FOR LEASE

FREESTANDING MEDICAL / RETAIL BUILDING

FOR LEASE · FREESTANDING BUILDING · HIGHLAND PLAZA

123 Lee Drive

Baton Rouge, LA 70808 · LSU Southgate District

±3,705 SF
ENTIRE BUILDING

1.8 mi
TO LSU CAMPUS CORE

44,115
LSU STUDENTS (RECORD)

PRESENTED BY

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I. PROPERTY OVERVIEW

Freestanding medical building at Walmart-anchored Highland Plaza

123 Lee Drive is a ±3,705 SF single-tenant outparcel building at Highland Plaza, the Walmart Neighborhood Market–anchored center at Highland Road and Lee Drive. The building was purpose-built in 2008 as an urgent care clinic, operated as one through 2026, and was renovated in 2021 when the clinic expanded to occupy the entire building.

The site sits within the dense Burbank / Lee / Highland trade area just south of LSU, surrounded by student and multifamily housing, a senior living community, and daily-needs retail. Ideal for urgent care, primary care, dental, physical therapy, veterinary and other medical or service users.

- Entire freestanding building with its own identity and frontage on Lee Drive
- Ample shared surface parking
- Existing medical build-out: 8 exam rooms, an X-ray room, a central nurse station and 5 restrooms
- Robust 208Y/120V, 3-phase electrical infrastructure with 400A-rated panel; previously utilized for urgent care operations including X-ray equipment
- Daily traffic from a recently remodeled Walmart Neighborhood Market (a $4.1M remodel completed in 2023)
- Next door to Elevate at Highland apartments and St. James Place senior living
- Young, growing trade area with a median age of 26 and 5.2% projected 1-mile population growth

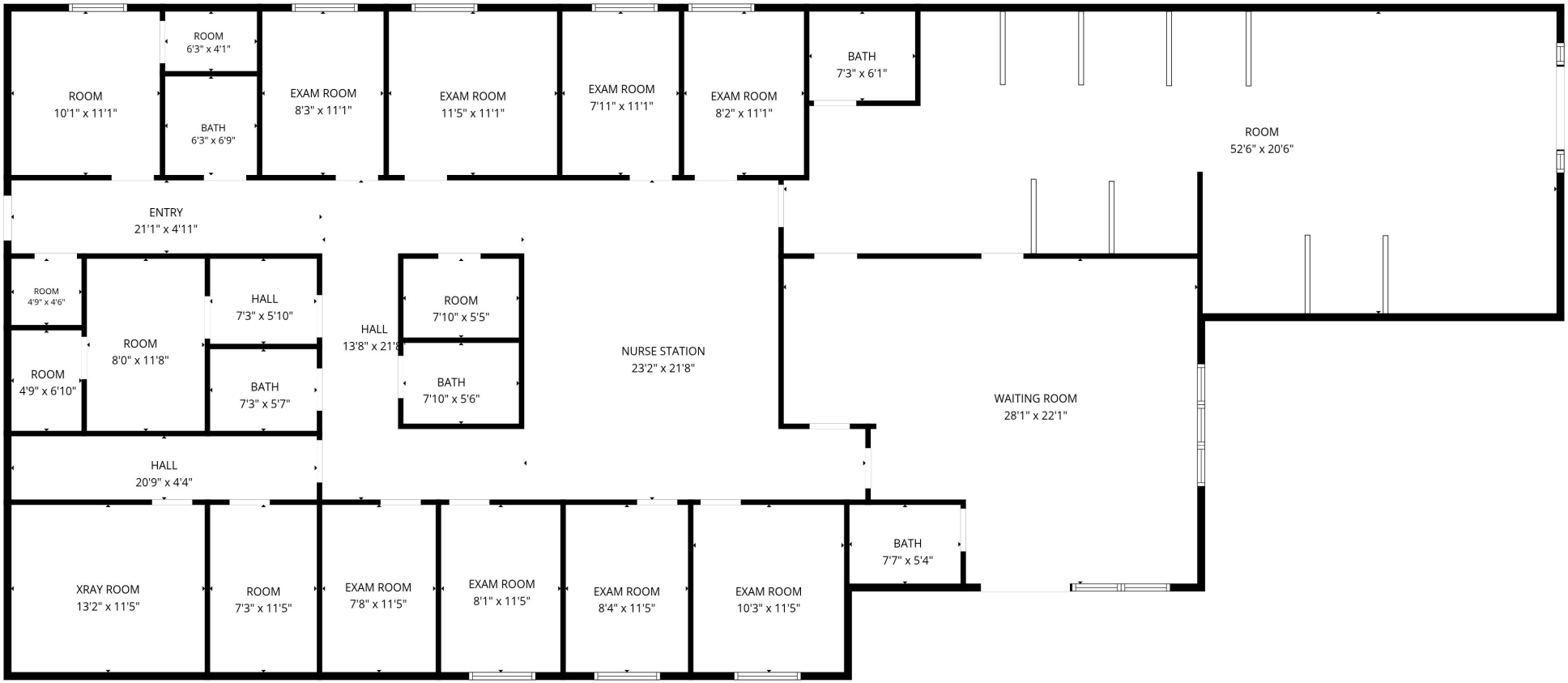
LEASE RATE

$30.00 /SF NNN

BUILDING SIZE	±3,705 SF
AVAILABILITY	Immediately
EST. NNN	$2.50/SF
YEAR BUILT / RENO	2008 / 2021
PRIOR USE	Urgent Care
ELECTRICAL	400A · 3-Phase · 208Y/120V
ZONING	C1 / C-AB

FLOOR PLAN · ±3,705 SF

Eight exam rooms, X-ray and a central nurse station



8	5	X-Ray	23' × 22'	28' × 22'	52' × 20'	400A
EXAM ROOMS	RESTROOMS	ROOM · 13'2" × 11'5"	CENTRAL NURSE STATION	WAITING ROOM	OPEN FLEX ROOM	3-PHASE · 208Y/120V

Plus offices, lab and storage rooms. Floor plan by CubiCasa; measurements deemed highly reliable but not guaranteed. Building size per lease.

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INTERIOR

Medical improvements in place throughout

TREATMENT & HYDRATION SUITE

LOBBY & WAITING

RECEPTION

CENTRAL NURSE STATION

PROCEDURE ROOM

X-RAY ROOM & STORAGE

II. LOCATION

Strategically located in LSU's Southgate trade area

Highland Plaza anchors the Burbank / Lee / Highland intersection, the main daily-needs node for LSU's southern neighborhoods. Students, faculty, and staff live in the apartments and townhomes that ring the center, and the corridor's grocery, pharmacy, and quick-service restaurants serve them every day.

DISTANCE FROM THE BUILDING

0.0	**Walmart Neighborhood Market**	Same center, steps from the front door
Adj.	**Elevate at Highland & St. James Place**	Apartments and senior living next door to the center
0.2	**Raising Cane's "The Deuce," 202 W Lee Dr**	The chain's second-ever location
1.8	**LSU Memorial Tower, campus core**	Louisiana's flagship university
1.9	**Tiger Stadium**	102,000+ fans on SEC game days

Straight-line distances in miles.

LSU · FALL 2026

44,115
TOTAL ENROLLMENT, HIGHEST IN LSU HISTORY

38,000
ON-CAMPUS STUDENTS

7,482
NEW FRESHMEN

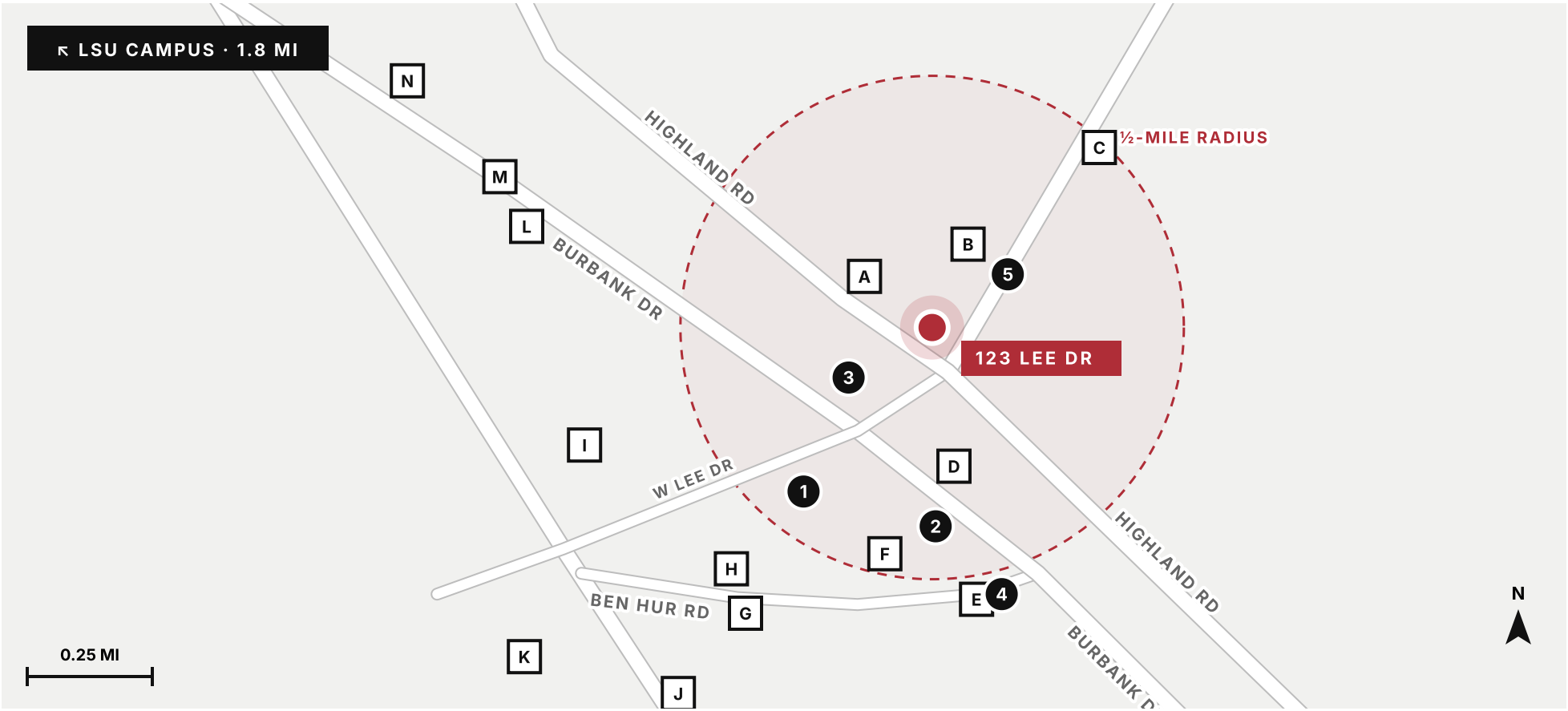
Source: LSU Office of Data & Strategic Analytics, Fall 2026 Enrollment Highlights (census date headcount, incl. LSU Online).

LSU CAMPUS
DOWNTOWN BATON ROUGE
UNIVERSITY LAKE
ELEVATE AT HIGHLAND
WALMART NEIGHBORHOOD MARKET
123 LEE DRIVE · ±3,705 SF
CAVA
LEE DRIVE
HIGHLAND ROAD
WALGREENS
CIRCLE K

THE CORRIDOR

Surrounded by housing and daily-needs retail

Map is approximate and for illustration only.



RETAIL & DINING

1. Arlington Creek Centre: Rouses Market, Jason's Deli, Dave's Hot Chicken
2. Chick-fil-A · Whataburger
3. Surge Entertainment
4. Cheba Hut · Express Bowl
5. Duplantier Place · Aroma Indian Grill

STUDENT, MULTIFAMILY & SENIOR HOUSING

- A Elevate at Highland
- B St. James Place (senior)
- C 5 East Apartments
- D Wildwood Baton Rouge
- E The Legacy / The Exchange
- F Arlington Cottages
- G Tradition at 777
- H Redpoint Baton Rouge
- I Oakbrook Apartments
- J University Grove
- K Campus Crossings
- L Maison Burbank
- M The Oliver
- N Lark Baton Rouge

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III. DEMOGRAPHICS

146,788 people within five miles, and a 1-mile core that keeps growing

10,479
POPULATION
1-MILE RADIUS

+5.2%
1-MILE POPULATION GROWTH
2023–2028 PROJECTED

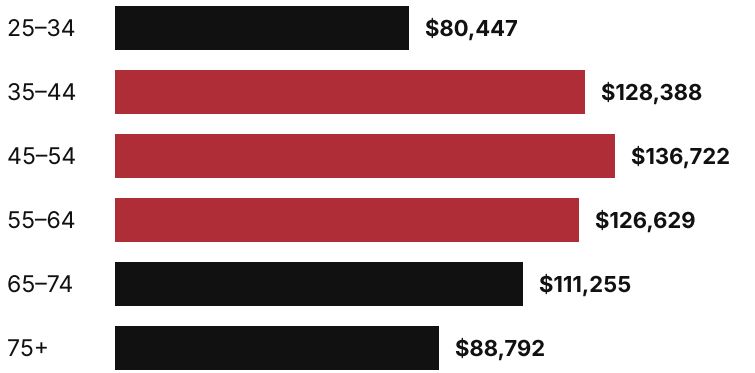
26
MEDIAN AGE
1 & 3-MILE RADIUS

$90,807
AVG. HOUSEHOLD INCOME
3-MILE RADIUS

63,881
HOUSEHOLDS
5-MILE RADIUS

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	**10,479**	**67,696**	**146,788**
2028 Population (proj.)	11,035	68,462	147,704
Population Growth 2023–28	5.20%	1.15%	0.60%
2023 Households	**5,138**	**27,737**	**63,881**
Household Growth 2023–28	6.55%	2.20%	1.70%
Avg. Household Size	2.03	2.11	2.13
Average HH Income	**$79,384**	**$90,807**	**$87,941**
Median HH Income	$49,686	$46,550	$50,261
Households $100K+	1,344	7,436	16,649
Median Age	26	26	32

AVG. HH INCOME BY AGE · 1 MILE

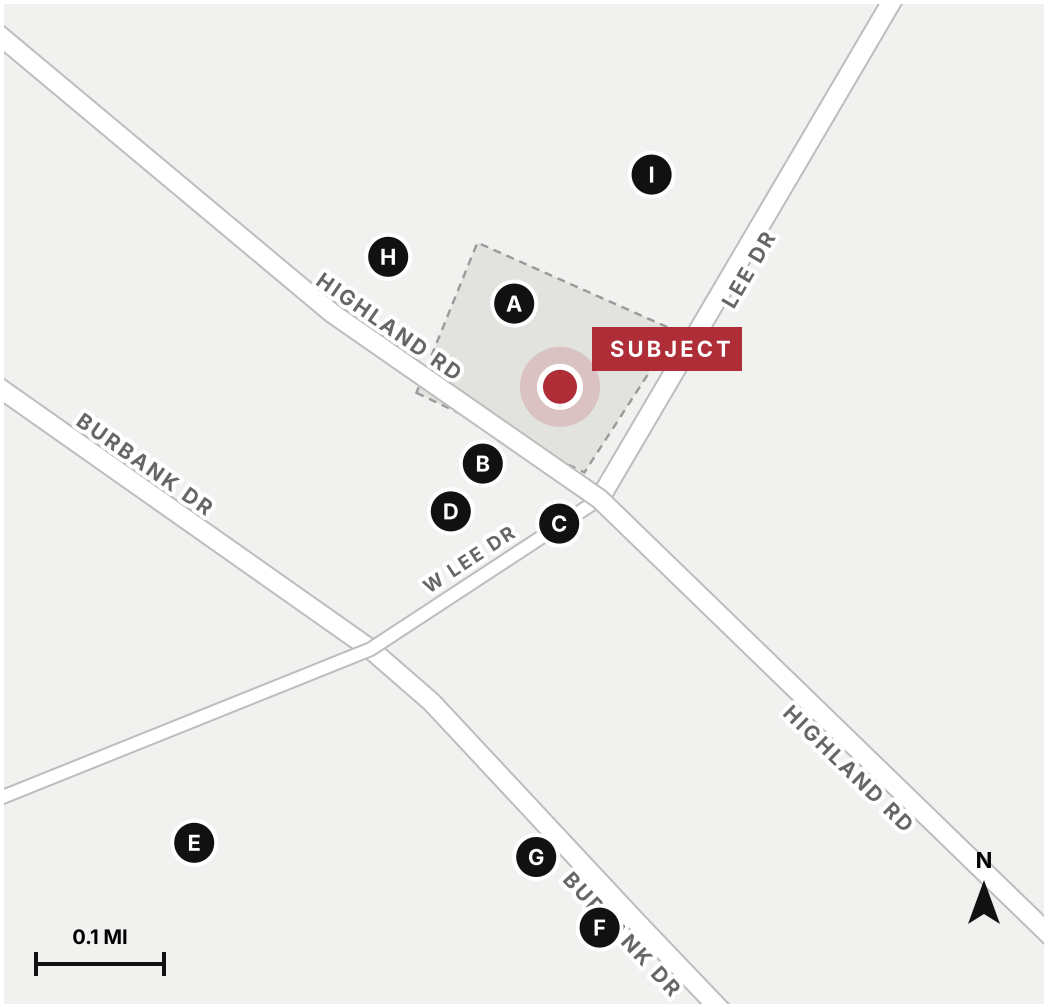


The overall median reflects a large student population. Behind it are established, well-paid households: householders aged 35–64 within a mile average $126K–$137K.

Source: Esri, 2023 estimates and 2028 projections. Households $100K+ is the sum of the $100–149K, $150–199K and $200K+ brackets.

IV. SITE & CO-TENANCY

Walmart-anchored, surrounded by daily-needs retail



Dashed outline: Highland Plaza (approximate). Map for illustration only.

HIGHLAND PLAZA CO-TENANTS

Walmart Neighborhood Market	Anchor
The UPS Store	Inline
Waka House	Restaurant
Polished Nails · Noire Beauty Supply	Service / Retail
CAVA	Pad · Highland Rd
New Orleans Daiquiri	Outparcel

MAP KEY

- A Walmart Neighborhood Mkt
- B Walgreens
- C CVS Pharmacy
- D Raising Cane's · The Deuce
- E Rouses Market
- F Chick-fil-A
- G Whataburger
- H Elevate at Highland (apts)
- I St. James Place (senior living)

19,731 VPD

PRIMARY TRAFFIC COUNT
Burbank Dr at W Lee Dr · 2022

ADDITIONAL TRAFFIC COUNTS (VPD)

Lee Dr at Bennett Dr	**18,081**	2018
W Lakeshore Dr at Stanford Ave	**14,492**	2022
LA 42 at Clara Dr	**13,751**	2022
Oxford Ave at LSU Ave	**12,919**	2022
Burbank Dr at Ben Hur Rd	**11,391**	2022

Source: MPSI average daily volume counts; year of count shown.

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FOR LEASING INFORMATION

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