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FREESTANDING
RETAIL OPPORTUNITY
355 W. Lee Drive, Baton Rouge, LA 70820

SUMMARY

SITE PLAN

PHOTOS

RETAIL MAP

DEMOGRAPHICS

HIGH VISIBILITY RETAIL FOR SALE

PROPERTY OVERVIEW

- 3,790 SF Building
- 1.25 acre site
- Zoning: HC1
- Flood Zone AE

PRIME FREESTANDING RETAIL OPPORTUNITY IN SOUTH BATON ROUGE

A newly constructed 3,790 SF freestanding retail building is now available on a high-visibility 1.17-acre site in the heart of rapidly growing South Baton Rouge. Positioned with excellent frontage and dual access from both W. Lee Drive and Burbank Drive, the property offers outstanding exposure and accessibility.

Located directly across from Arlington Marketplace and less than two miles from Louisiana State University, the site is surrounded by a strong mix of national and regional retailers. Nearby tenants include Rouse's Market, Walmart Neighborhood Market, Chick-fil-A, Raising Cane's, Starbucks, Jason's Deli, CAVA, and many others—making this an ideal location for a wide range of retail uses.

Masonry Block Construction

Built in 2023

NOTE: Site will be restricted against car wash uses.

Arlington Marketplace sees more than \$1.3m visitors annually (Placerai)







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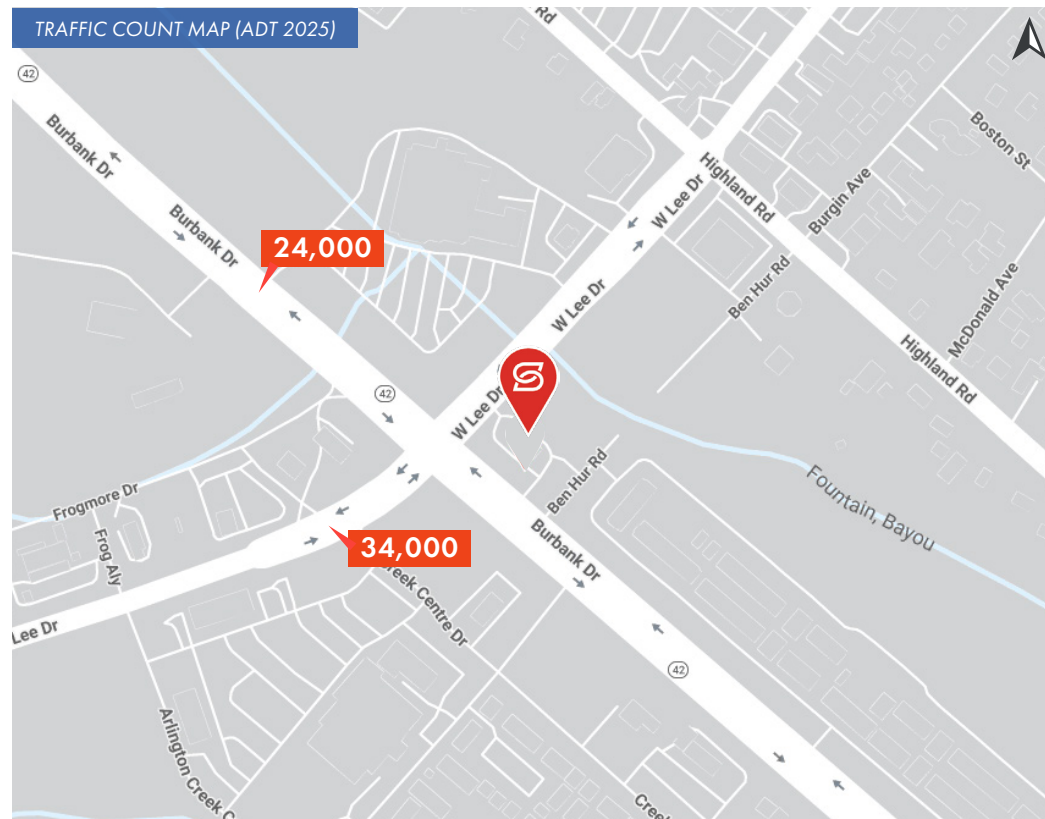
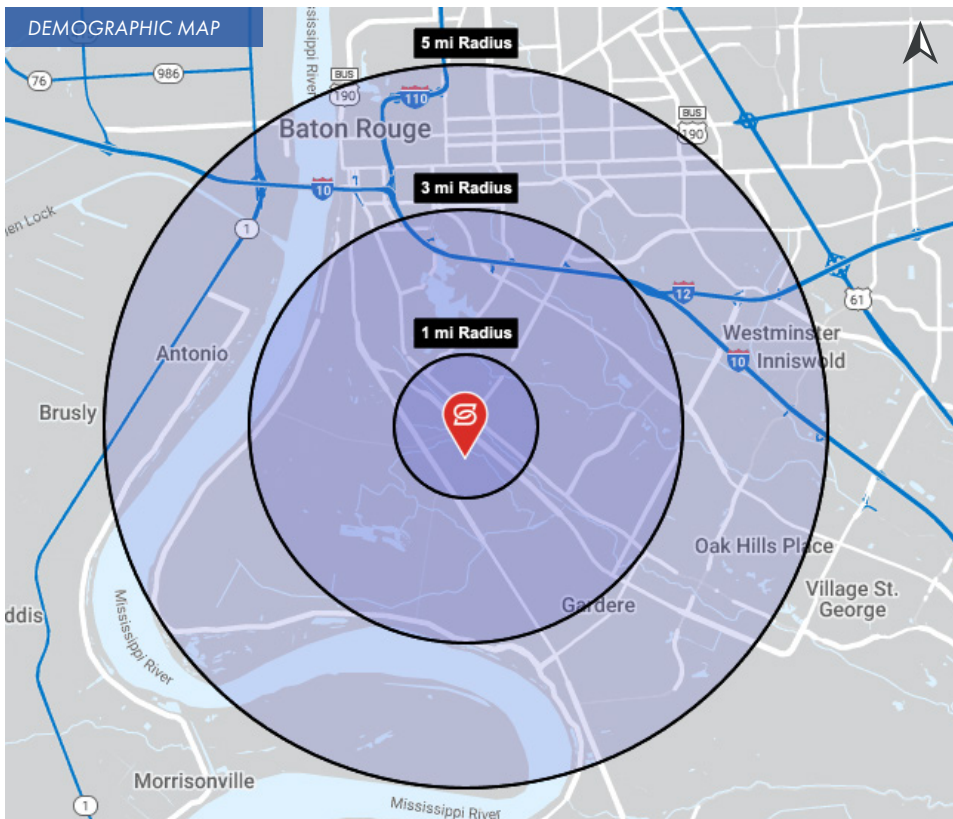
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2025 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



12,581

66,052

144,465

1 MILE

3 MILE

5 MILE



\$109,661

\$105,593

\$107,219

1 MILE

3 MILE

5 MILE



5,968

26,103

61,290