

stirling

FOR LEASE



NICHOLSON GATEWAY

3658 NICHOLSON DR. | BATON ROUGE, LA

SUMMARY

AERIAL

OVERALL SITE PLAN

RETAIL PARKING

BUILDING 100 PLAN

BUILDING 500 PLAN

SIGNAGE

PHOTOS

DEMOS



RETAIL FOR LEASE

TENANTS

- Matherne's Market
- Torchy's Tacos
- Fat Boy's Pizza
- Livin Studio
- Starbucks
- Rally House
- Our Lady of the Lake

AVAILABLE

- Ground Floor: 3,025 SF

PROJECT DETAILS

- **Retail**
Building 100 Ground Floor - ±20,088 SF
Building 500 - ±29,235 SF
- **Residential**
Buildings 100 - 400 Student Housing
761 Units / 1,525 Beds
- **Parking**
1,551 Total Spaces

LOCATION

- Located on Louisiana State University's campus
- Directly across the street from LSU's Tiger Stadium and Pete Maravich Assembly Center (PMAC)
- Traffic counts exceed 42,000 vehicles per day (ADT 2026)

LOUISIANA STATE UNIVERSITY FACTS

(FALL 2026)

- LSU Students Enrolled: 43,385
- Students Living on Campus: 8,600

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**NICHOLSON
GATEWAY**

**Pete Maravich Assembly
Center (PMAC)**
13,215 Seats

Tiger Stadium
102,321 Seats

Alex Box Stadium
10,326 Seats



DEVELOPMENT SUMMARY:

RETAIL:

BUILDING 500: 2 STORIES
RENTABLE RETAIL: +/- 29,235 SF

UNDERGRADUATE APARTMENTS:

BUILDING 100: 4 STORIES RESIDENTIAL OVER RETAIL
RENTABLE RETAIL: +/- 20,088 SF
RESIDENTIAL: 109 UNITS / 268 BEDS
TOTAL: 109 UNITS / 268 BEDS

UNDERGRADUATE HOUSING:

BUILDING 200: 5 STORIES
UREC: 10,000 SF
RESIDENTIAL: 148 UNITS / 338 BEDS
BUILDING 300 A: 5 STORIES
RESIDENTIAL: 92 UNITS / 205 BEDS
BUILDING 300 S: 4 STORIES
RESIDENTIAL: 87 UNITS / 191 BEDS
BUILDING 300 N: 4 STORIES
RESIDENTIAL: 87 UNITS / 191 BEDS
TOTAL: 414 UNITS / 925 BEDS

GRADUATE HOUSING:

BUILDING 400 S: 4 STORIES
RESIDENTIAL: 119 UNITS / 167 BEDS
BUILDING 400 N: 4 STORIES
RESIDENTIAL: 119 UNITS / 165 BEDS
TOTAL: 238 UNITS / 332 BEDS
OVERALL TOTAL: 761 UNITS / 1,525 BEDS

PARKING GARAGE:

NGPF - 5 LEVELS
794 GARAGE SPACES
INCLUDING 16 ADA SPACES

SURFACE:

85 FOUNDATION SPACES
INCLUDING 4 ADA SPACES
130 RETAIL SPACES
INCLUDING 6 ADA SPACES
547 RESIDENTIAL SPACES
INCLUDING 54 ADA SPACES

PARKING SUMMARY:

171 RETAIL SPACES (1 SPACE / 288 SF)
70 FOUNDATION SPACES
1,310 RESIDENTIAL SPACES
TOTAL PARKING: 1,551 SPACES



Nicholson Gateway Development - Retail Parking Corridor

Louisiana State University - Baton Rouge, LA



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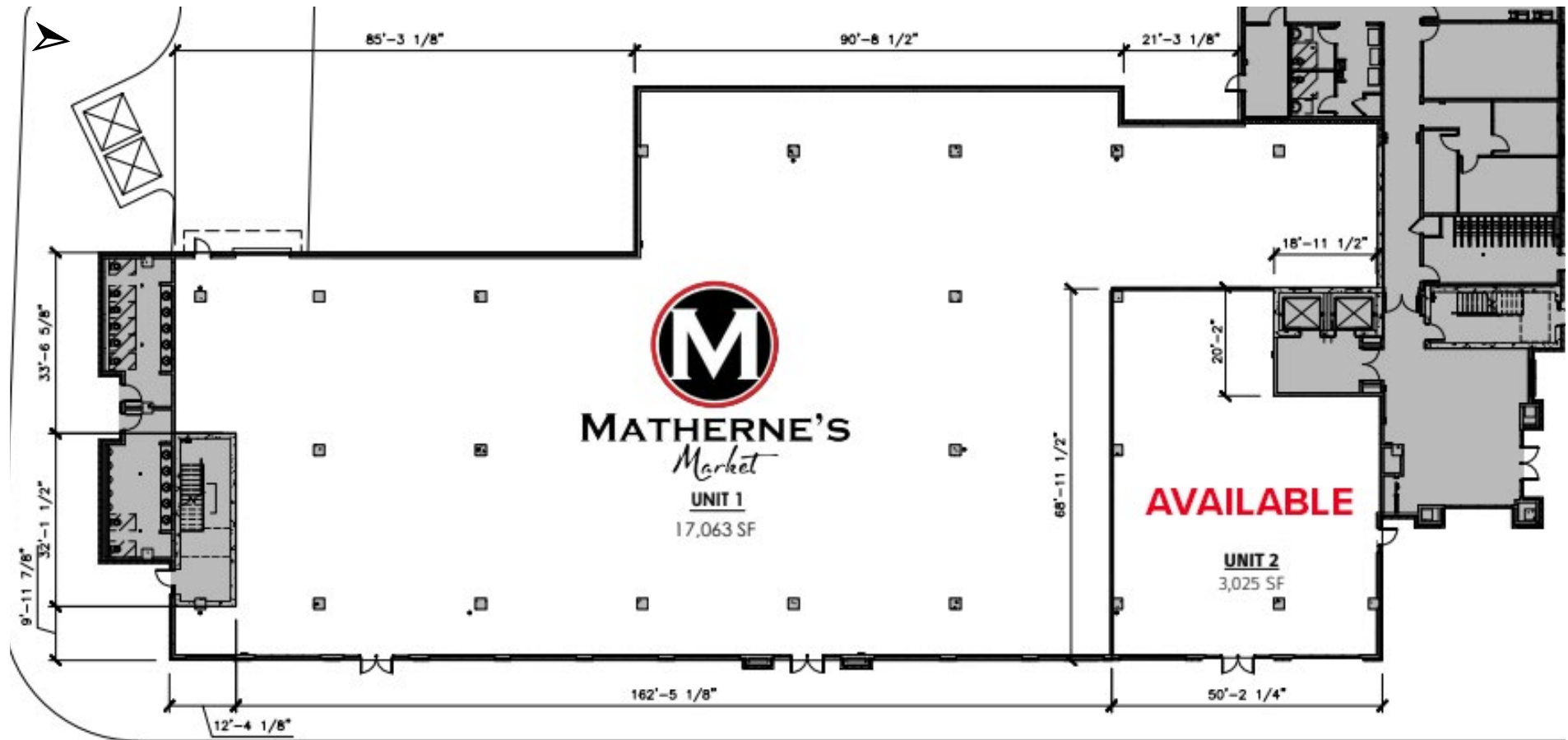
PHOTOS

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BUILDING 100 GROUND FLOOR

Unit 1 - 17,063 SF - Matherne's Market

Unit 2 - 3,025 SF - AVAILABLE



[Click image for larger view](#)

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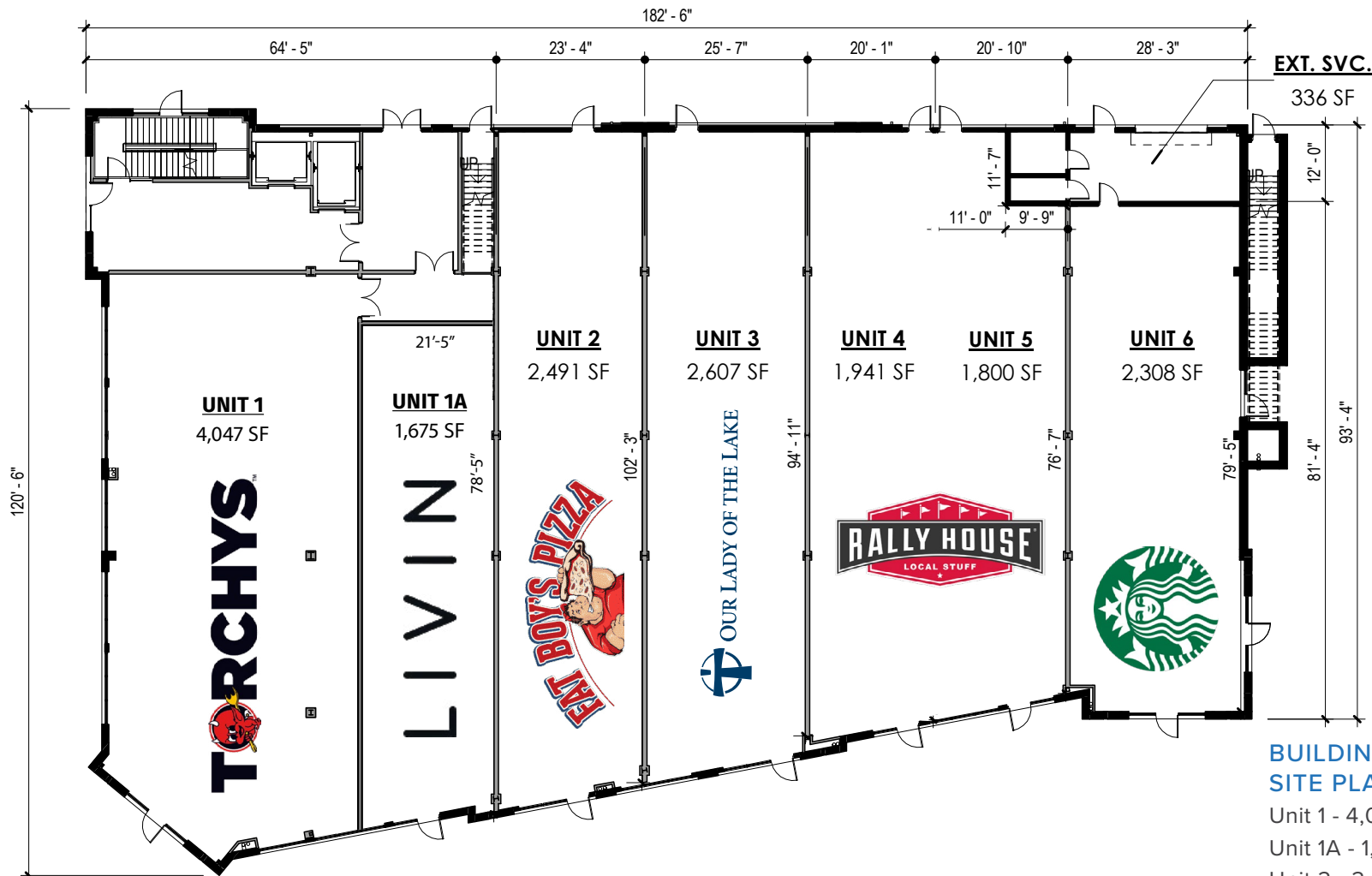
BUILDING
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BUILDING
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Click image for larger view

BUILDING 500 GROUND FLOOR SITE PLAN

Unit 1 - 4,047 SF - Torchy's Tacos

Unit 1A - 1,675 SF - Livin Studio

Unit 2 - 2,491 SF - Fat Boy's Pizza

Unit 3 - 2,607 SF - Our Lady of the Lake

Unit 4&5 - 3,741 SF - Rally House

Unit 6 - 2,308 SF - Starbucks

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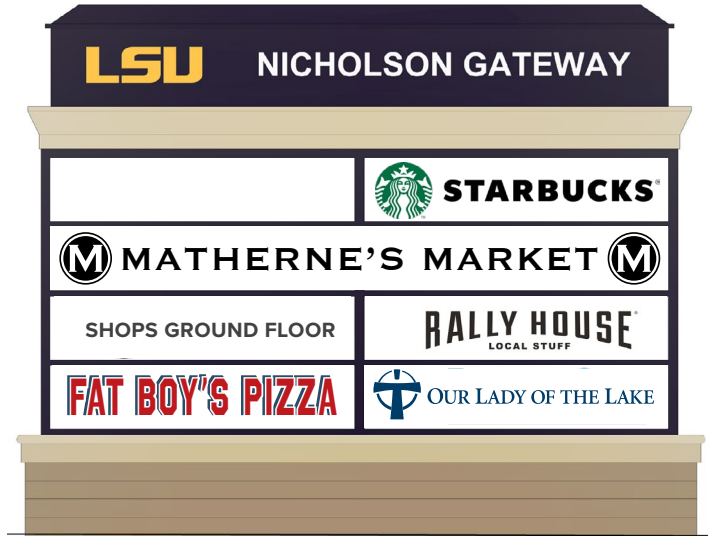
BUILDING
500 PLAN

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MONUMENT SIGN A - NICHOLSON DRIVE



MONUMENT SIGN B - SKIP BERTMAN DRIVE



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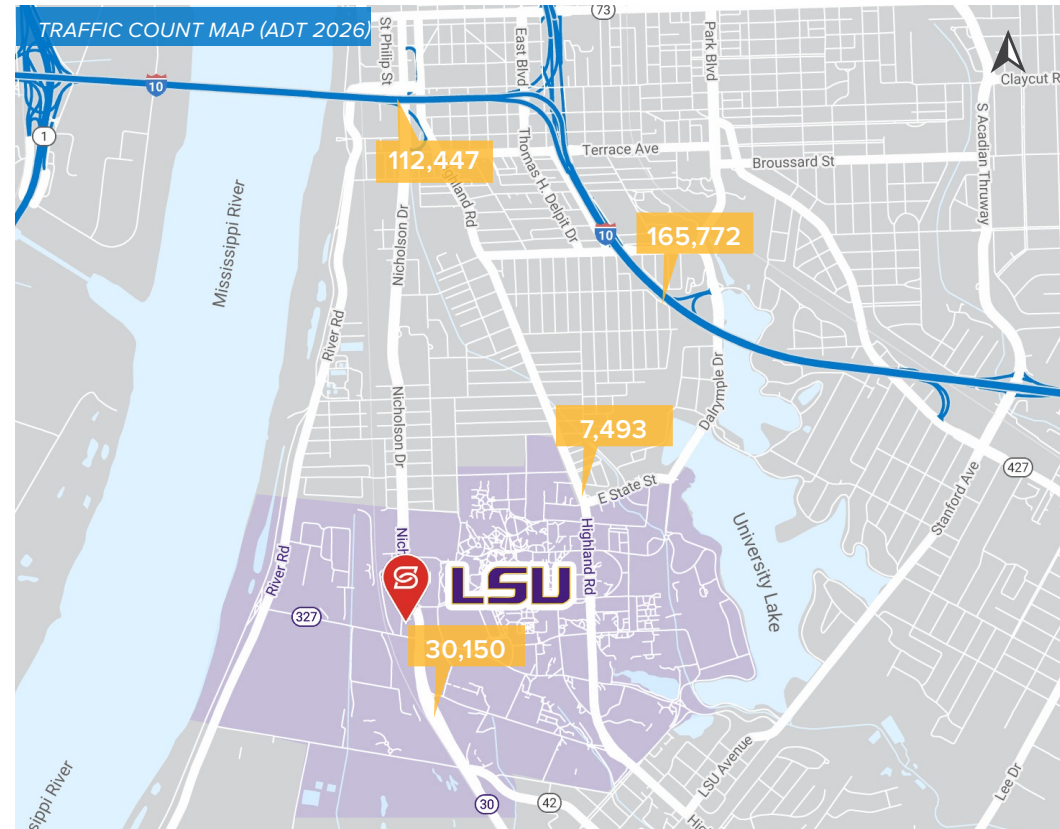
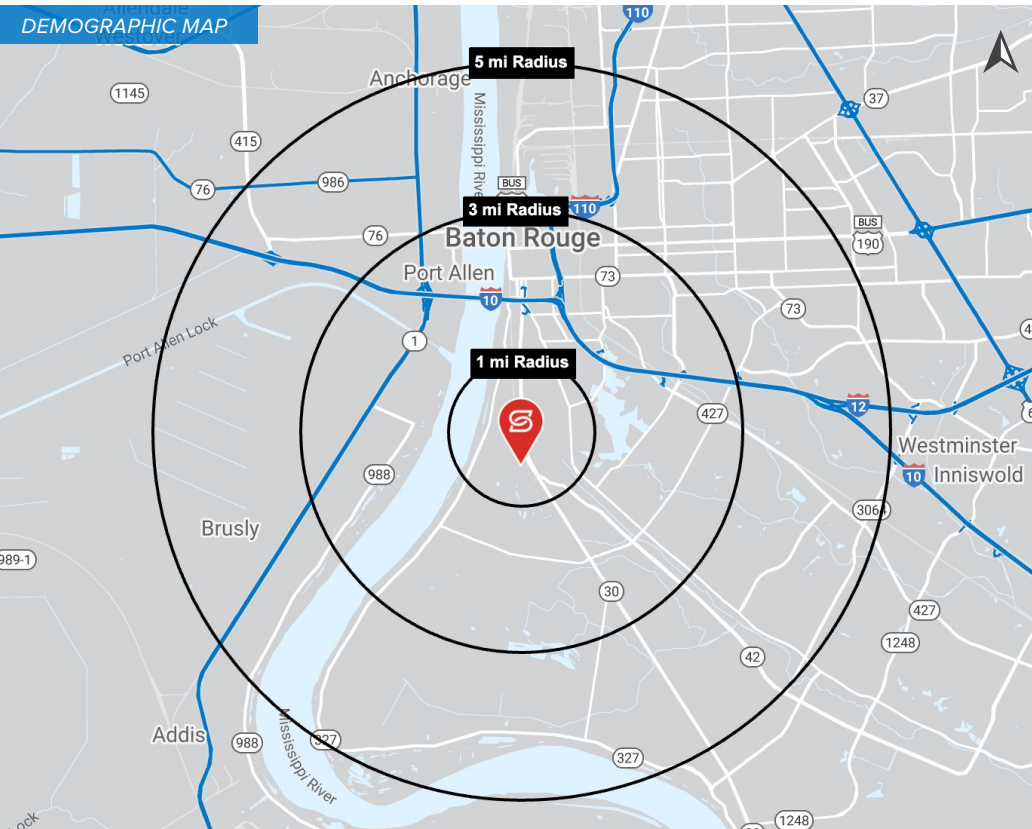
DEMOS



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RETAIL BROKERS NETWORK



2026 DEMOGRAPHICS



POPULATION

1 MI

14,060

3 MI

63,368

5 MI

127,301



AVG. HH INCOME

1 MI

\$41,281

3 MI

\$103,649

5 MI

\$103,223



HOUSEHOLDS

1 MI

3,315

3 MI

25,801

5 MI

53,159