

ARLINGTON MARKETPLACE

600-660 ARLINGTON CREEK CENTER BLVD, BATON ROUGE, LA 70820



NAI Rampart
RETAIL

PROPERTY OVERVIEW

Built in 2018, Arlington Marketplace is a 93,000+ SF grocery-anchored development located in South Baton Rouge. The shopping center benefits from its regional grocer anchor, Rouses Markets, who operates over sixty-five stores across Louisiana and the Mississippi and Alabama Gulf Coasts.

According to Placer.AI data, in the past twelve months, this Rouses location has seen over 1.13M visitors with an average dwell time of twenty-nine minutes. In addition to grocery shopping, Arlington Marketplace offers a wide range of national, regional and local food and beverage offerings including but not limited to: Dave's Hot Chicken, CC's Coffee, Smoothie King, Wingstop and Playa Bowls.

Situated at the signalized intersection of West Lee Drive (32,263 VPD) and Burbank Drive (24,886 VPD), this 14.73 AC site boasts multiple access points and unhindered visibility in a rapidly expanding retail corridor.



SITE PLAN



ARLINGTON MARKETPLACE

SUITE	TENANT	SF	RATE
630 A&B	Dickey's Barbecue Pit	2,400	
630 C	AVAILABLE - Raw/Cold Dark Shell	1,200	\$26.00
630 D	AVAILABLE - 2nd Generation Restaurant	1,200	\$32.00
630 E	Hibachi Express	1,200	
630 F	Harmony Nails & Spa	1,148	
630 G	Smoothie King	1,200	
640 A	CC's Coffee	1,600	
640 B	Ubreakifix	1,148	
640 C	Planet Beach	1,800	
640 D	AVAILABLE - 2nd Generation Retail	1,200	\$28.00
640 E	AVAILABLE - 2nd Generation Retail	1,200	\$28.00
640 F	Dave's Hot Chicken	3,000	
650 A&B	Jason's Deli	4,200	
650 C	AT&T	1,500	
650 D	SportClips	1,080	
650 E	Ochsner Urgent Care	2,920	
660 A	Orange Theory Fitness	3,100	
660 B	Playa Bowls	1,105	
660 C	wHydrate	1,181	
660 D	Crust Pizza	2,100	
660 E	Wingstop	1,500	
660 F	Finbomb	1,500	
	Rouses	53,562	
	Pad Site	±38,000	





**ARLINGTON
AVAILABILITIES**

Suite 640D
1,200 SF

Suite 640E
1,200 SF



Now Open!

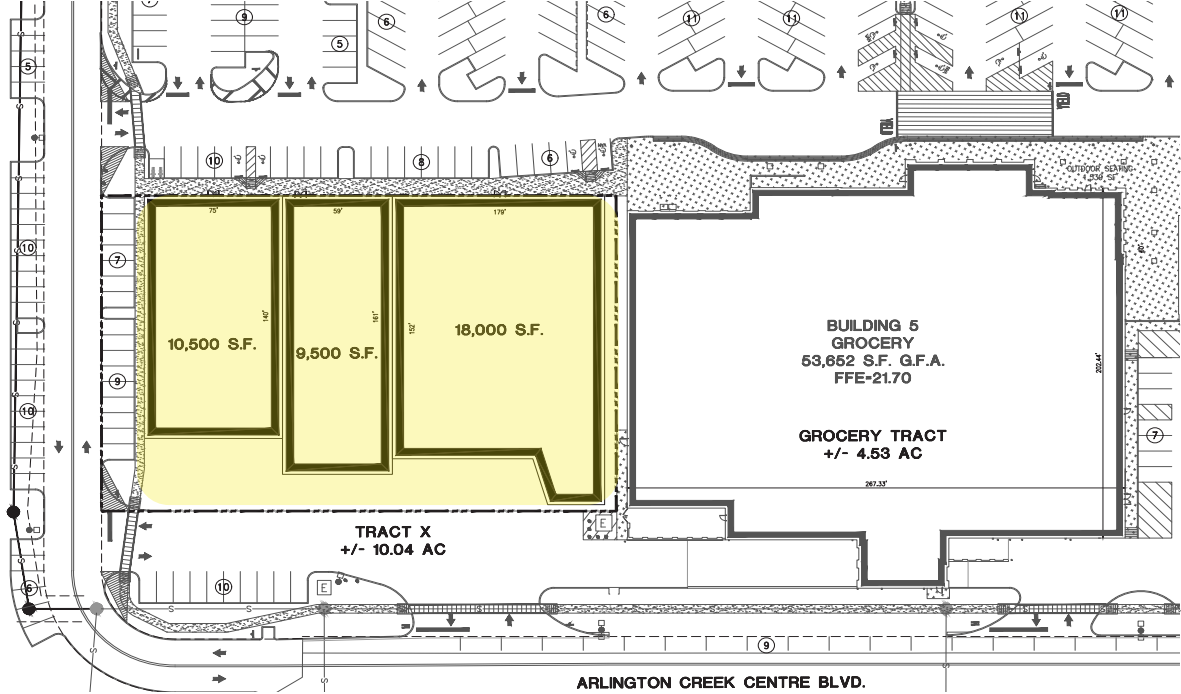
*** can be combined**

ROUSES
MARKETS

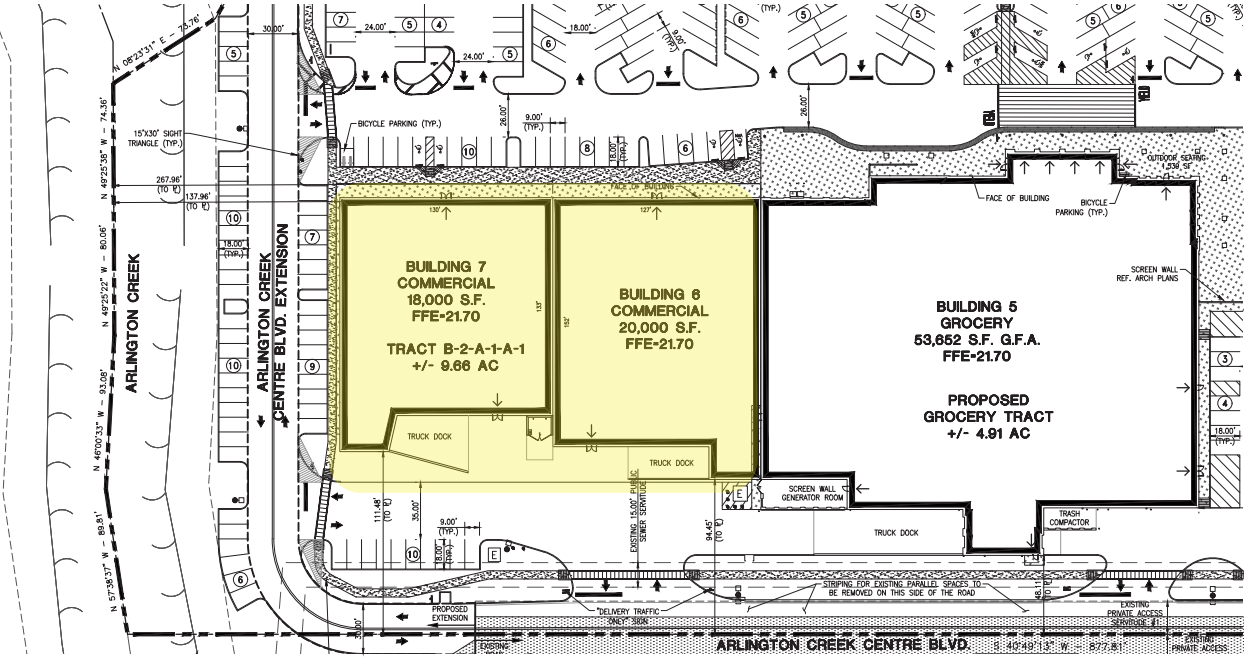
Pad Site
Up to 38,000 SF

ARLINGTON
AVAILABILITIES

Option 1
3 Tenant



Option 2
2 Tenant

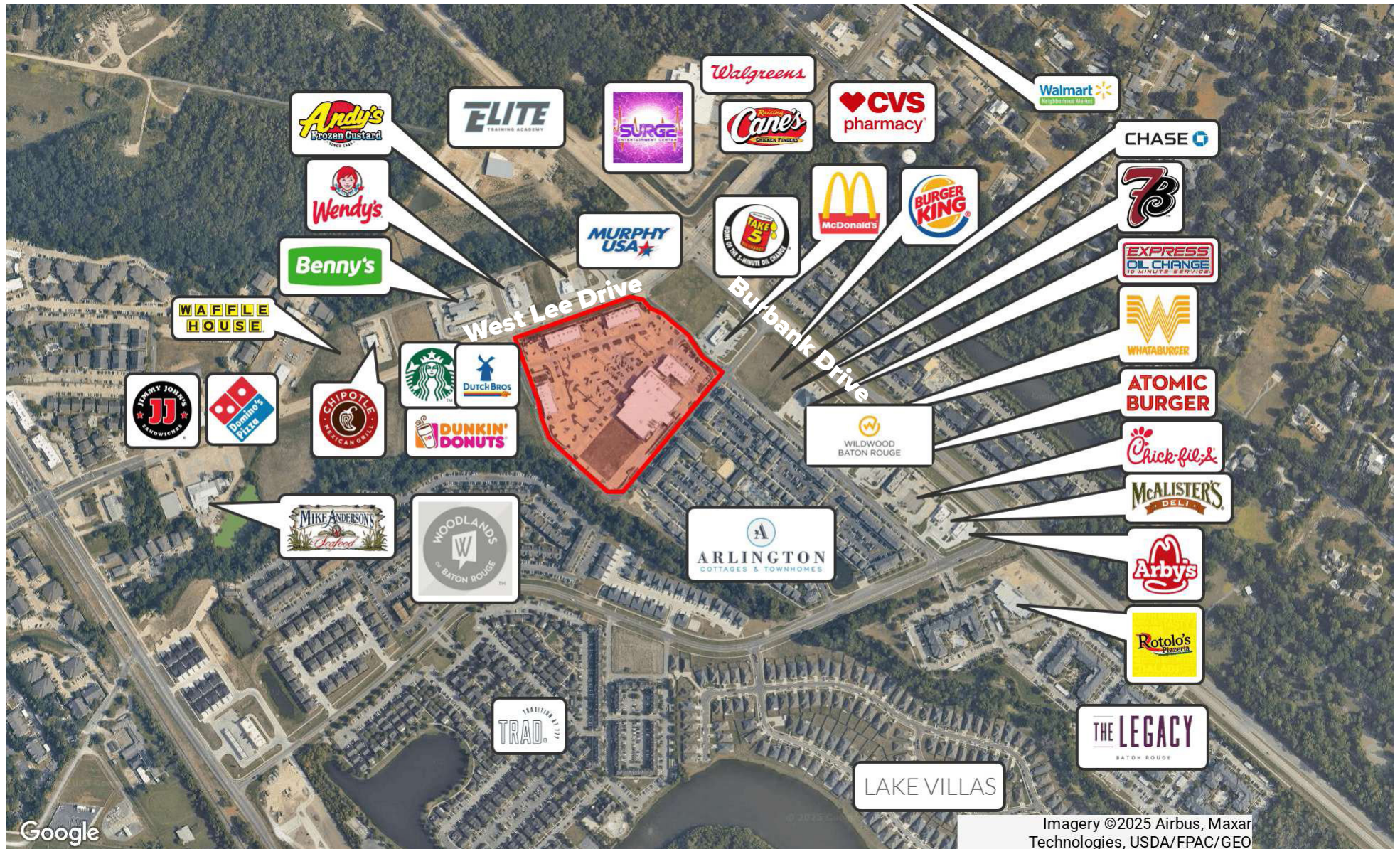


PROPOSED
PAD SITE PLANS

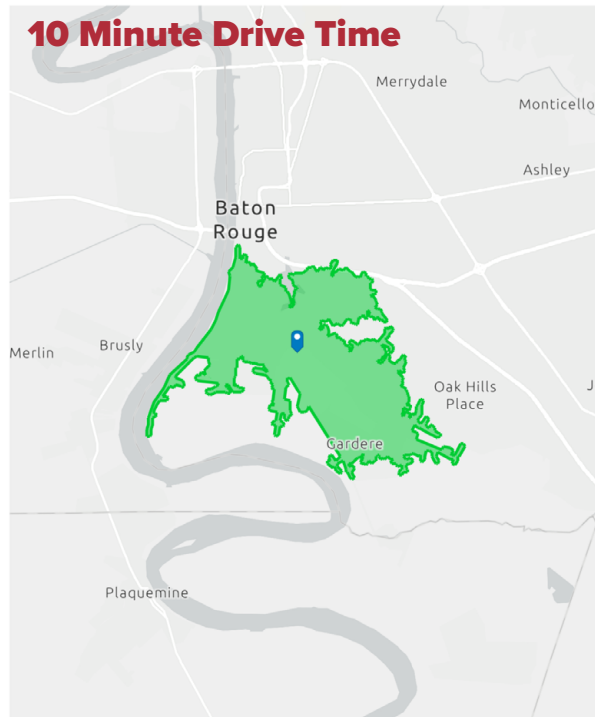


ARLINGTON
AVAILABILITIES

SURROUNDING RETAILERS



TRADE AREA DEMOGRAPHICS



KEY FACTS

67,281
Population

2.2
Average
Household Size

25.9

Median Age

\$54,008

Median
Household
Income

EMPLOYMENT

73%
White Collar

11%
Blue Collar

17%
Services

4.7%
Unemployment
Rate

INCOME

\$54,008
Median
Household
Income

\$34,699
Per Capita
Income

\$27,940
Median Net
Worth

EDUCATION

5%
No High School
Diploma

17%
High School
Graduate

19%
Some College

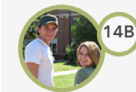
59%
Bachelor's/Grad/Prof
Degree

Tapestry segments



Dorms to Diplomas
8,058 households

30.0%
of Households



College Towns
2,966 households

11.0%
of Households



Young and Restless
2,815 households

10.5%
of Households

BUSINESS

2,064

Total Businesses



54,567

Total Employees

ANNUAL HOUSEHOLD SPENDING

\$1,966
Apparel &
Services

\$241
Computers
& Hardware

\$3,202
Eating Out

\$5,765
Groceries

\$5,495
Health
Care



Source: This infographic contains data provided by Esri-Data Axle (2024), Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024). © 2025 Esri



BURBANK DRIVE

VPD 24,886

W LEE DRIVE

VPD 32,263



MIGNON RICHARD DIAZ,
CCIM

mignon@rampartcre.com
504.569.9461



ANDREW D'OSTILIO, CCIM

andrewdos@rampartcre.com
225.295.0800



DEX SHILL

dexshill@rampartcre.com
225.297.7874

NAI Rampart RETAIL

1700 CITY FARM DRIVE
BATON ROUGE, LA 70806

225.295.0800