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For Lease or Sale



COLLEGE DR. RETAIL PAD OPPORTUNITY

3151 COLLEGE DR., BATON ROUGE LA 70808

THE SPACE

Location

3151 College Dr.
Baton Rouge, LA 70808

County

East Baton Rouge

Cross Street

Perkins Rd.

Exceptional opportunity to secure a 0.5 acre parcel immediately adjacent to an established retail center on College Drive in Baton Rouge, LA. This highly visible site offers flexible options and is available for sale, ground lease, or build to suit development. It is ideal for national or regional retailers, quick service restaurants, medical or office users, or other commercial concepts seeking a premier Baton Rouge location.



HIGHLIGHTS

- ±0.50 acres with direct access from College Dr.
- Adjacent to a busy retail center with strong co-tenancy and consistent traffic
- Prime visibility in one of Baton Rouge's most active commercial corridors
- Flexible ownership structure with sale, lease, or build to suit available
- High daytime traffic counts support retail and service oriented uses

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,307	88,368	185,447

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$147,456	\$99,024	\$90,338

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,730	39,831	82,861

PROPERTY FEATURES

LAND SF	21,780
LAND ACRES	0.5
# OF PARCELS	1
ZONING TYPE	HC-2
TOPOGRAPHY	Level
LOCATION CLASS	A
TRAFFIC COUNTS	50,000 +/-

NEIGHBORING PROPERTIES

NORTH	College Creek Shopping Center
EAST	Hancock Whitney bank
WEST	McDonald's

UTILITIES

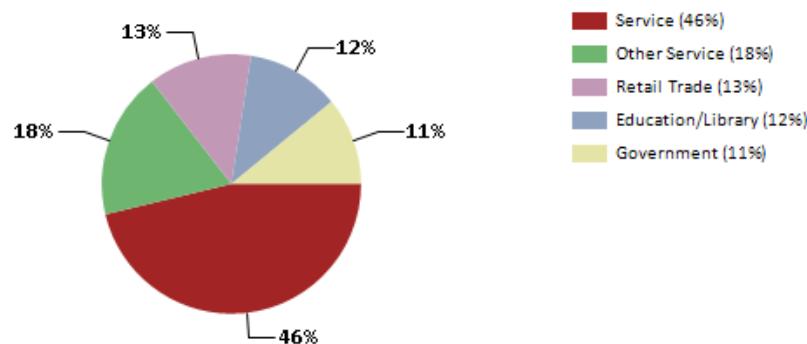
WATER	BR Water
ELECTRICITY / POWER	Entergy
GAS / PROPANE	Delta Utilities
CABLE	COX



Location Summary

- Strategically positioned along College Drive, one of Baton Rouge's most active commercial corridors, this site offers unmatched visibility, access, and daily traffic. Located just off Interstate 10, the property benefits from seamless connectivity to LSU, downtown Baton Rouge, and the surrounding residential and business districts.
- The corridor is anchored by national retailers and restaurants including Trader Joe's, Whole Foods, Chick-fil-A, Buffalo Wild Wings, and Perkins Rowe, ensuring strong year-round consumer activity. Heavy commuter traffic and nearby office, hotel, and residential density make this location ideal for retail, restaurant, medical, and service users seeking a high-exposure, high-traffic environment.
- With excellent ingress/egress, strong surrounding demographics, and established co-tenancy, 3151 College Drive stands out as one of Baton Rouge's premier leasing opportunities for tenants looking to capture visibility and volume in a proven trade area.

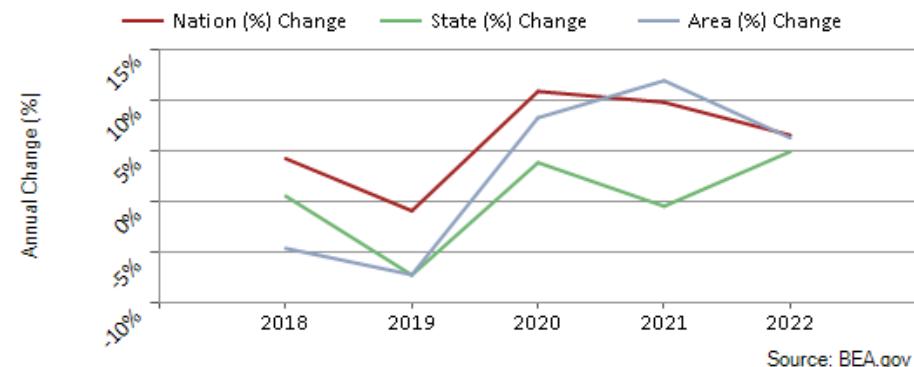
Major Industries by Employee Count

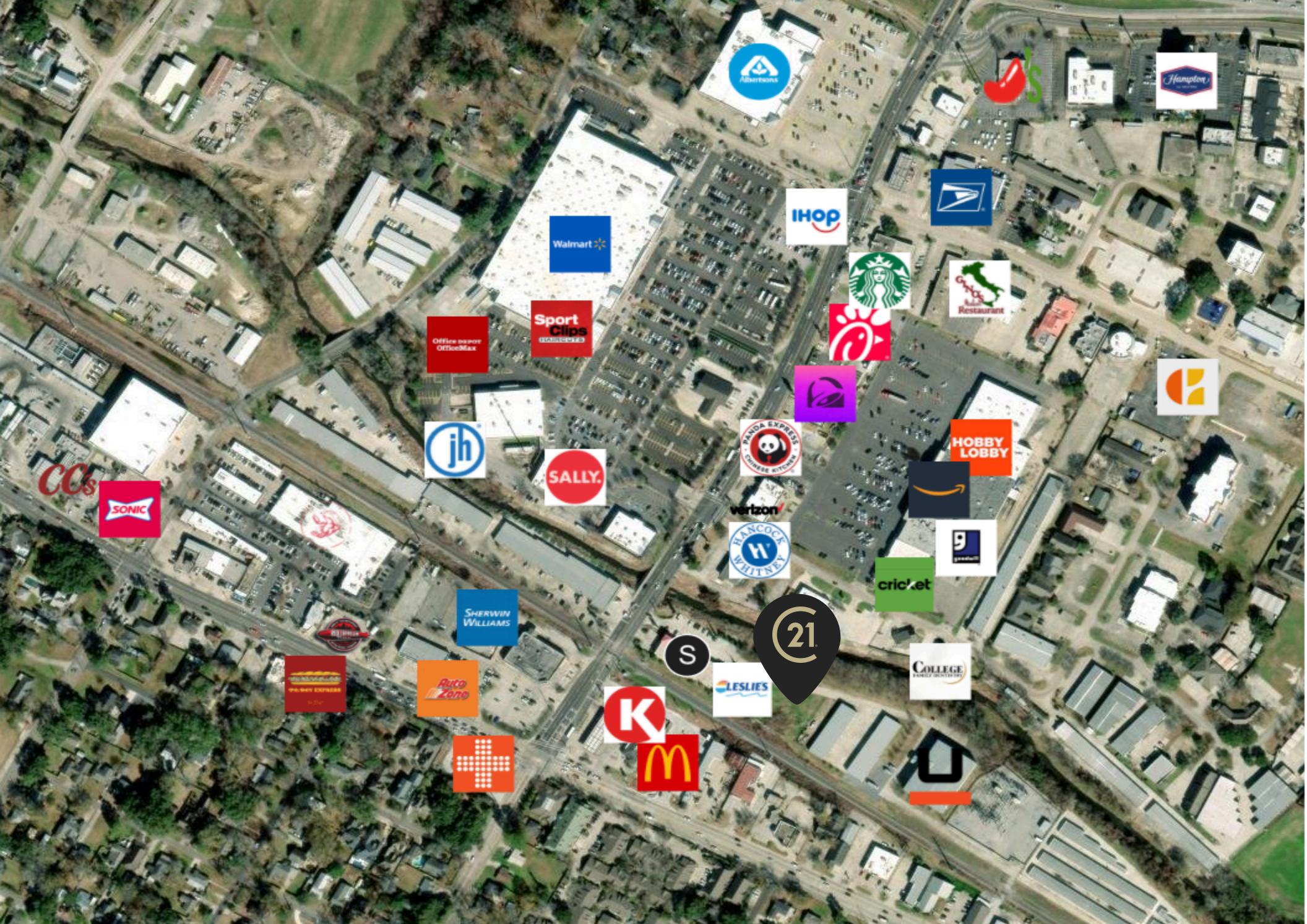


Largest Employers

State of Louisiana	34,900
Louisiana State University	12,500
Turner Industries	10,700
Franciscan Missionaries of Our Lady University	7,000
City of Baton Rouge/Parish of East Baton Rouge	4,100
Our Lady of the Lake Regional Medical Center	3,623
Baton Rouge General Medical Center	3,500
ExxonMobil Chemical	3,235

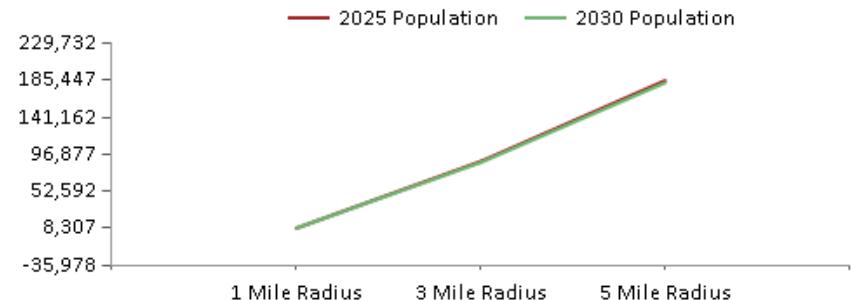
East Baton Rouge Parish GDP Trend



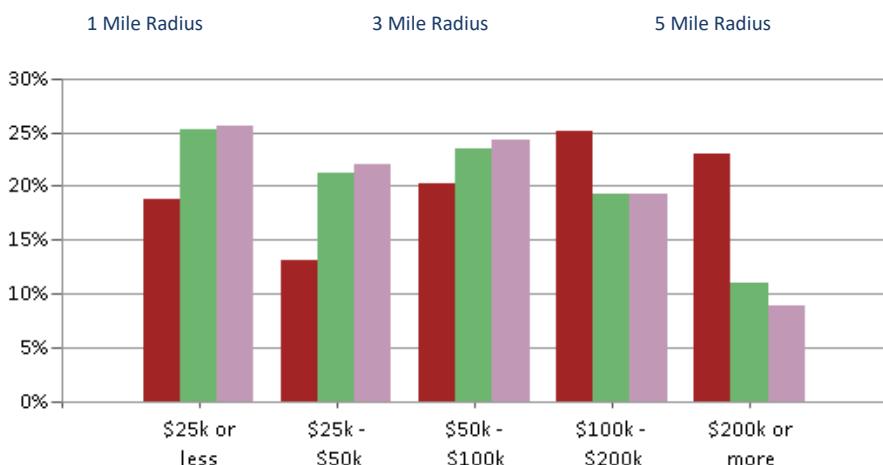


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,298	85,248	176,827
2010 Population	7,272	85,229	181,960
2025 Population	8,307	88,368	185,447
2030 Population	8,359	87,174	182,886
2025 African American	1,860	26,939	76,507
2025 American Indian	39	307	671
2025 Asian	170	3,442	6,692
2025 Hispanic	482	5,459	13,382
2025 Other Race	130	2,062	6,401
2025 White	5,617	50,660	85,049
2025 Multiracial	488	4,919	10,070
2025-2030: Population: Growth Rate	0.60%	-1.35%	-1.40%

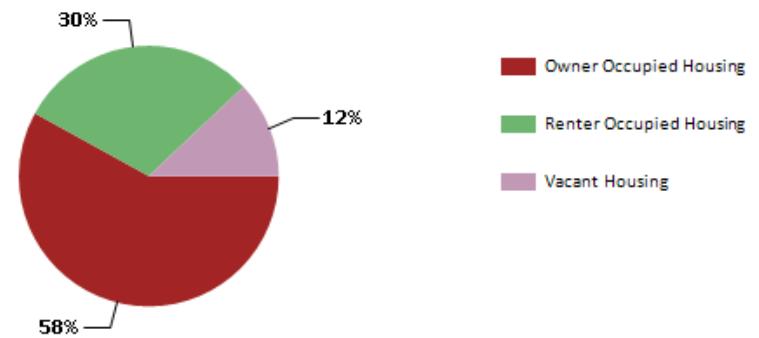
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	350	6,901	13,899
\$15,000-\$24,999	350	3,137	7,339
\$25,000-\$34,999	154	3,843	8,415
\$35,000-\$49,999	332	4,595	9,812
\$50,000-\$74,999	456	5,566	11,134
\$75,000-\$99,999	296	3,758	8,944
\$100,000-\$149,999	646	5,173	10,398
\$150,000-\$199,999	291	2,497	5,517
\$200,000 or greater	854	4,361	7,403
Median HH Income	\$92,668	\$55,808	\$53,717
Average HH Income	\$147,456	\$99,024	\$90,338



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

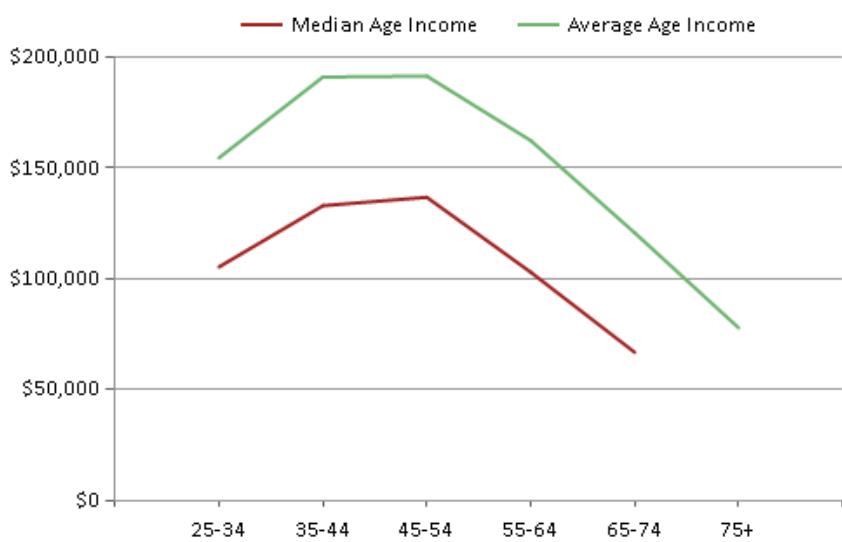
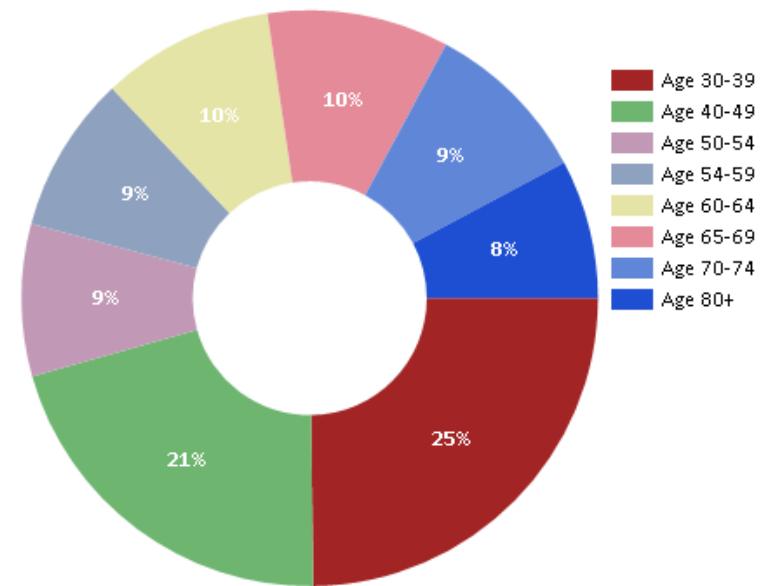


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	668	6,761	14,431
2025 Population Age 35-39	525	5,230	12,120
2025 Population Age 40-44	537	4,541	10,808
2025 Population Age 45-49	464	3,760	9,077
2025 Population Age 50-54	411	3,680	8,587
2025 Population Age 55-59	424	3,597	8,502
2025 Population Age 60-64	465	4,028	9,244
2025 Population Age 65-69	490	3,893	9,092
2025 Population Age 70-74	450	3,487	7,888
2025 Population Age 75-79	375	2,646	5,894
2025 Population Age 80-84	224	1,712	3,575
2025 Population Age 85+	221	1,831	3,528
2025 Population Age 18+	6,687	75,446	151,830
2025 Median Age 2030	39	31	34
Median Age	40	32	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$105,364	\$59,050	\$58,455
Average Household Income 25-34	\$154,648	\$92,531	\$87,146
Median Household Income 35-44	\$133,022	\$75,856	\$70,335
Average Household Income 35-44	\$191,145	\$125,840	\$110,254
Median Household Income 45-54	\$136,828	\$86,768	\$76,348
Average Household Income 45-54	\$191,597	\$140,389	\$117,915
Median Household Income 55-64	\$102,995	\$64,138	\$57,810
Average Household Income 55-64	\$162,483	\$120,495	\$103,446
Median Household Income 65-74	\$66,805	\$54,810	\$47,582
Average Household Income 65-74	\$120,790	\$101,238	\$85,402
Average Household Income 75+	\$77,857	\$76,572	\$68,785

Population By Age





College Dr. Retail Pad Opportunity



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