



CORPORATE REALTY

301 Main St., Ste. 1100, Baton Rouge, LA 70801
225.228.3750 | corp-realty.com

RETAIL SPACE | FOR LEASE

Retail Space at Highland Plaza Shopping Center

5255 Highland Road
BATON ROUGE, LA 70808



IN-LINE SPACE IN HIGHLAND PLAZA SHOPPING CENTER

5255 Highland Road, Baton Rouge, LA 70808

PROPERTY OVERVIEW

Highland Plaza Shopping Center is a grocery-anchored shopping center conveniently located near the LSU campus in the College/Acadian area. The one-story 67,245-SF center has ample parking, while the Capital Area Transit System runs directly along Lee Drive.

Tenants have the opportunity for both storefront signage and signage on Highland Road.

PROPERTY SUMMARY

SUITE	5225 Highland Road
SIZE	1,200 rsf
RENTAL RATE	\$22.00/rsf, NNN

SUITE	Suite 6
SIZE	1,000 rsf
RENTAL RATE	\$22.00/rsf, NNN



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5255 HIGHLAND ROAD

HIGHLIGHTS



Highly visible location and conveniently near the LSU campus



Great signage opportunities



Suites are available immediately



Co-tenants include Walmart Neighborhood Market, Lake After Hours, Waka House, 9 Dragon, New Orleans Daiquiri, and UPS

ZONING

C-2 Central Commercial Zone - Primary use is commercial, including but not limited to retail, service providers, business offices, beauty and barber shops, restaurants, deli, and more.

DEMOGRAPHICS (EST. 2022)

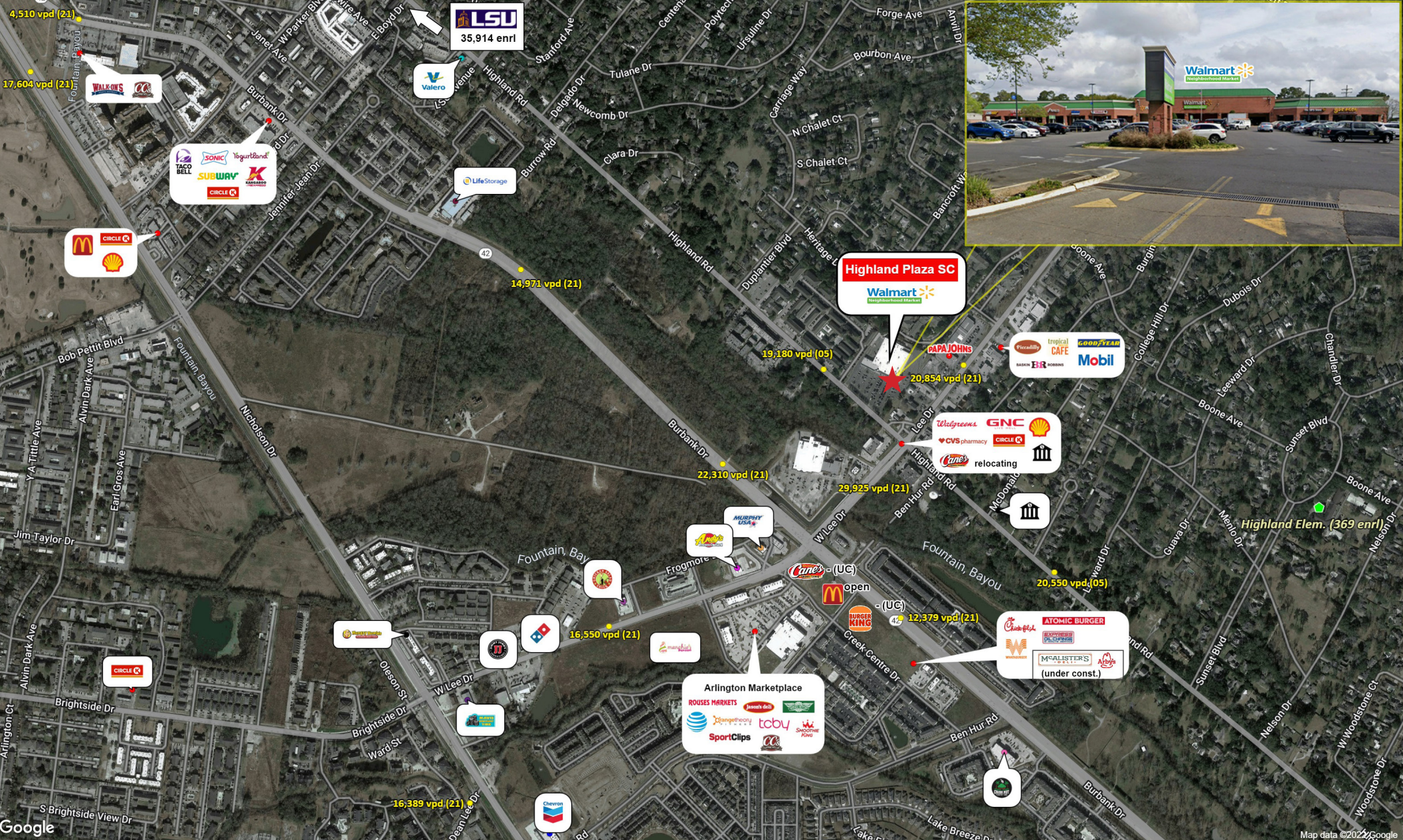
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
POPULATION:	10,009	68,204	147,401
MEDIAN HH INCOME:	\$56,048	\$52,697	\$59,586
DAYTIME POPULATION:	9,118	59,964	124,339



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