



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# FOR LEASE BURBANK DR. BUILD-TO-SUIT

**555 S Kenilworth Pkwy  
Baton Rouge, LA 70820**

**JACK HERRINGTON, CCIM**  
Commercial Sales & Leasing  
(D)610.563.9046  
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**BRIAN NICOLICH**  
Commercial Sales & Leasing  
(D)225.229.4371  
brian@sr-cre.com

3.562 ac.

Burbank Dr.

S. Kenilworth Pkwy.



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# BURBANK @ KENILWORTH, BUILD-TO-SUIT

FOR LEASE

555 S KENILWORTH PKWY, BATON ROUGE, LA 70820

**155,192 SF**



## OFFERING SUMMARY

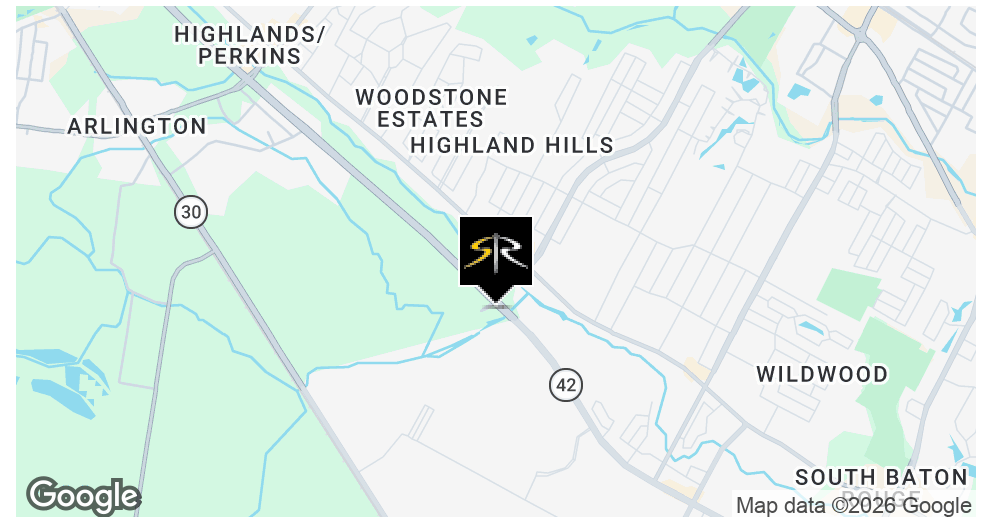
Lease Rate:	Contact Agent
Lot Size:	155,192 SF

## PROPERTY OVERVIEW

Proposed build-to-suit opportunity offering 20,000–30,000 square feet of customizable retail space, designed to accommodate a wide range of users.

Extremely strong, local demographics, with multiple neighborhoods and apartment complexes within walking distance.

The project incorporates high-visibility frontage, flexible storefront configurations, ample parking, and modern construction tailored to tenant specifications, including drive-thru capability, outdoor seating, or multi-tenant demising as needed.



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**155,192 SF**



**For Lease:**  
• Build-to-Suit  
• 20,000 - 30,000 SF  
• Multiple Configurations

3.562 ac. Lot

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**FOR LEASE**  
• "Build to Suit"  
• 3.562 Acres  
• Multiple Configurations

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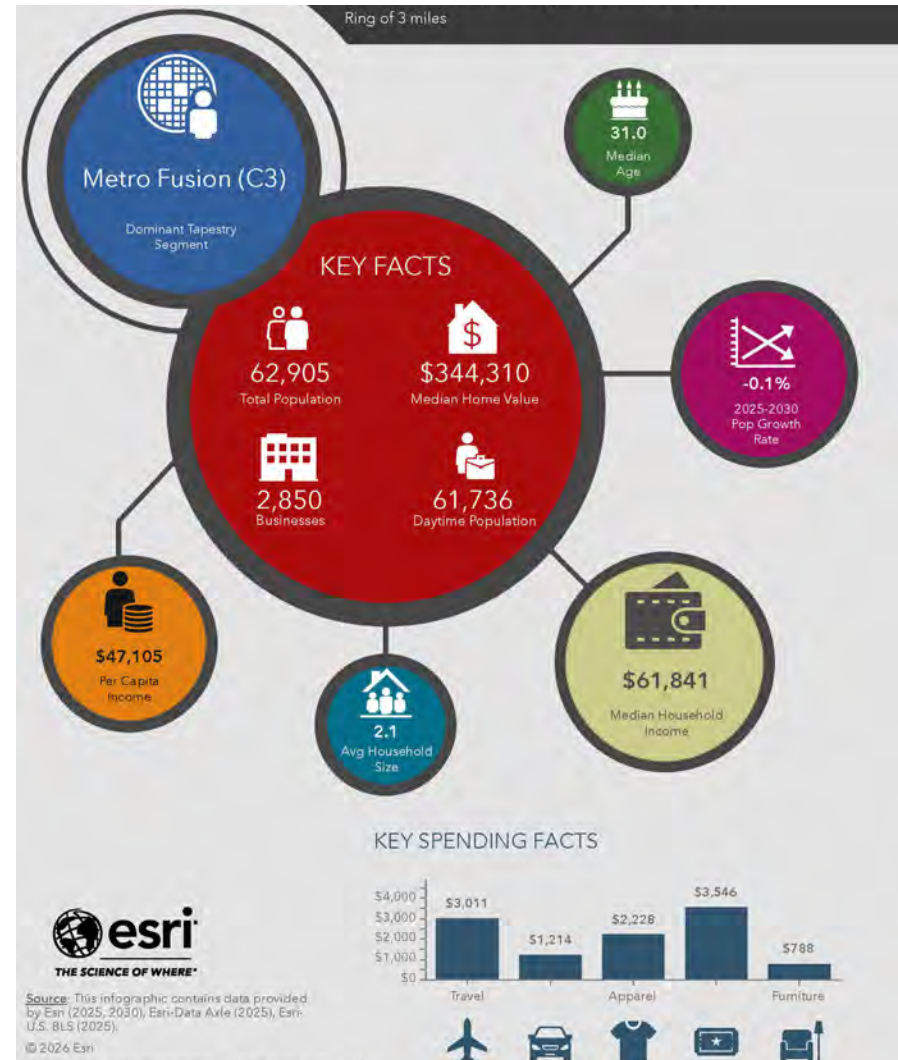
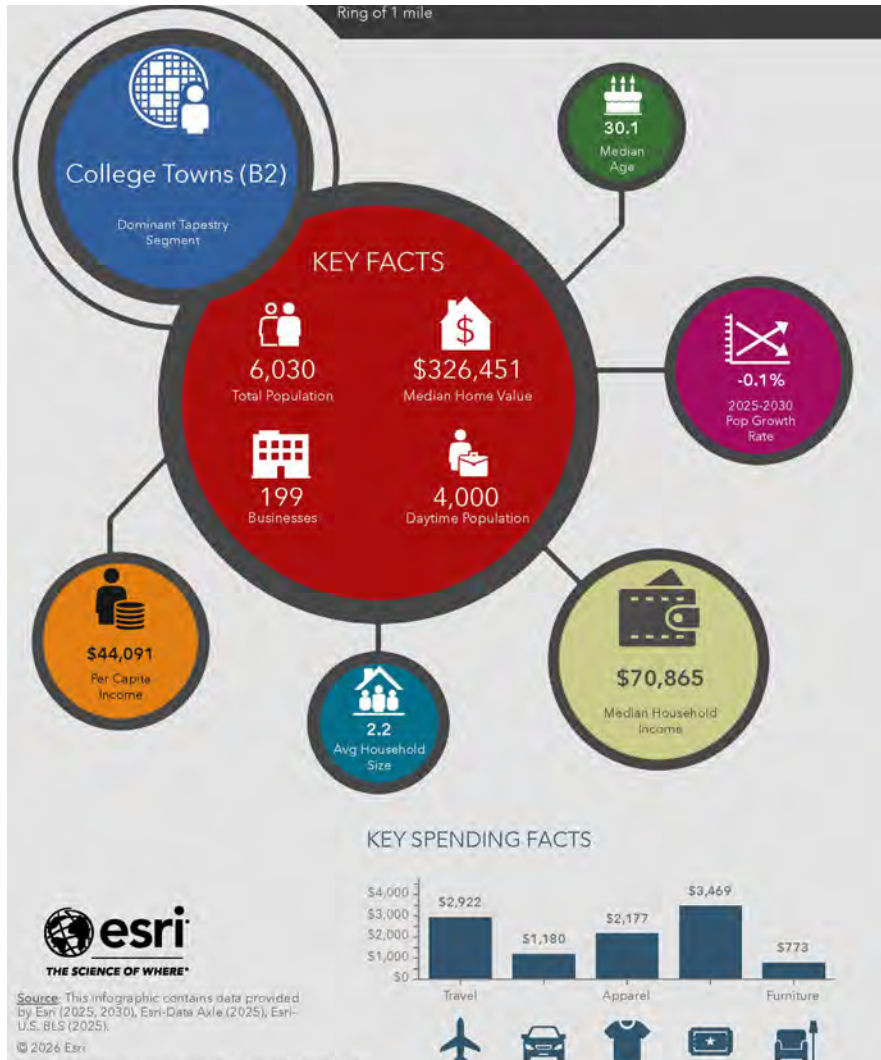


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# EXECUTIVE SUMMARY "CALL OUTS" 1 & 3 MILE RADII BURBANK @ KENILWORTH, BUILD-TO-SUIT

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# TRAFFIC COUNT MAP & DRIVE TIME MAP: 5, 10, 15 MINUTES BURBANK @ KENILWORTH, BUILD-TO-SUIT

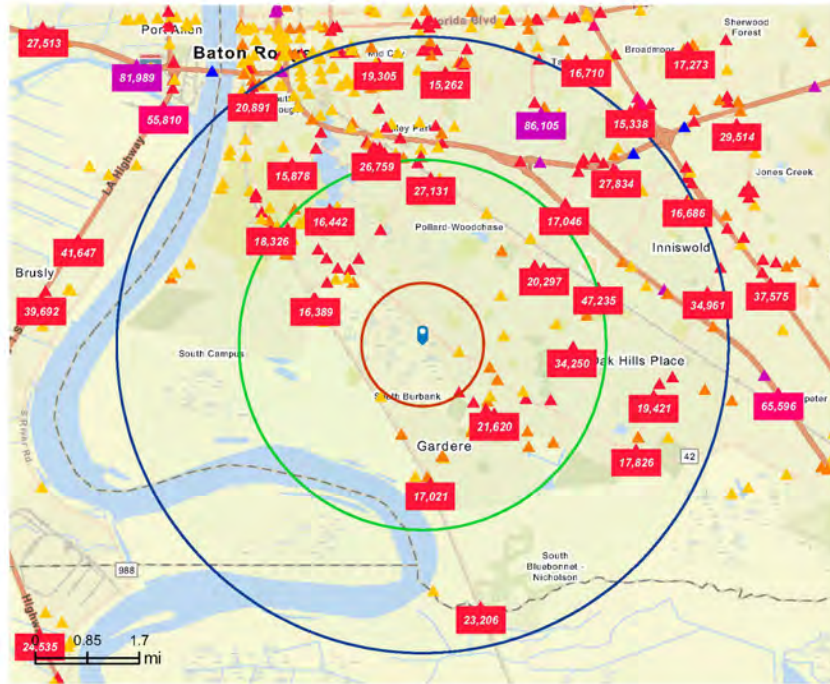
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## Traffic Count Map

Burbank Dr, Baton Rouge, Louisiana, 70820

Rings: 1, 3, 5 mile radii



### Average Daily Traffic Volume

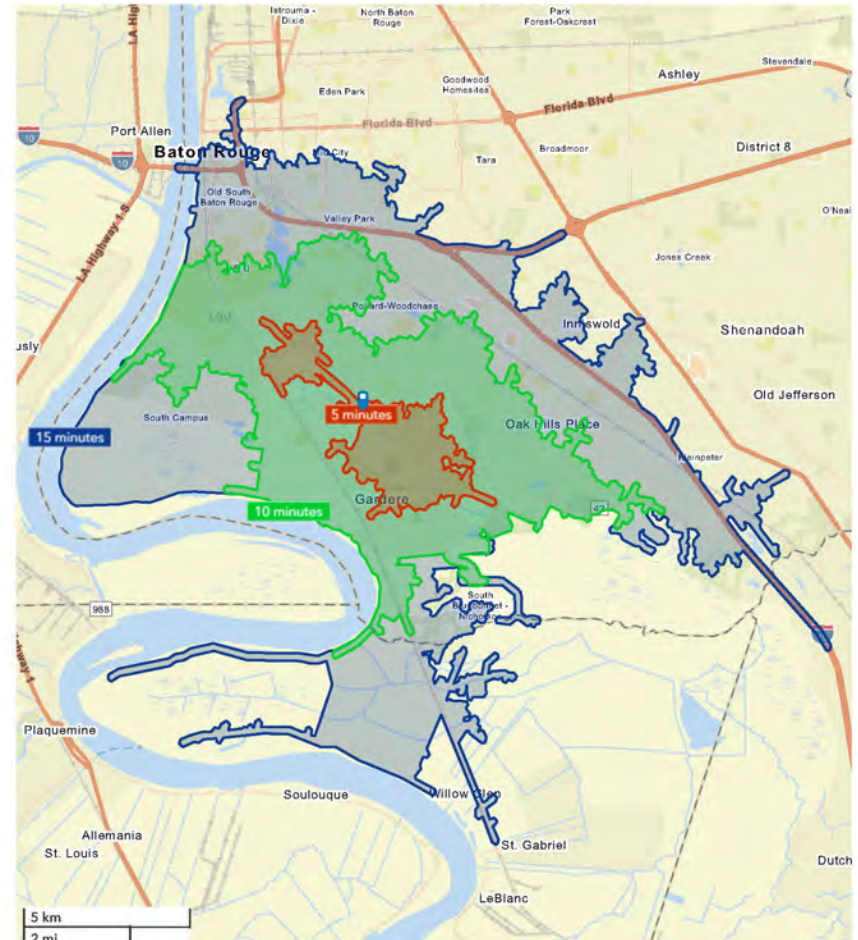
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



## Drive Time Map: 5, 10, 15 Minutes



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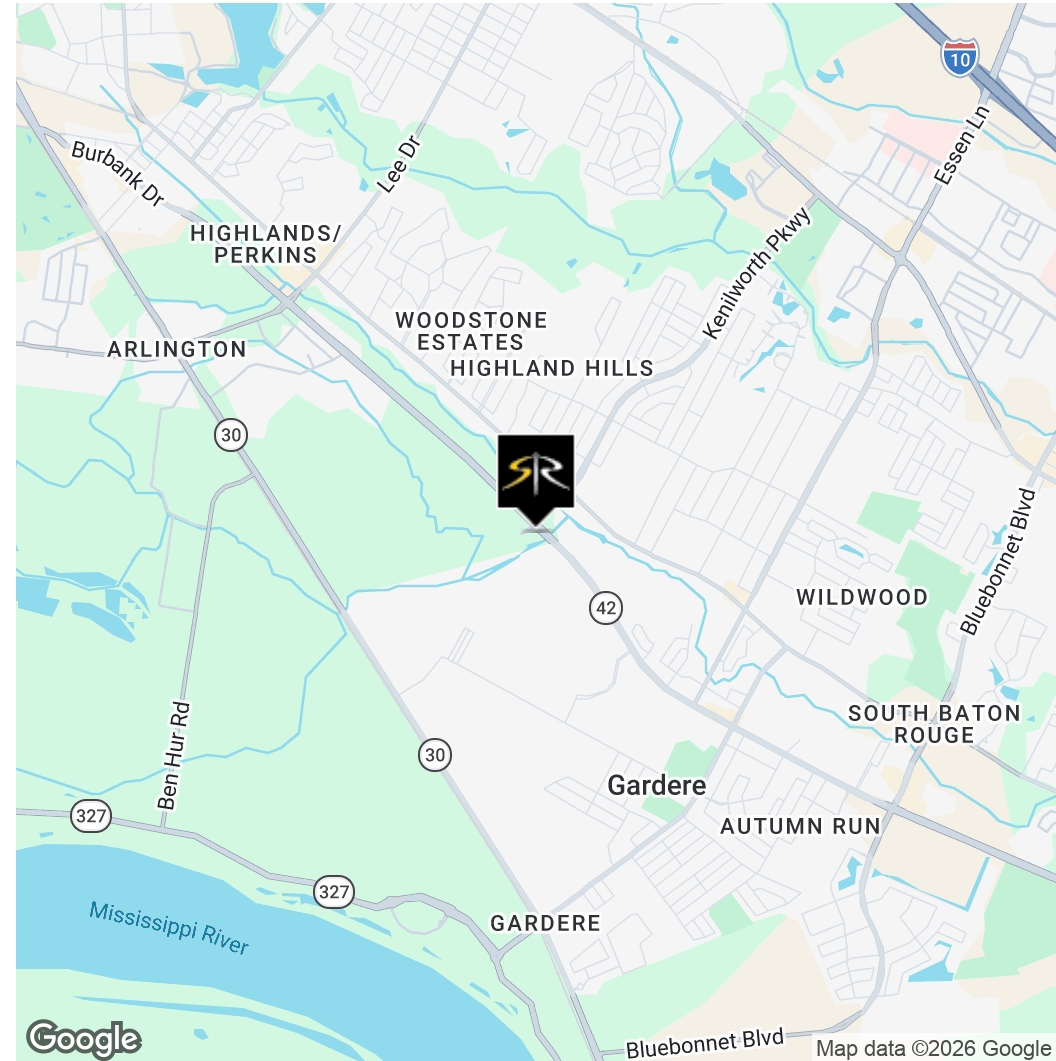
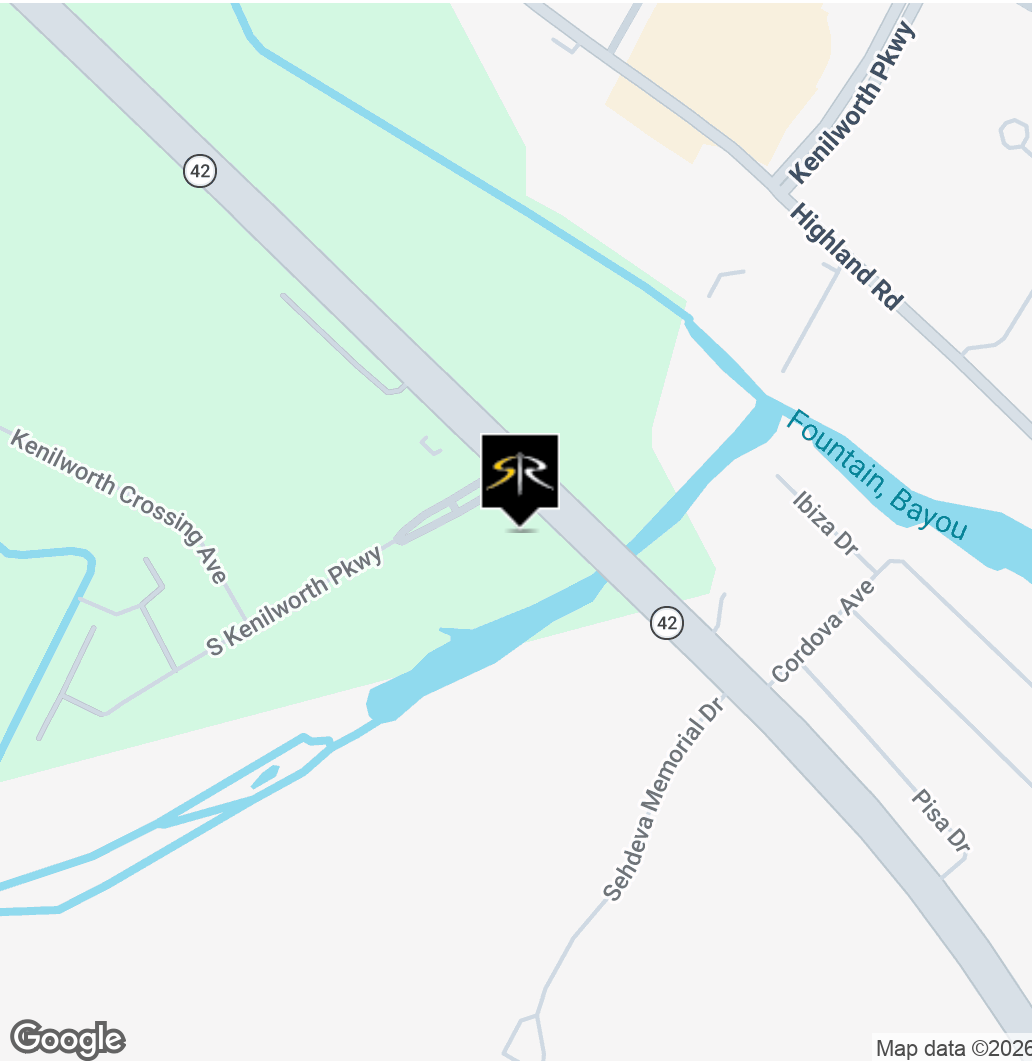
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LOCATION MAPS

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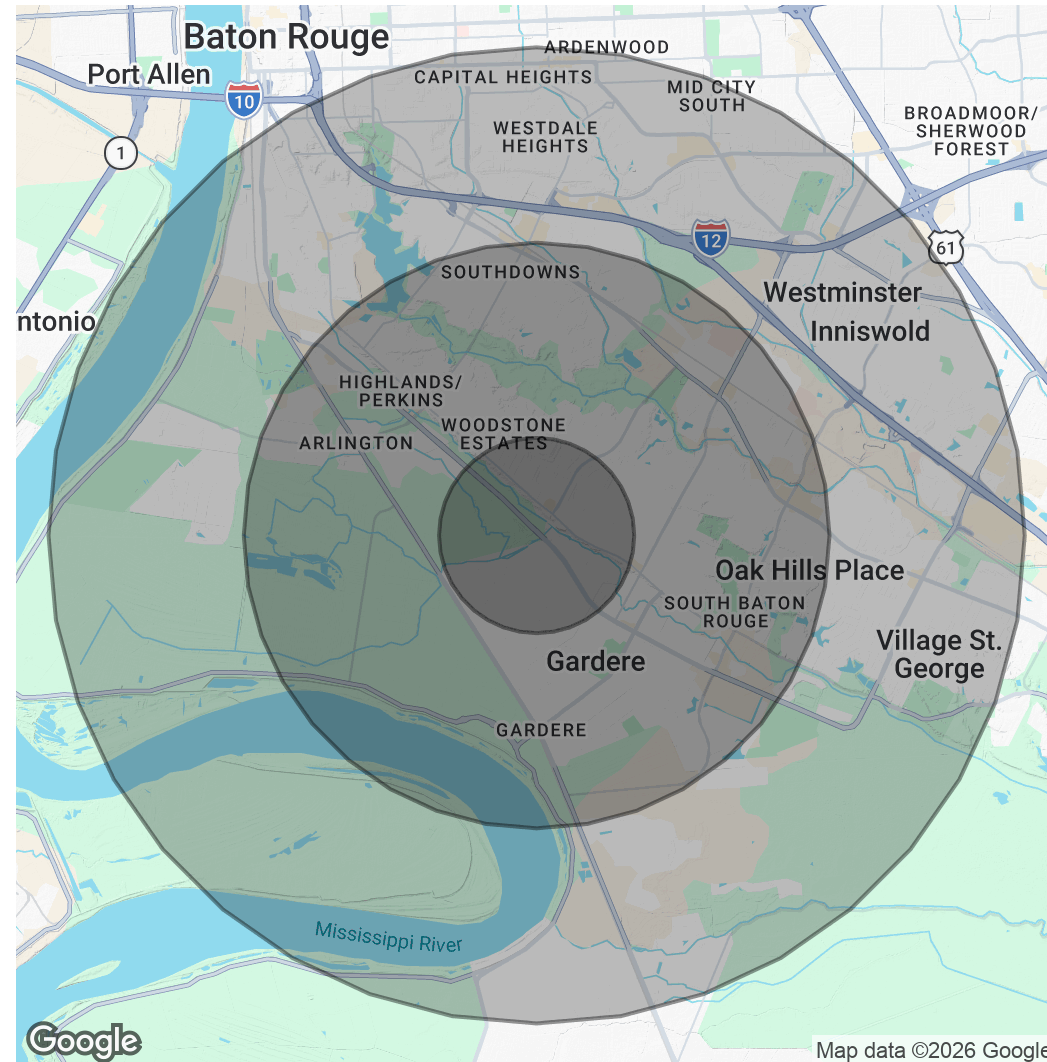
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,776	61,801	136,470
Average Age	32.9	33.4	34.7
Average Age (Male)	32.1	34.7	34.5
Average Age (Female)	34.2	33.2	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,208	25,024	55,835
# Of Persons Per HH	2.6	2.5	2.4
Average HH Income	\$109,449	\$102,166	\$108,898
Average House Value	\$327,820	\$339,537	\$380,605

2023 American Community Survey (ACS)



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