

RETAIL SPACE AVAILABLE

# Highland Plaza Shopping Center

5255 Highland Road, Baton Rouge, LA 70808

Presented By:

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### PROPERTY DESCRIPTION

This Grocery Anchored Retail Center boasts a highly visible location and offers two suites, each measuring 1,200 SF. With prime signage opportunities and co-tenants such as Walmart Neighborhood Market, Lake After Hours, Waka House, OHK Korean Corn Dogs, New Orleans Daquiri, and UPS, the property presents an ideal setting for retail success. Located conveniently near the LSU campus, this bustling center attracts a steady flow of traffic and provides a compelling environment for businesses to thrive. Don't miss the chance to establish your presence in this dynamic and sought-after retail destination.

### PROPERTY HIGHLIGHTS

- Grocery Anchored Retail Center
- Highly Visible Location
- Conveniently Located near LSU Campus
- Great Signage Opportunities
- Prime Location for Foot Traffic

### SPACES

Suite 5225

### LEASE RATE

\$20.00 SF/yr

### SPACE SIZE

1,200 SF

Suite 5241

\$20.00 SF/yr

1,200 SF

### DEMOGRAPHICS

### 0.5 MILES

### 1 MILE

### 1.5 MILES

Total Households

1,508

5,581

10,683

Total Population

3,127

11,678

25,143

Average HH Income

\$81,453

\$76,477

\$73,452





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### SITE PLAN

#### TENANT ROSTER

##### Available

SUITE 5225 | 1,200 SF

##### Waka House Chinese

SUITE 5229-5233 | 2,400 SF

##### Polished Nails

SUITE 5237 | 1,200 SF

##### Available

SUITE 5241 | 1,200 SF

##### Noire Beauty Supply

SUITE 5245 | 1,200 SF

##### Walmart Neighborhood Market

SUITE 5255 | 55,700 SF

##### UPS Store

SUITE 5261 | 1,200 SF

##### UPS Store

SUITE 5263 | 1,000 SF

##### Corndog

SUITE 5271 | 1,000 SF

##### Lake Urgent Care

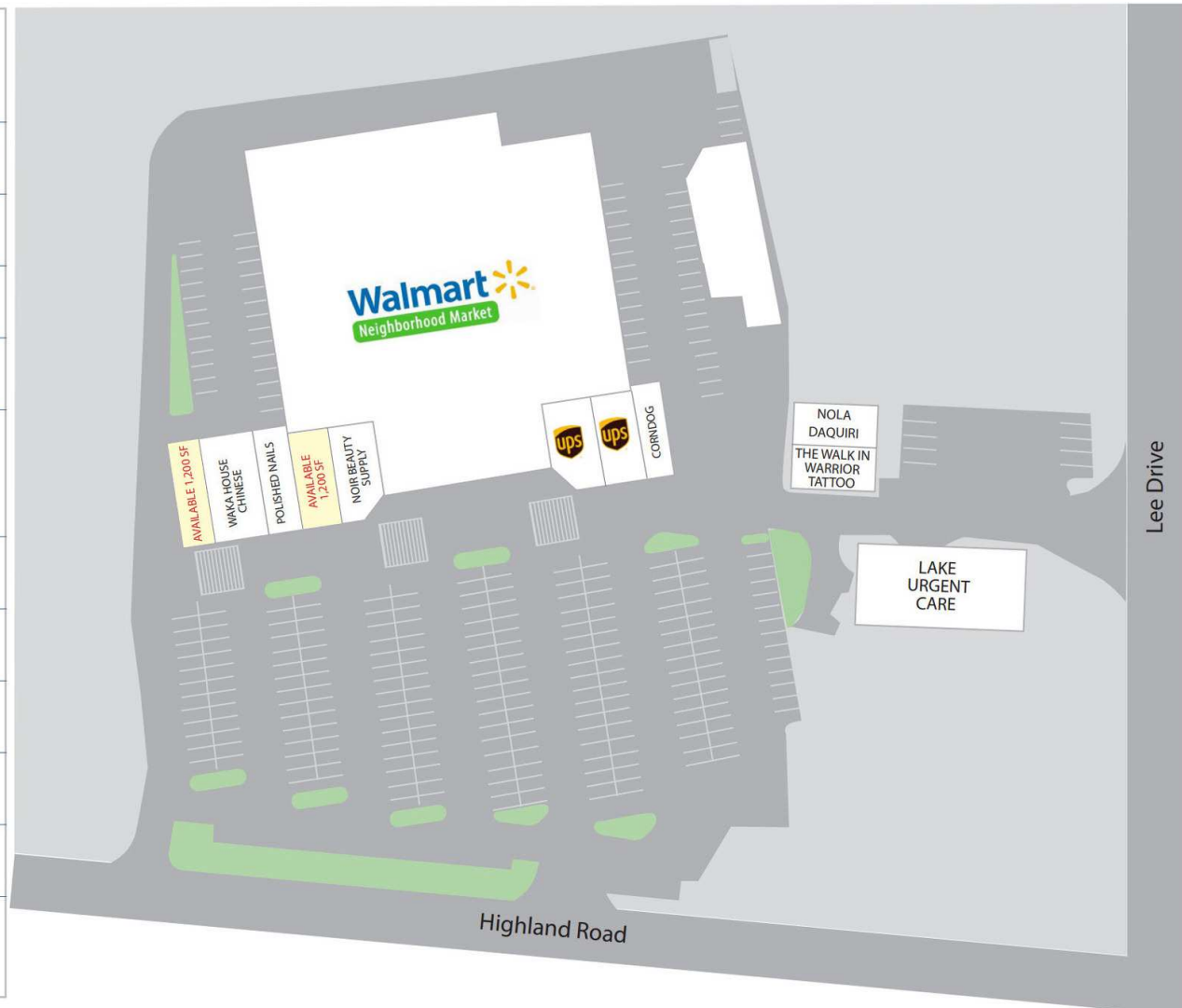
OP1-123 Lee | 3,705 SF

##### Nola Daquiri

OP2-133 Lee A | 2,300 SF

##### The Walk In Warrior Tattoo

OP2-133 Lee B | 700 SF



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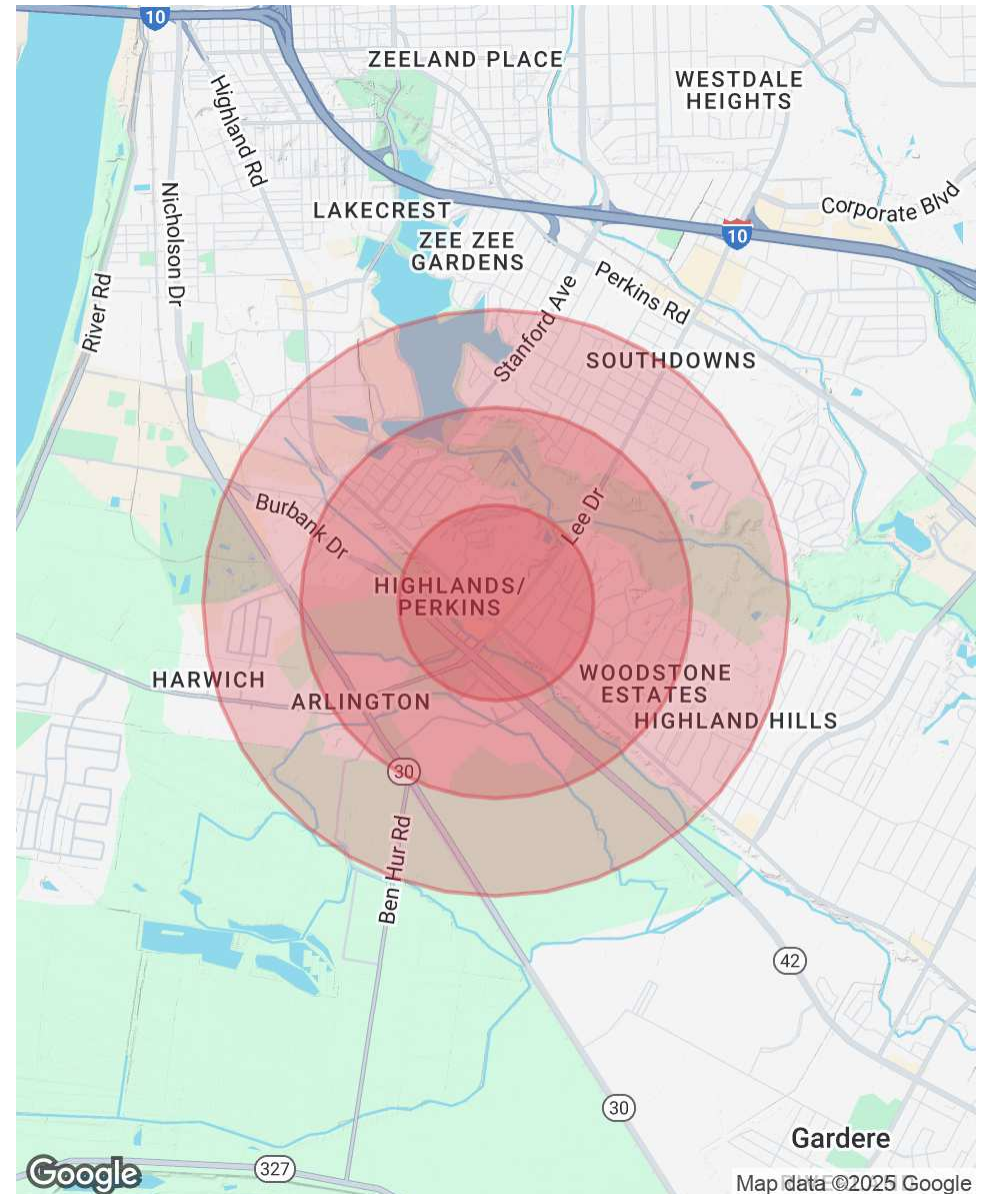
## Highland Plaza Shopping Center

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,127	11,678	25,143
Average Age	36	33	32
Average Age (Male)	35	33	32
Average Age (Female)	38	34	32

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,508	5,581	10,683
# of Persons per HH	2.1	2.1	2.4
Average HH Income	\$81,453	\$76,477	\$73,452
Average House Value	\$478,446	\$454,100	\$419,731

Demographics data derived from AlphaMap



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For More Information:

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