



COMMERCIAL | FOR SUBLEASE

Prime Big Box Space at High Traffic Intersection

2950 College Drive
BATON ROUGE, LA 70808

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FORMER ALBERTSONS GROCERY

2950 College Drive, Baton Rouge, LA 70808

DESCRIPTION

This big box opportunity is located at a major interstate intersection in the heart of Baton Rouge.

The 64,740-sf anchor opportunity, formerly home to an Albertsons grocery store, is now available for sublease in one of Baton Rouge's busiest commercial corridors. Ideally positioned just off I-10 (206,427 vpd) at College Drive (27,402 vpd), only 1.7 miles from the LSU campus. The site offers seamless ingress and egress with multiple curb cuts, located

between two signalized intersections. Adjacent to Walmart Supercenter and surrounded by other national retailers, this high-traffic corridor features national retailers, service providers, and quick-service restaurants, all accessible from I-10 and major local arteries.

Excellent visibility from both College Drive and I-10, good surrounding population density, high incomes, and a high daytime population round out the highlights of this site.

OVERVIEW

SIZE	64,740 sf
LEASE RATE	\$11.50/sf, NNN
PARKING	approx. 220 spaces
ZONING	C-2 Heavy Commercial



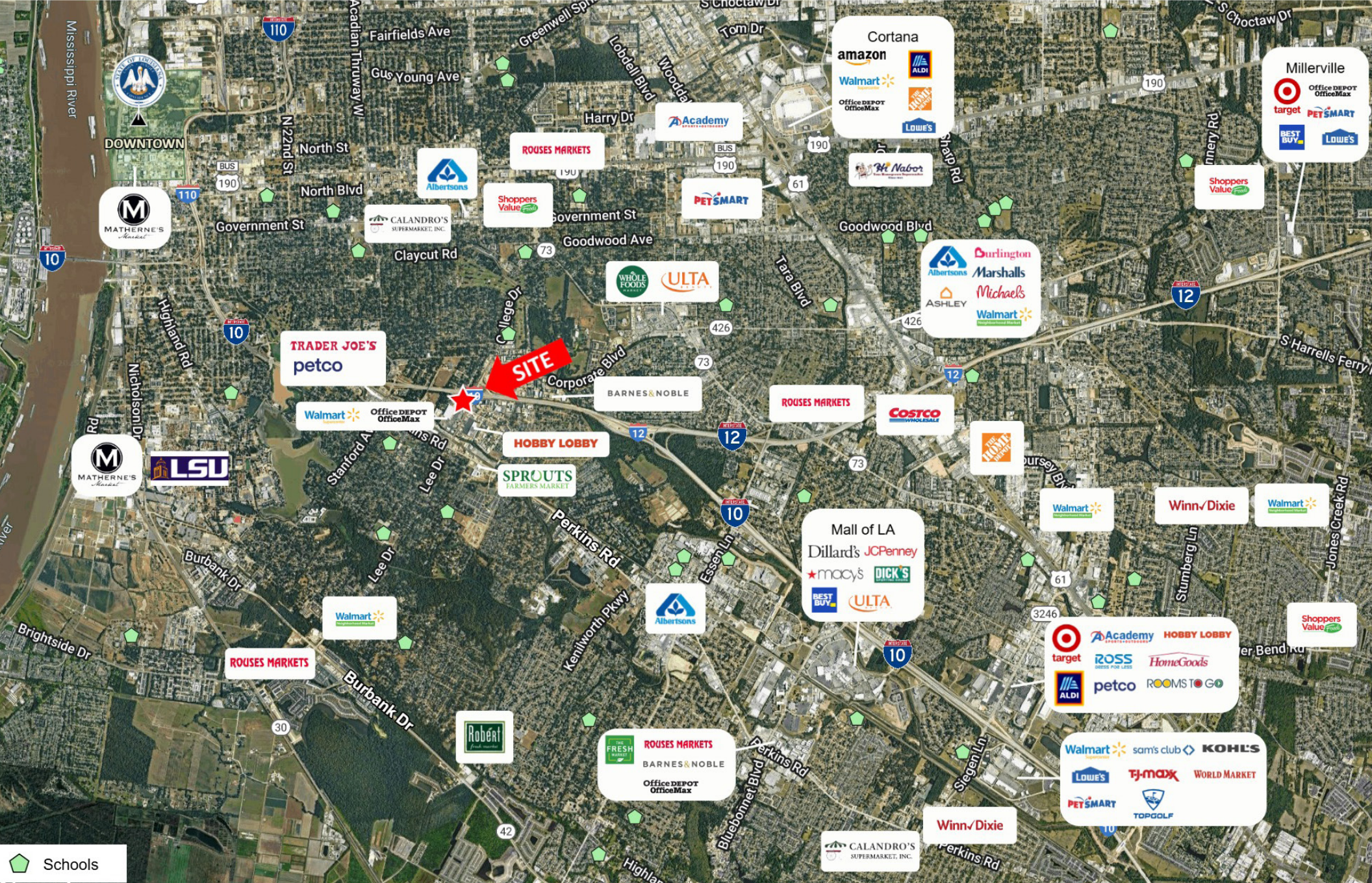
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2950 COLLEGE DRIVE



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Baton Rouge lies along two major



east/west
interstates



Major industries
in Baton Rouge area

- petrochemical
- energy
- healthcare
- education
- government

Higher
Education



10th largest
U.S. port in terms
of tonnage



BATON ROUGE

- capital of state
- 2nd largest city

B.R. MSA includes
10 parishes & over
880,000
residents



Major employers
in Baton Rouge area

ExxonMobil



2950 COLLEGE DRIVE

NEIGHBORING PARISHES

Baton Rouge is experiencing continued growth, and neighboring communities provide affordable housing and excellent school options.



EAST BATON ROUGE PARISH

Population	454,437 (est. 2025)
Major Towns	Baton Rouge, Zachary
Median HH Income	\$63,412

- The state's largest parish by population
- Convenient for people working in south Baton Rouge
- Zachary's school system is top ranked in the state



ASCENSION PARISH

Population	133,966 (est. 2025)
Major Towns	Donaldsonville, Prairieville, Gonzales
Median HH Income	\$93,110

- Intersected by 1-10, US Hwy 61, and multiple Louisiana highways for convenient transit
- 13 miles of waterways
- Major employers include BASF Corporation, Shell Chemical, and CF Industries
- Culturally rich parish, forming part of Acadiana, the birthplace of Cajun culture and food.



LIVINGSTON PARISH

Population	153,379 (est. 2025)
Major Towns	Livingston, Denham Springs, Walker
Median HH Income	\$78,736

- One of the fastest growing parishes in the state
- School district is ranked in top 10 of the state
- Features Livingston Industrial Park, 200-acre development managed by Livingston Economic Development Council; Our Lady of the Lake, part of the Franciscan Missionaries of Our Lady Health System; and LIGO Livingston Observatory, a scientific research location



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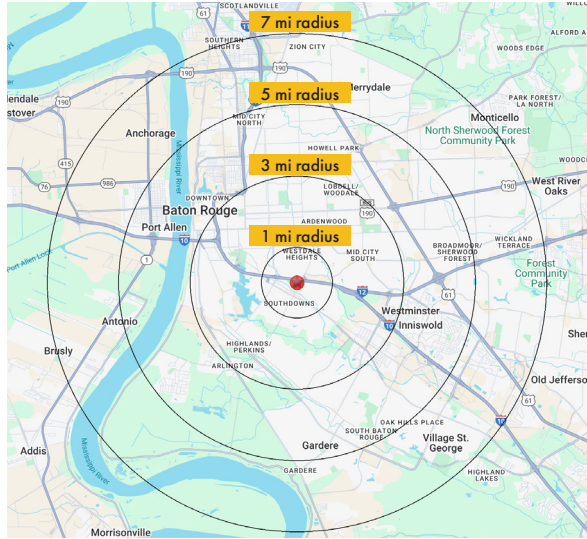
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ABOUT THE AREA



DEMOGRAPHICS (EST. 2025)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>	<u>7 mile</u>
Population:	7,656	91,218	192,134	299,462
Average HH Income:	\$120,343	\$100,247	\$93,124	\$93,089
Median HH Income:	\$88,604	\$66,975	\$63,367	\$66,198
Daytime Population:	10,500	70,437	150,033	202,541



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