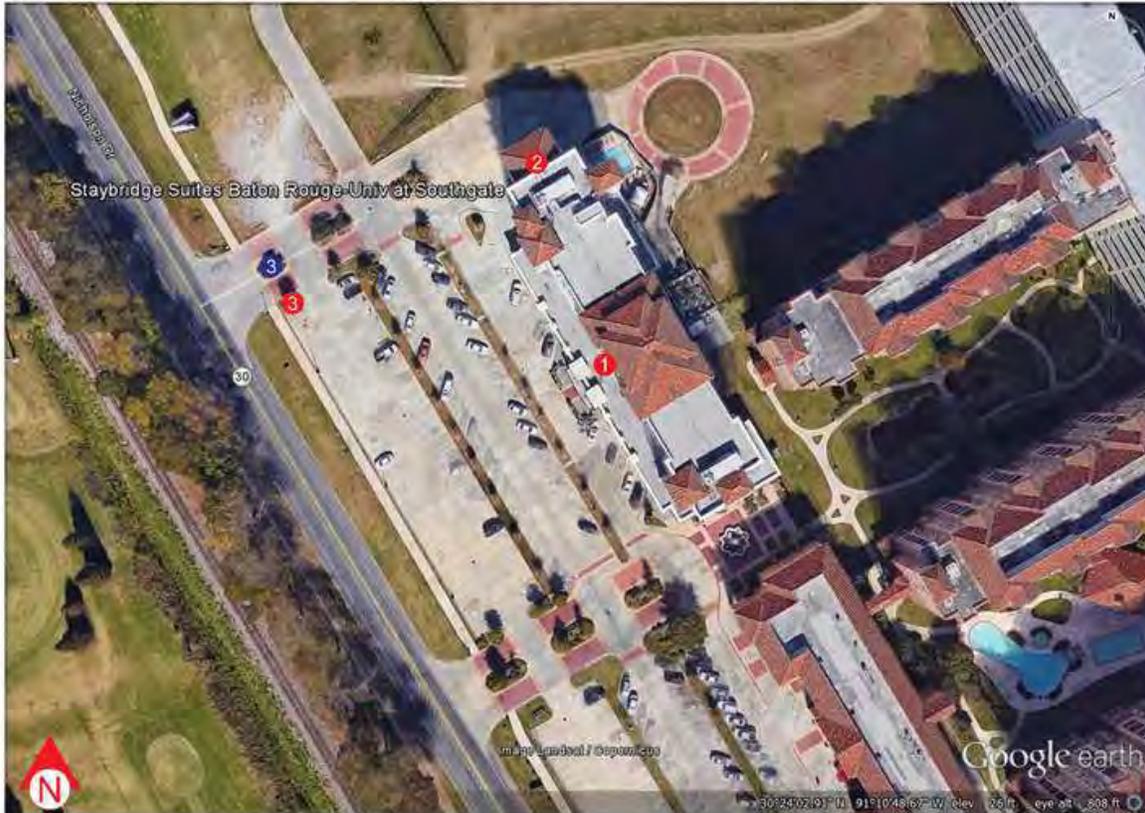
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PARKING & ACCESS PLAN | 1,113 - 8,895 SF AVAILABLE



INN CODE: BTRNB

4001 NICHOLSON DRIVE
BATON ROUGE, LA 70808

EXISTING SIGNS:

- 1 28" CHANNEL LETTER SET
- 2 49" X 84" WALL SIGN
- 3 EXISTING MONUMENT

PROPOSED SIGNS:

- 1 28" CHANNEL LETTER SET ON BACKER
- 2 20" CHANNEL LETTER SET ON BACKER
- 3 3'-2 1/2" X 10'-5 5/8" MULTI-TENANT MID-RISE

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL	Date
-------------------	------

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide; all dimensions must be verified before installation.

Cust:	Date: 12/5/18	Prepared By: KH/JS	<small>NOTE: Call out any contact when making a plan/sign drawing. All dimensions are P/S or the closest O/S, equivalent. If these signs are not set, please provide the correct P/S north and location to the drawing file made.</small>		<small>DISTRIBUTED BY SIGN UP COMPANY 700 2nd Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.5888 • www.personasigns.com</small>
Location: BATON ROUGE, LA	File Name: 169504 - R4 - BATON ROUGE LA	Eng: -			

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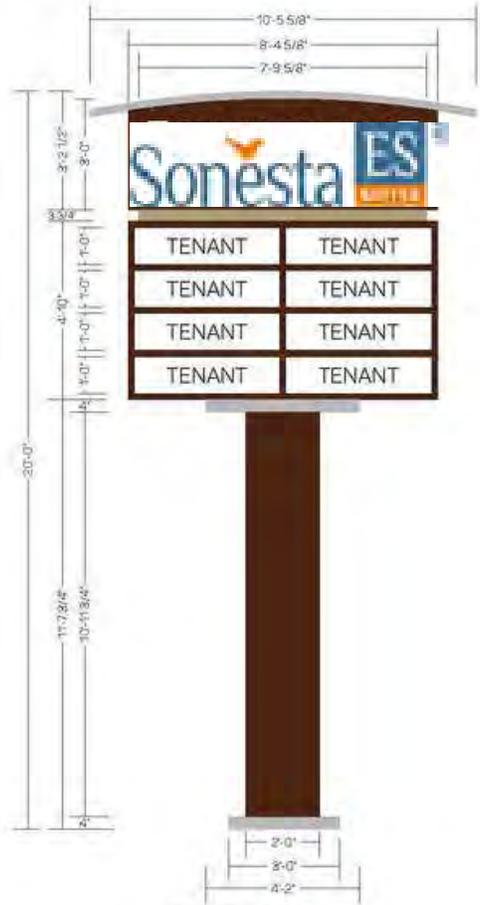
PYLON SIGN | 1,113 - 8,895 SF AVAILABLE



EXISTING:
257' LONG LANDSCAPING



PROPOSED:
3'-2 1/2" X 10'-5 5/8" CUSTOM MID-RISE
BOXED AREA: 33.59 SQ FT



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide; all dimensions must be verified before installation.

Customer: STAYBRIDGE SUITES	Date: 12/5/18	Prepared By: KH/JS	<small>NOTE: Color subject to change when making a printing drawing. All colors are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS number and location to the drawing file or make.</small>		DISTRIBUTED BY SIGN UP COMPANY 700 2nd Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.5888 • www.personasigns.com
Location: BATON ROUGE, LA	File Name: 169504 - R4 - BATON ROUGE LA	Eng: -			

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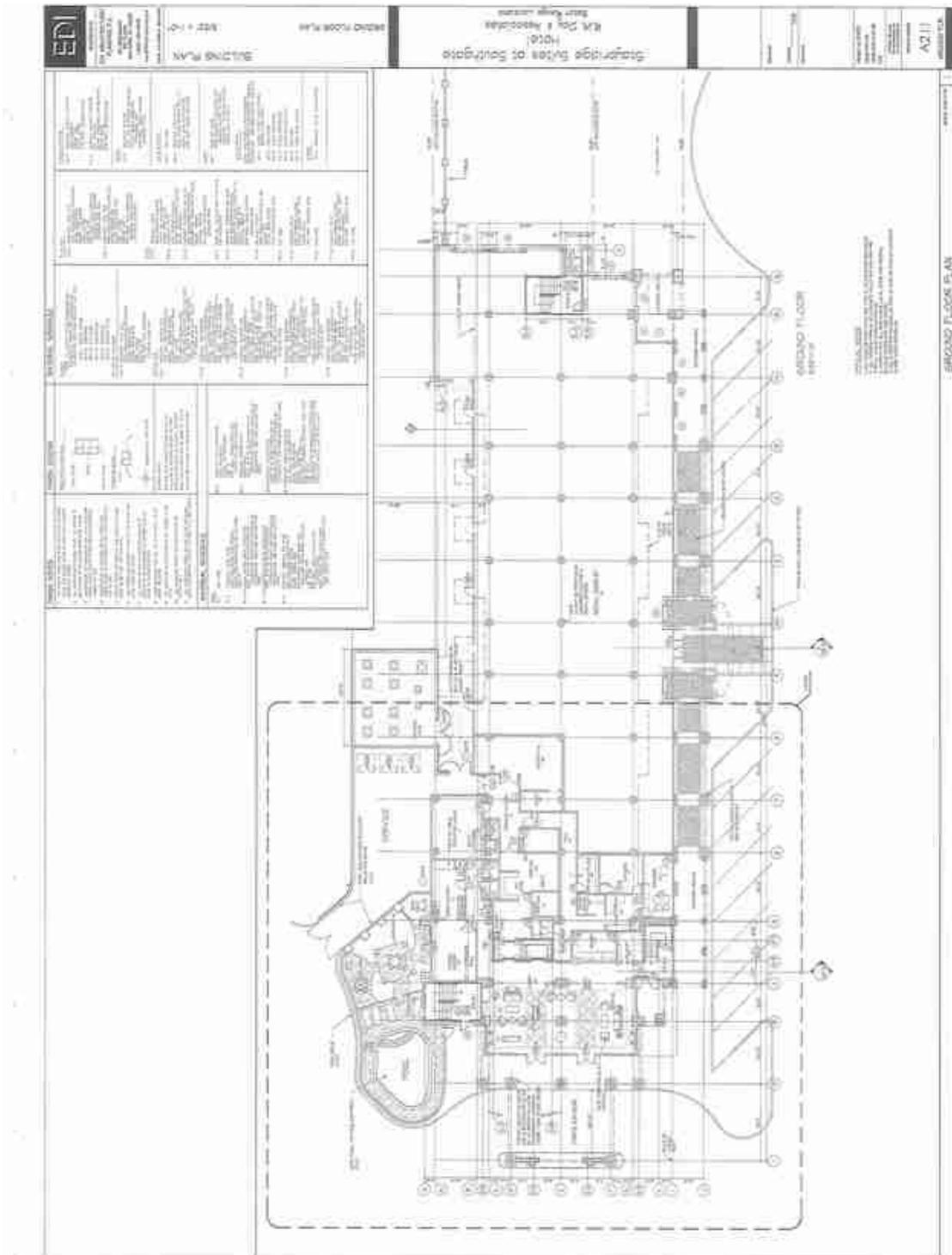
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SURVEY | 1,113 - 8,895 SF AVAILABLE



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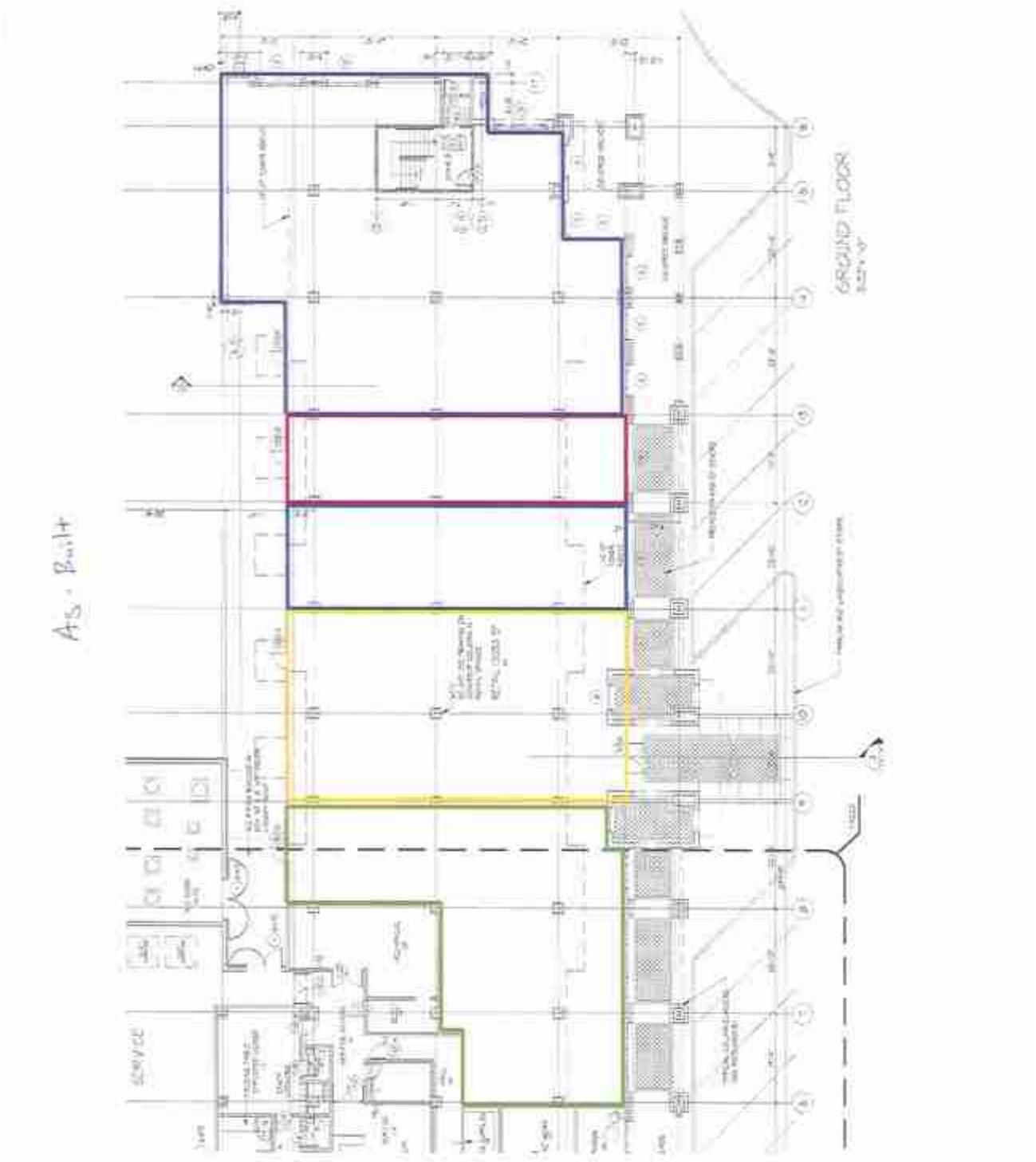
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SITE PLAN | 1,113 - 8,895 SF AVAILABLE



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LOUISIANA STATE UNIVERSITY | BATON ROUGE, LOUISIANA



ABOUT LSU & BATON ROUGE

Ranked 65 among Kiplinger's Top 100 Public Colleges, LSU is the highest rated public university in Louisiana. It has proven to be a place where students can get an exceptional education with a great return on investment—including starting salaries that are, on average, \$12,000 higher than students graduating from other universities. It pays to be a Tiger!

LSU is located on more than 2,000 acres in the southern part of the city near the Mississippi River. The campus is known for the 1,200 large oak trees that surround and shade the university, with "Stately oaks and broad magnolias" being the catch phrase description of the university. LSU is also distinguished by the five historic and beautiful lakes that surround the area, referred to as the "LSU lakes". The campus is home to two Indian mounds created by Native Americans over 5,000 years ago, located near the northwest corner of campus.

The trademark architecture of the university is characterized by the tan stucco walls, red tile rooftops, and arches. LSU is covered in beautiful landscaping, with crepe myrtles, azaleas, camellias, and the famous oak and magnolia trees providing both shade throughout the campus and a beautiful environment for students.

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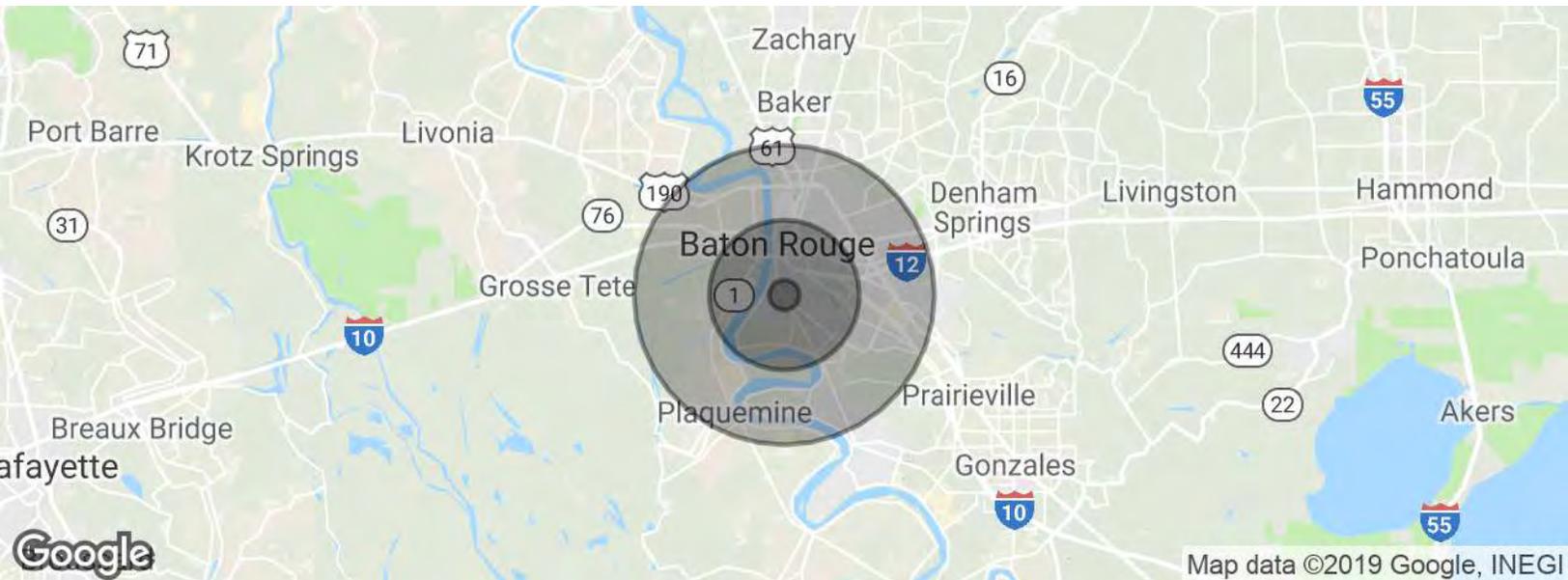
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DEMOGRAPHICS | 1,113 - 8,895 SF AVAILABLE



POPULATION	1 MILE	5 MILES	10 MILES
Total population	8,052	121,646	350,948
Median age	22.3	31.2	33.1
Median age (Male)	22.4	29.9	31.1
Median age (Female)	22.2	32.9	35.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,793	48,592	135,847
# of persons per HH	2.9	2.5	2.6
Average HH income	\$44,471	\$64,100	\$62,500
Average house value	\$322,509	\$266,510	\$239,036

* Demographic data derived from 2010 US Census

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DEMOGRAPHICS | 1,113 - 8,895 SF AVAILABLE



Executive Summary

4001 Nicholson Dr, Baton Rouge, Louisiana, 70808
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.40097
Longitude: -91.18004

	1 mile	3 miles	5 miles
Population			
2010 Population	13,423	54,091	125,047
2020 Population	14,333	58,972	132,374
2023 Population	14,490	59,068	132,950
2028 Population	14,744	59,784	134,475
2010-2020 Annual Rate	0.66%	0.87%	0.57%
2020-2023 Annual Rate	0.34%	0.05%	0.13%
2023-2028 Annual Rate	0.35%	0.24%	0.23%
2020 Male Population	47.3%	48.2%	48.1%
2020 Female Population	52.7%	51.8%	51.9%
2020 Median Age	22.7	25.3	30.4
2023 Male Population	52.3%	50.5%	49.4%
2023 Female Population	47.7%	49.5%	50.6%
2023 Median Age	22.5	24.8	30.7

In the identified area, the current year population is 132,950. In 2020, the Census count in the area was 132,374. The rate of change since 2020 was 0.13% annually. The five-year projection for the population in the area is 134,475 representing a change of 0.23% annually from 2023 to 2028. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 30.7, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	59.7%	60.7%	49.9%
2023 Black Alone	24.0%	25.8%	36.9%
2023 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2023 Asian Alone	7.6%	4.9%	3.5%
2023 Pacific Islander Alone	0.1%	0.1%	0.0%
2023 Other Race	2.8%	2.4%	3.6%
2023 Two or More Races	5.7%	5.9%	5.8%
2023 Hispanic Origin (Any Race)	7.1%	6.9%	7.9%

Persons of Hispanic origin represent 7.9% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 66.6 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	25	70	69
2010 Households	5,280	22,883	53,079
2020 Households	5,573	23,470	55,866
2023 Households	5,739	23,874	56,901
2028 Households	5,925	24,425	58,191
2010-2020 Annual Rate	0.54%	0.25%	0.51%
2020-2023 Annual Rate	0.91%	0.53%	0.57%
2023-2028 Annual Rate	0.64%	0.46%	0.45%
2023 Average Household Size	1.87	2.09	2.15

The household count in this area has changed from 55,866 in 2020 to 56,901 in the current year, a change of 0.57% annually. The five-year projection of households is 58,191, a change of 0.45% annually from the current year total. Average household size is currently 2.15, compared to 2.18 in the year 2020. The number of families in the current year is 26,077 in the specified area.

CARMEN AUSTIN, MBA, CCIM, SIOR

Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

DEMOGRAPHICS | 1,113 - 8,895 SF AVAILABLE



Executive Summary

4001 Nicholson Dr, Baton Rouge, Louisiana, 70808
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.40097
Longitude: -91.10004

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	64.0%	47.0%	34.6%
Median Household Income			
2023 Median Household Income	\$24,533	\$41,982	\$46,997
2028 Median Household Income	\$26,182	\$48,700	\$52,720
2023-2028 Annual Rate	1.31%	3.01%	2.32%
Average Household Income			
2023 Average Household Income	\$45,174	\$84,442	\$82,617
2028 Average Household Income	\$50,125	\$95,840	\$93,508
2023-2028 Annual Rate	2.10%	2.56%	2.51%
Per Capita Income			
2023 Per Capita Income	\$19,913	\$35,628	\$35,819
2028 Per Capita Income	\$22,244	\$40,695	\$40,913
2023-2028 Annual Rate	2.24%	2.70%	2.70%
GINI Index			
2023 Gini Index	53.1	53.3	49.7
Households by Income			
Current median household income is \$46,997 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$52,720 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$82,617 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$93,508 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$35,819 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$40,913 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	41	55	74
2010 Total Housing Units	6,042	25,492	59,165
2010 Owner Occupied Housing Units	707	9,348	24,221
2010 Renter Occupied Housing Units	4,574	13,535	28,856
2010 Vacant Housing Units	762	2,609	6,086
2020 Total Housing Units	7,233	28,708	65,771
2020 Owner Occupied Housing Units	584	9,207	24,415
2020 Renter Occupied Housing Units	4,989	14,263	31,451
2020 Vacant Housing Units	1,611	5,322	10,024
2023 Total Housing Units	7,553	29,570	67,710
2023 Owner Occupied Housing Units	624	10,272	26,139
2023 Renter Occupied Housing Units	5,115	13,602	30,762
2023 Vacant Housing Units	1,814	5,696	10,809
2028 Total Housing Units	7,763	30,176	69,130
2028 Owner Occupied Housing Units	682	10,607	27,014
2028 Renter Occupied Housing Units	5,243	13,818	31,177
2028 Vacant Housing Units	1,838	5,751	10,939
Socioeconomic Status Index			
2023 Socioeconomic Status Index	45.7	48.2	47.1

Currently, 38.6% of the 67,710 housing units in the area are owner occupied; 45.4%, renter occupied; and 16.0% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 65,771 housing units in the area and 15.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.90%. Median home value in the area is \$270,896, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.26% annually to \$318,044.

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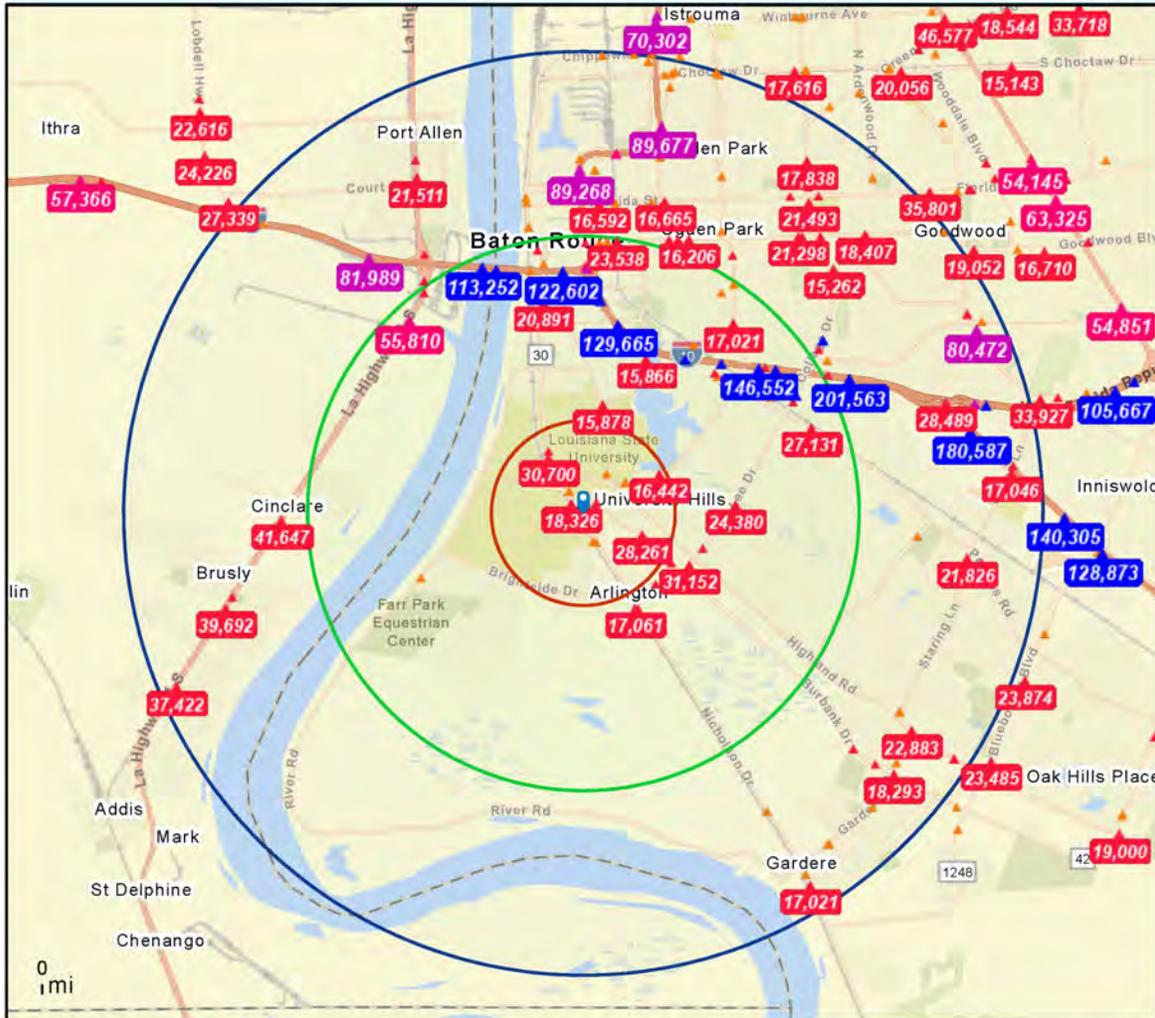
DEMOGRAPHICS | 1,113 - 8,895 SF AVAILABLE



Traffic Count Map

4001 Nicholson Dr, Baton Rouge, Louisiana, 70808
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.40097
Longitude: -91.18004



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

November 08, 2023

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carmen@sr-cre.com

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