

FOR LEASE

AVAILABILITY

- Suite C & D: 1,020 - 2,538 SF

PROPERTY SUMMARY

Suites C and D at College Creek Shopping Center offer a flexible leasing opportunity for retail, service, or office users along the highly traveled College Drive corridor. The suites were previously combined by the former tenant and can now be leased individually or together, allowing tenants to customize the space to fit their needs.

The property is located near the intersection of College Drive and Perkins Road, one of Baton Rouge's most active commercial areas. The center is surrounded by dense residential neighborhoods, established retail, and professional offices, and is just minutes from Louisiana State University. College Creek Shopping Center features strong visibility, convenient access, and a stable mix of neighborhood-oriented tenants, making it an ideal location for businesses looking to serve the Baton Rouge / St. George market.

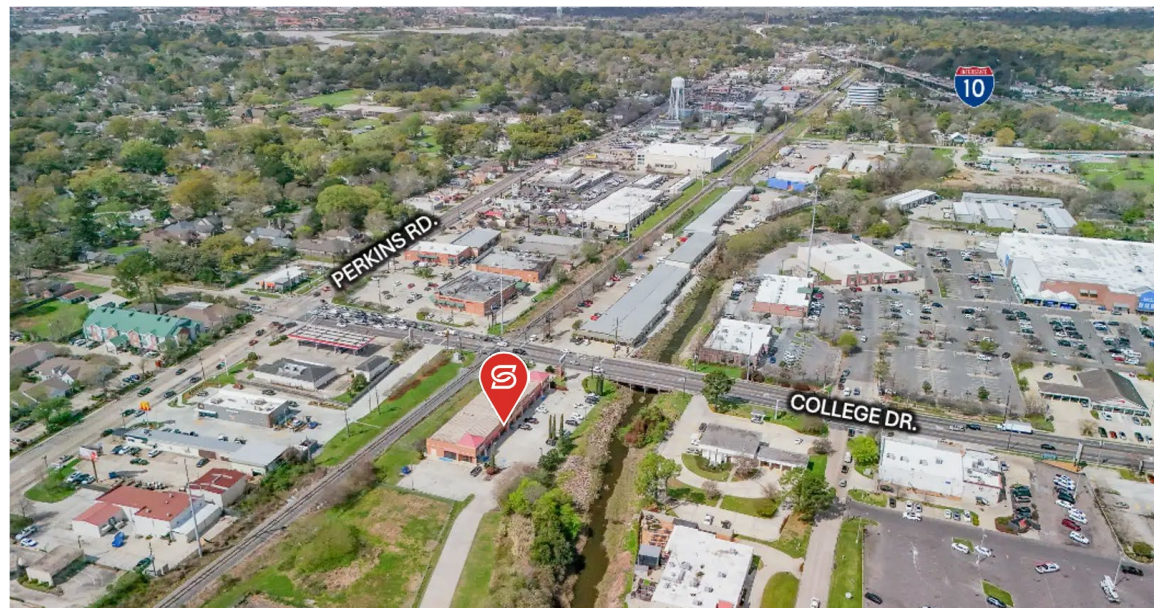
PROPERTY HIGHLIGHTS

- High visibility along College Drive
- Convenient access to Perkins Rd and I-10
- Surrounded by residential and retail development
- Minutes from Louisiana State University

TRAFFIC COUNTS (ADT 2025)

- College Drive: 18,019

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	8,423	90,182	190,879
Avg. HH Income	\$152,328	\$109,463	\$99,715



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RETAIL SUITES FOR LEASE

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