

# 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



**SMOOTHIE KING**  
**Harmony Nails & Spa**  
**Hibachi PRESS**  
**DICKEY'S BARBECUE PIT**  
est. 1941

**±38,000 SF Available**

**ROUSES MARKETS**

640A  
640B  
640C  
640D  
640E  
640F

2nd Generation Retail

2nd Generation Restaurant  
Raw Shell

650A  
650C  
650D  
650E

660F  
660E  
660D  
660C  
660B  
660A

**CRUST**  
EST. PIZZA 2011  
**FINBOMB**  
Sushi Burrito & Poke Bar  
**WING-STOP**  
**WHYDRATE**  
**PLAYA BOWLS**  
WELCOME TO PINEAPPLELAND  
**Orangetheory FITNESS**

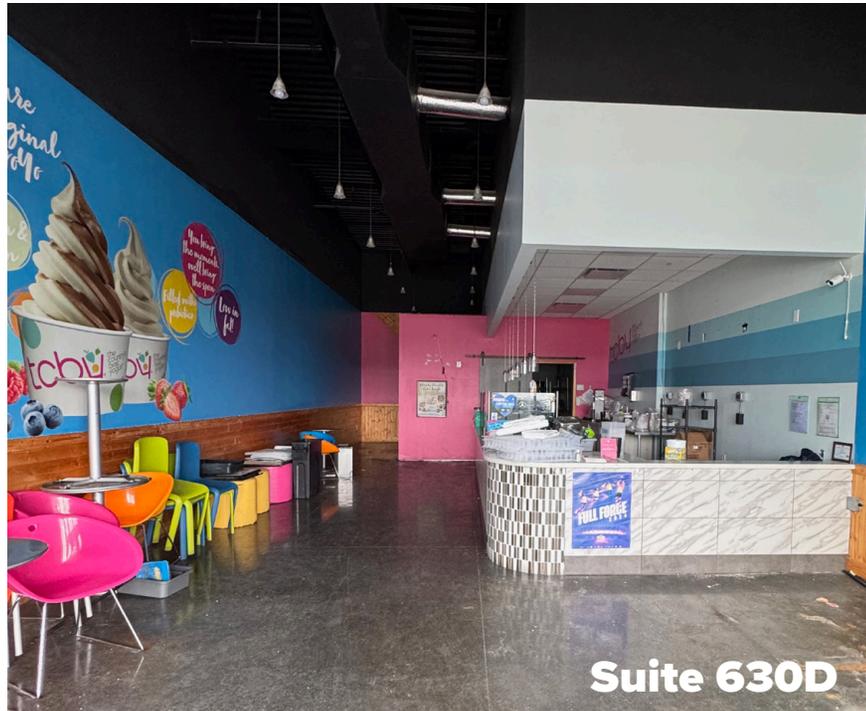
**CC'S COFFEE HOUSE**  
**UBREAKFIX**  
**planet beach**  
spray & dry  
**CRICKET**  
PLAYERS

**Jason's Deli**  
**AT&T**  
**Sport Clips**  
BARBER CUTS  
**Ochsner**  
URGENT CARE

# 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	\$28.00
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**

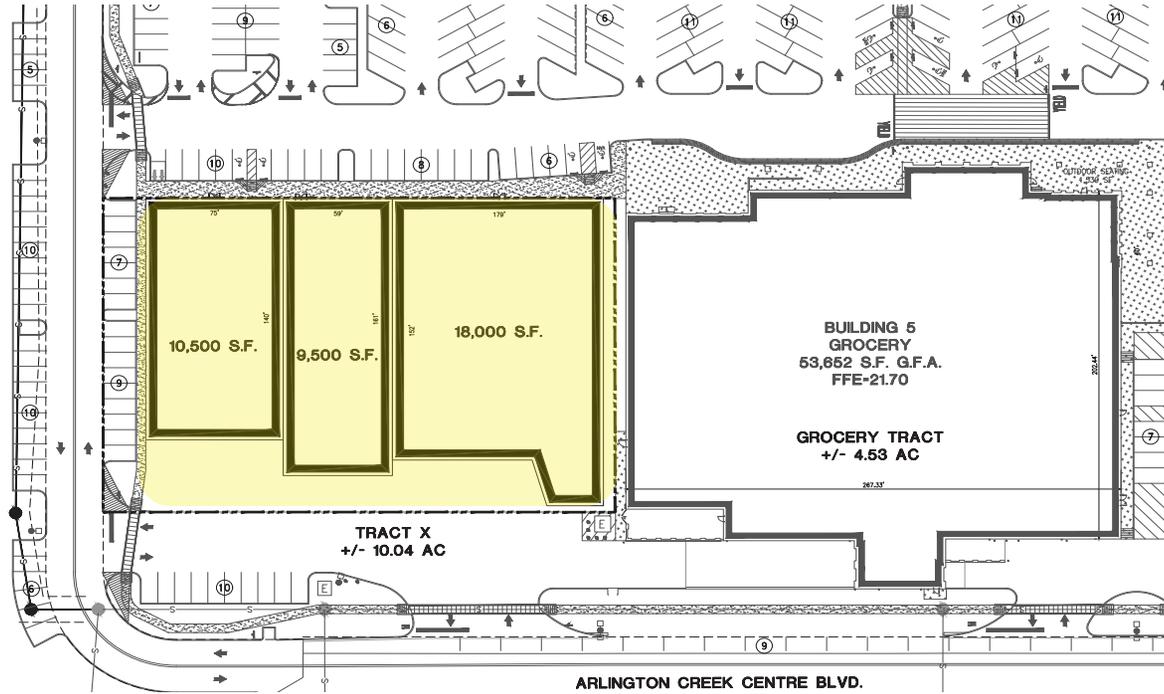


\* can be combined

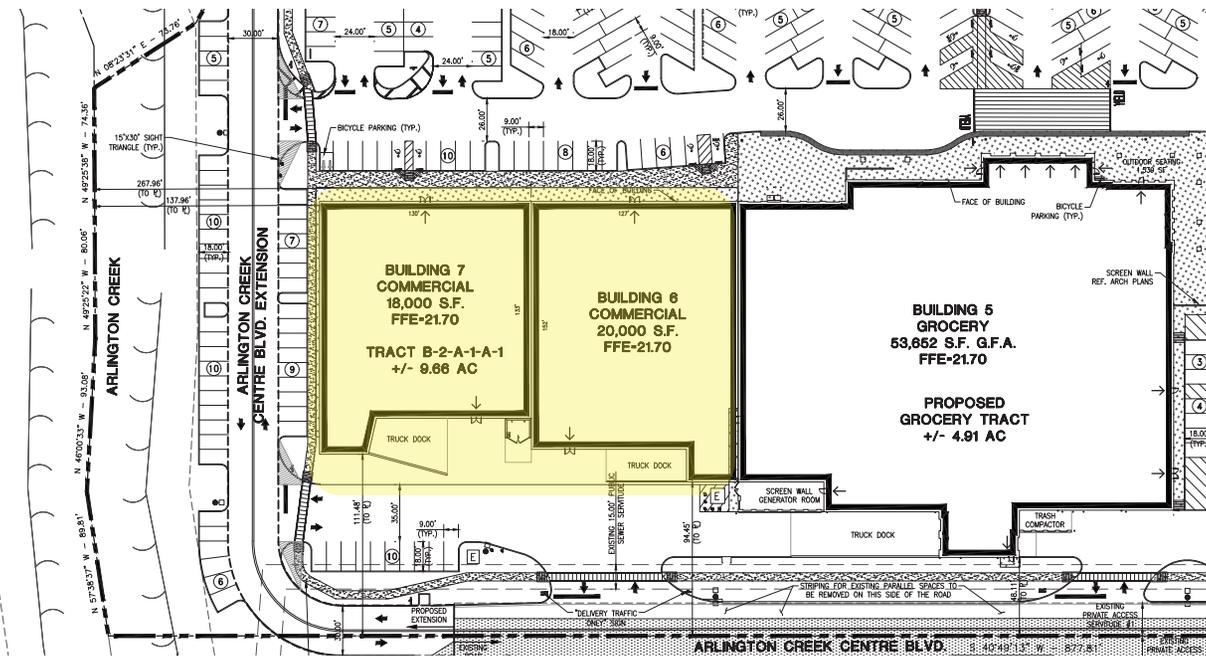


**ARLINGTON  
AVAILABILITIES**

# Option 1 3 Tenant



# Option 2 2 Tenant



# PROPOSED PAD SITE PLANS



**ARLINGTON**  
**AVAILABILITIES**



# 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

## BUSINESS



2,064  
Total Businesses



54,567  
Total Employees

## ANNUAL HOUSEHOLD SPENDING

\$1,966  
Apparel & Services

\$5,765  
Groceries

\$241  
Computers & Hardware

\$5,495  
Health Care

\$3,202  
Eating Out

## Tapestry segments

 14C	<b>Dorms to Diplomas</b> 8,058 households	<b>30.0%</b> of Households	▼
 14B	<b>College Towns</b> 2,966 households	<b>11.0%</b> of Households	▼
 11B	<b>Young and Restless</b> 2,815 households	<b>10.5%</b> of Households	▼



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**





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# **NAI Rampart RETAIL**

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