



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

**FOR SALE**

# **\*REDUCED\* INVESTMENT AT THE NORTH GATES OF LSU**

3340 HIGHLAND RD, BATON ROUGE, LA 70802

**19,145 SF**



## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,985,000
<b>Building Size:</b>	19,145 SF
<b>Lot Size:</b>	0.52 Acres
<b>Price / SF:</b>	\$155.92
<b>NOI:</b>	\$227,000
<b>CAP Rate:</b>	7.61%
<b>Zoning:</b>	C2 & C-AB-1

## PROPERTY HIGHLIGHTS

- High Profile Retail Property on LSU Campus - Stabilized income stream with quality tenant mix.
- Currently 75% Occupied (14,511 SF) with current actual NOI of \$227,000
- Additional 4,634 SF Second Floor Space that is currently out of commerce. Potential to develop short-term rental / party pad for value add
- NOI: \$227,000
- Cap Rate: 7.61%
- Tenant Roster Includes: Highland Coffees, Bengals and Bandits (soft goods retailer), Vivint (home automation corporate office), Lit Vape
- Adjacent to the historic Chimes Restaurant and Chipotle
- Please Contact Agent for additional details including CA in order to receive all supporting financial information

### MATTHEW SHIRLEY

Associate Broker  
(D)225.907.5214  
matthew@sr-cre.com

### SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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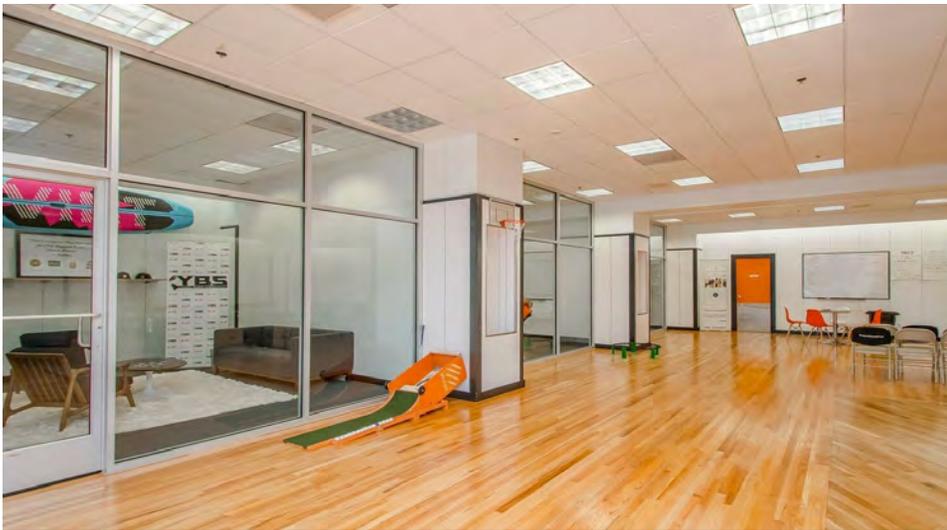
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LEASED

# VIVINT.LOUISIANA

3340 HIGHLAND RD, BATON ROUGE, LA 70802

5,907 SF



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# BENGALS AND BANDITS

3340 HIGHLAND RD, BATON ROUGE, LA 70802

**2,590 SF**



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# HIGHLAND COFFEES

3340 HIGHLAND RD, BATON ROUGE, LA 70802

**3,014 SF**



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# LIT VAPE & SMOKE

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3,000 SF



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AVAILABLE

# SECOND FLOOR

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4,634 SF



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EXTERIOR/PARKING

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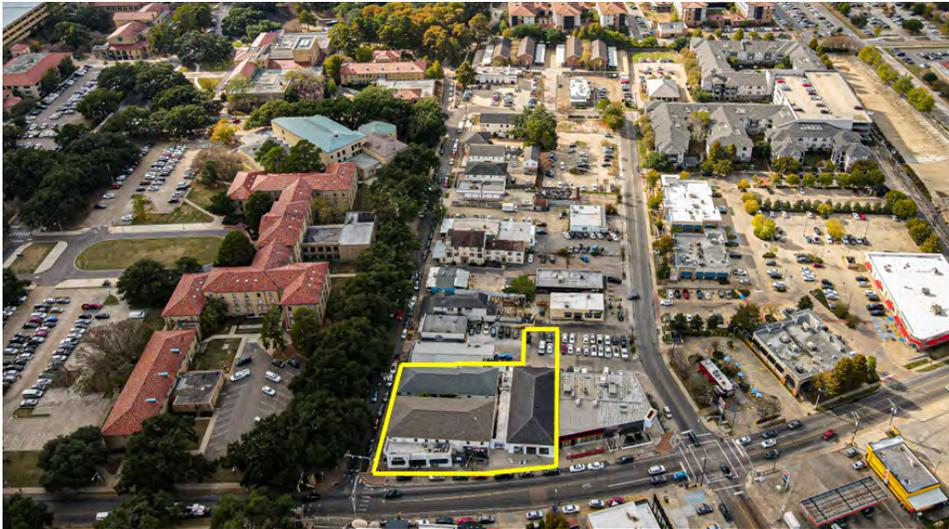
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**AERIAL OVERVIEW**

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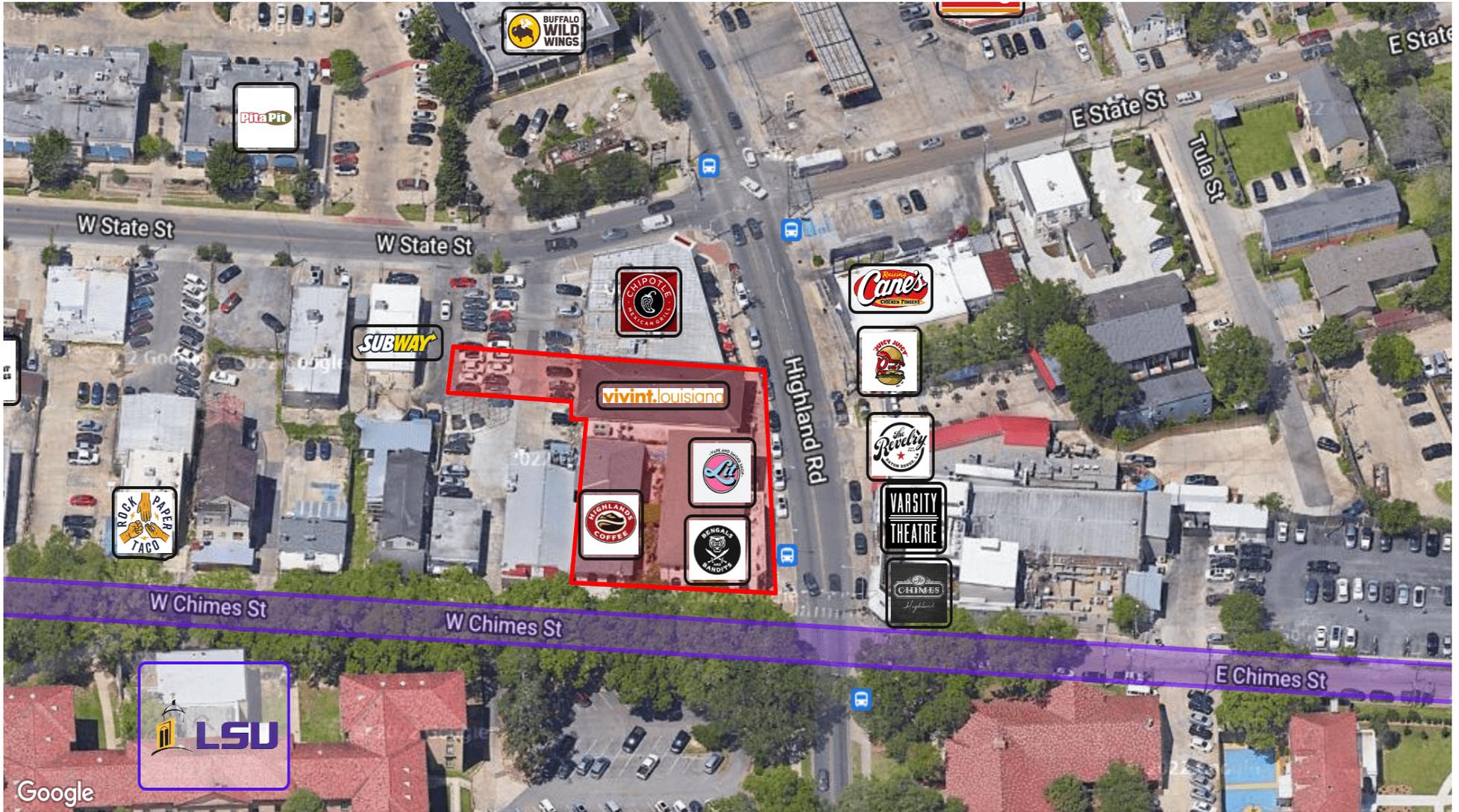
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AREA RETAILERS

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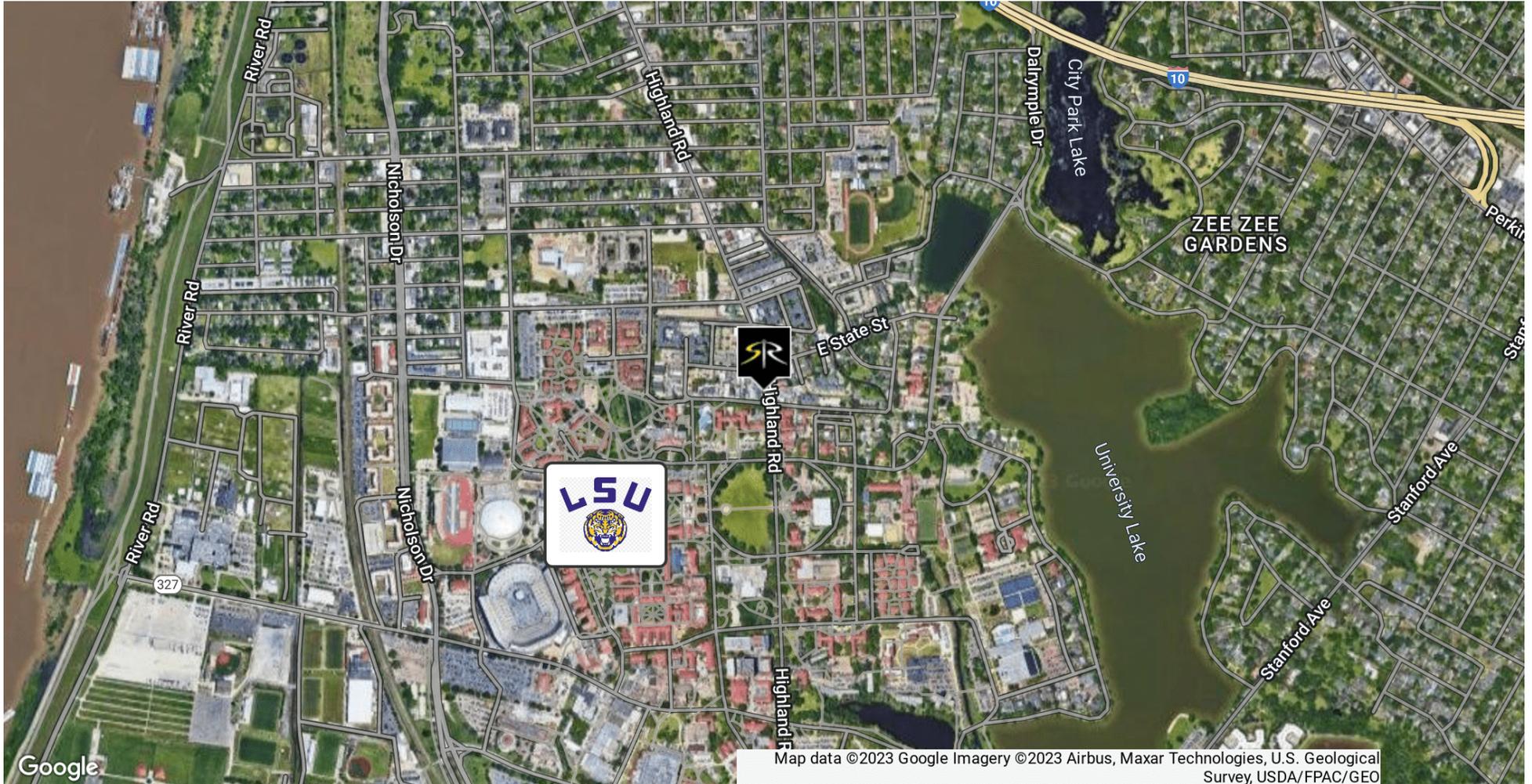
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AREIAL OVERVIEW

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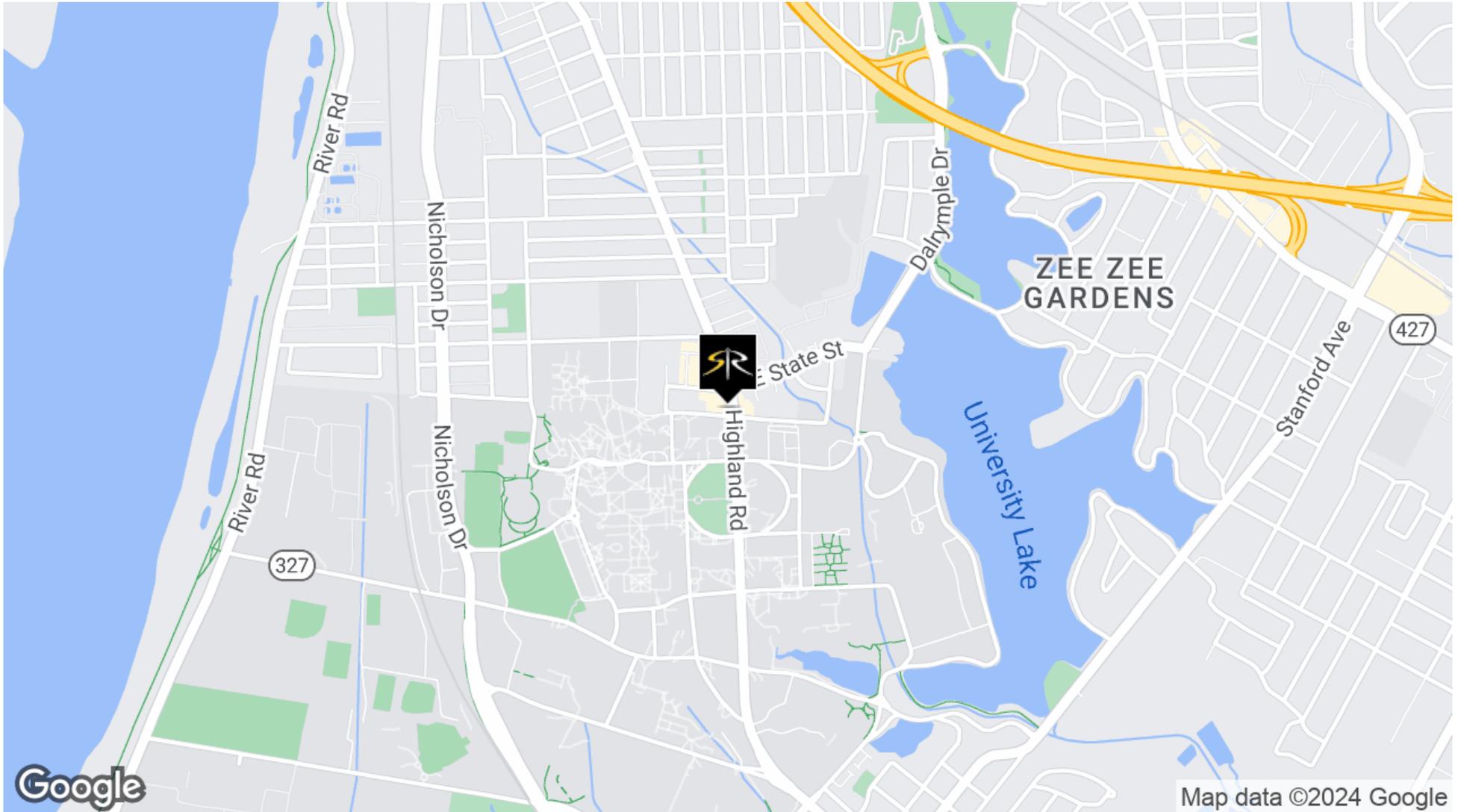
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LOCATION MAP

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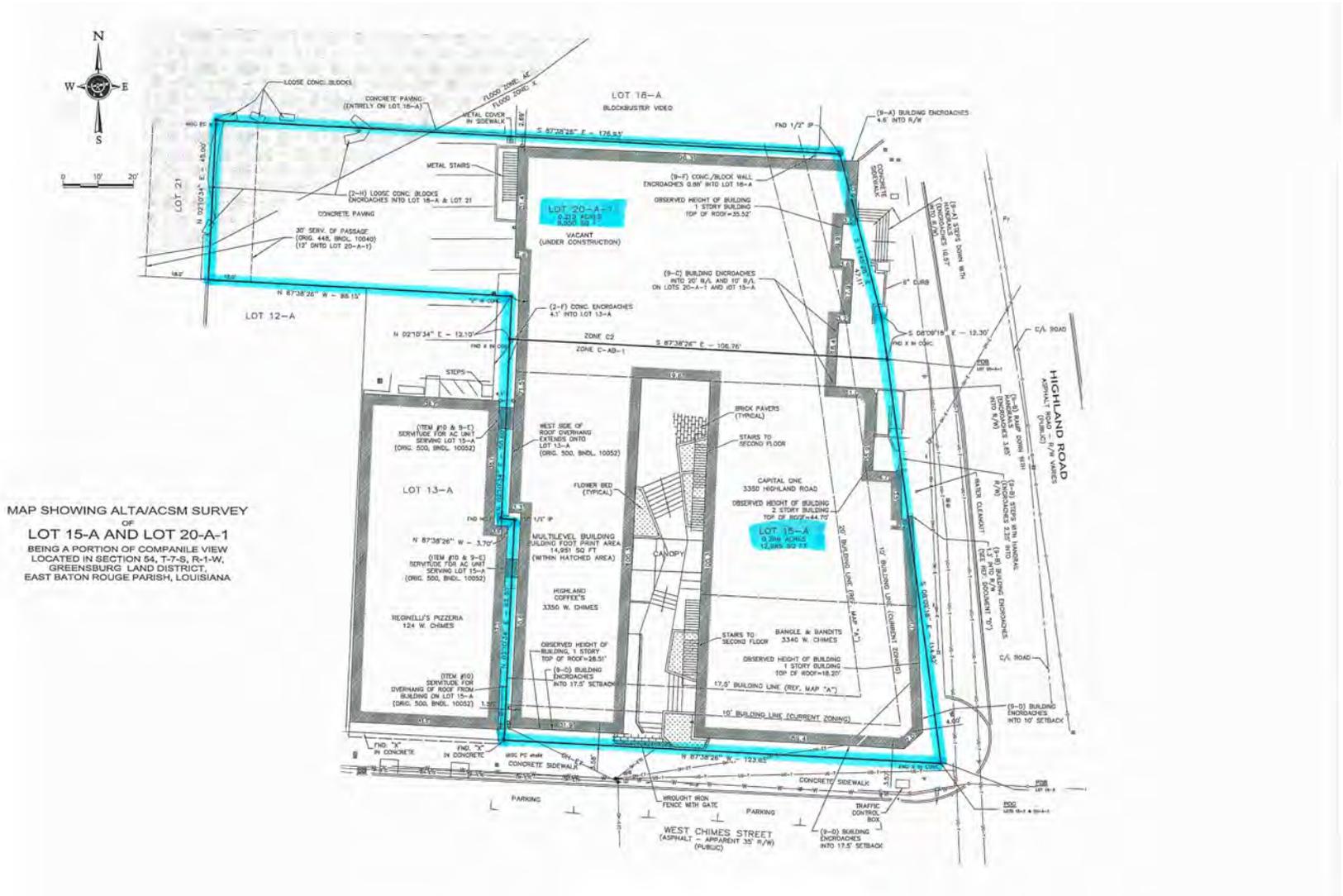
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**SURVEY**

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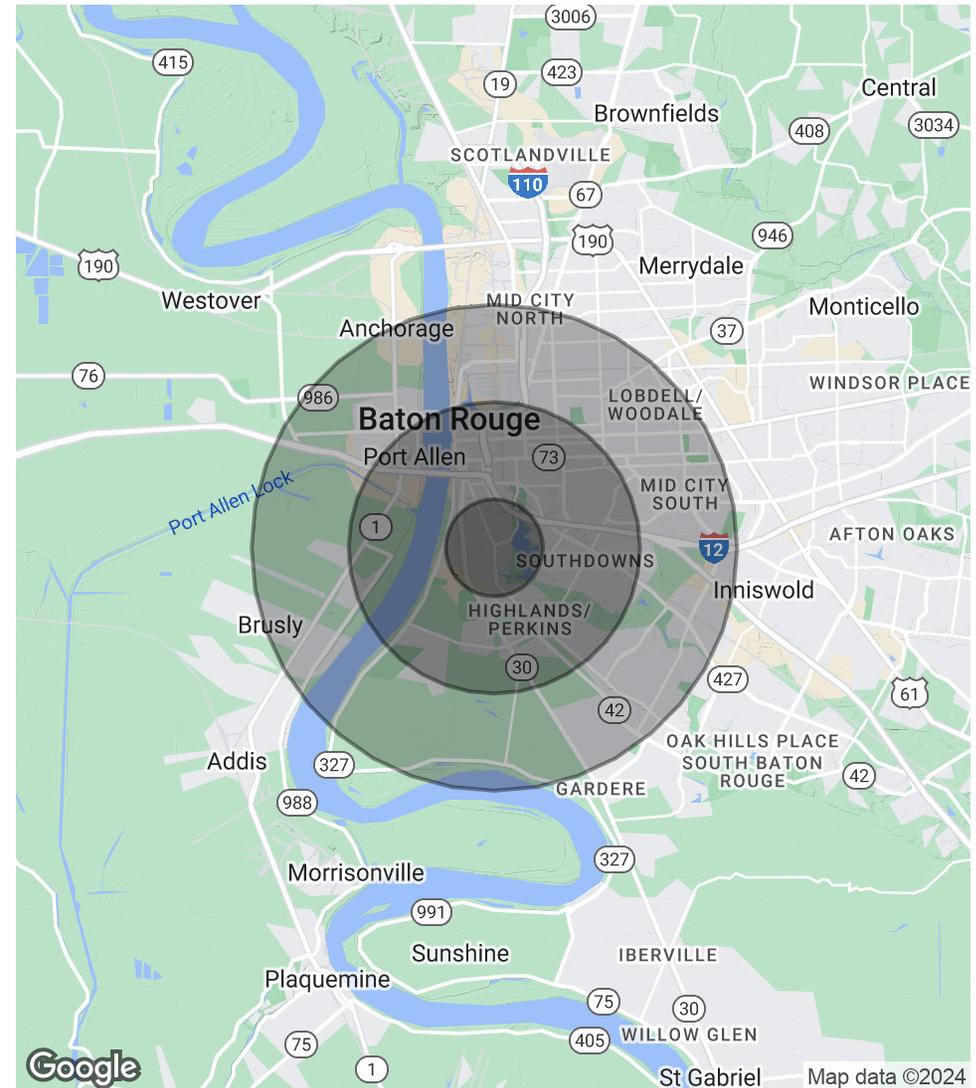
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,703	68,089	136,586
Average Age	27	35	37
Average Age (Male)	27	34	36
Average Age (Female)	27	35	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,691	28,781	58,159
# Of Persons Per HH	4	2.4	2.3
Average HH Income	\$50,919	\$79,947	\$78,407
Average House Value	\$441,851	\$385,702	\$346,956

Demographics data derived from AlphaMap



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