



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

RARE NORTH GATE OPPORTUNITY

3340 Highland Rd
Baton Rouge, LA 70802

MATTHEW SHIRLEY, CCIM

Commercial Sales & Leasing

(D)225.907.5214

matthew@sr-cre.com

RARE NORTH GATE OPPORTUNITY

3340 HIGHLAND RD , BATON ROUGE, LA 70802

4,634 SF AVAILABLE



OFFERING SUMMARY

Lease Rate:	\$5.00 - 15.00 SF/yr (NNN)
Available SF:	4,634 SF

DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	6,912	26,883	72,955
Total Population	18,031	62,640	178,350
Average HH Income	\$40,985	\$63,579	\$70,296

PROPERTY HIGHLIGHTS

- Rare Retail or Office Opportunity at the North Gates of LSU. Second floor shell space at the corner of Highland & W. Chimes St. that can accommodate a wide range of uses. Tenant has the ability to customize the space to their needs. Owner is negotiable on TI allowance depending on cost split, use, term, and lease rate.
- Plans are in place for elevator access on Highland Rd. Suspended acoustic ceilings can be opened to reveal wood truss system. Potential for increased window openings to enhance views of LSU campus and overlooking Highland Rd & W. Chimes St. Additional 600 usable SqFt of Patio Space - see attached preliminary plans.
- Former Godfather's Pizza - Zoned C-AB-1.
- Adjacent On-Campus LSU Parking is available to the public everyday at 4:30 PM.
- Clean asbestos report & structural report available

MATTHEW SHIRLEY, CCIM

Commercial Sales & Leasing
(D)225.907.5214
matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

RARE NORTH GATE OPPORTUNITY

3340 HIGHLAND RD , BATON ROUGE, LA 70802

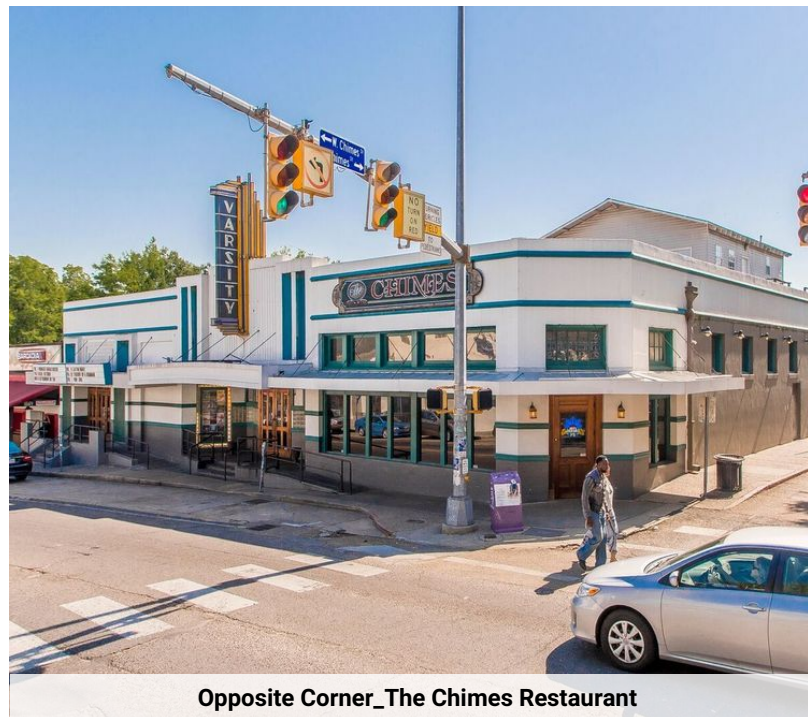
4,634 SF AVAILABLE



Second Floor Office Space Available_Corner of Highland Rd. and W. Chimes St.



Corner of Highland Rd. and W. Chimes St.



Opposite Corner_The Chimes Restaurant

MATTHEW SHIRLEY, CCIM

Commercial Sales & Leasing

(D)225.907.5214

matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard

Baton Rouge, LA 70809

225.766.0000 | sauragerotenberg.com

RARE NORTH GATE OPPORTUNITY

3340 HIGHLAND RD , BATON ROUGE, LA 70802

4,634 SF AVAILABLE



Interior Courtyard_Highland Coffees



View of W. Chimes St._Highland Coffees



View of Highland Rd._Five Guys

MATTHEW SHIRLEY, CCIM

Commercial Sales & Leasing

(D)225.907.5214

matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard

Baton Rouge, LA 70809

225.766.0000 | sauragerotenberg.com

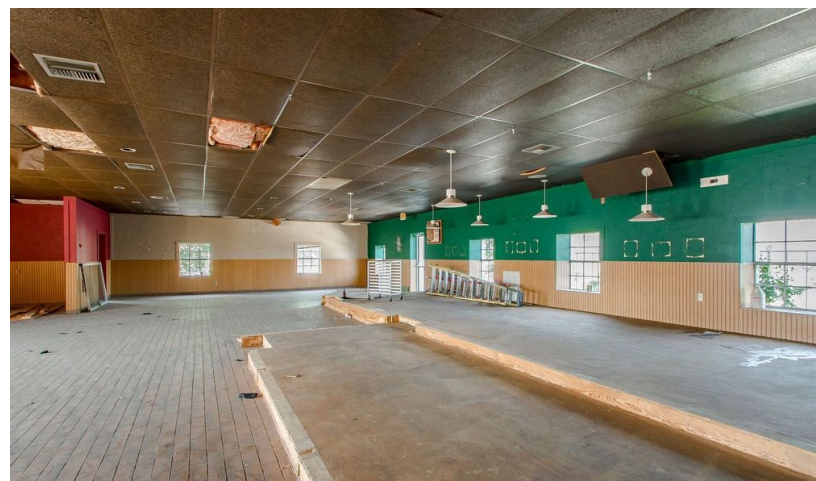
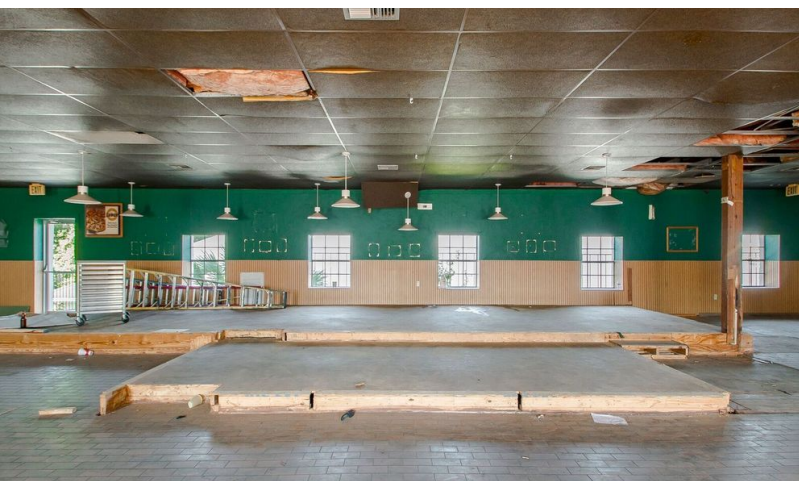
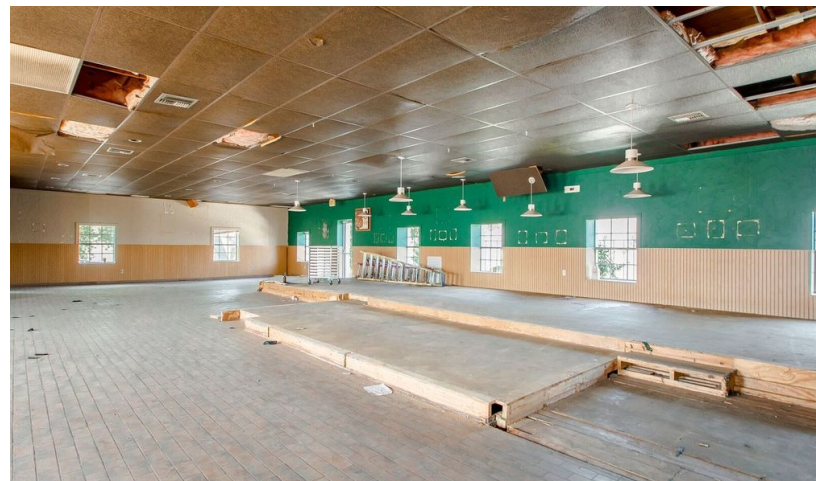
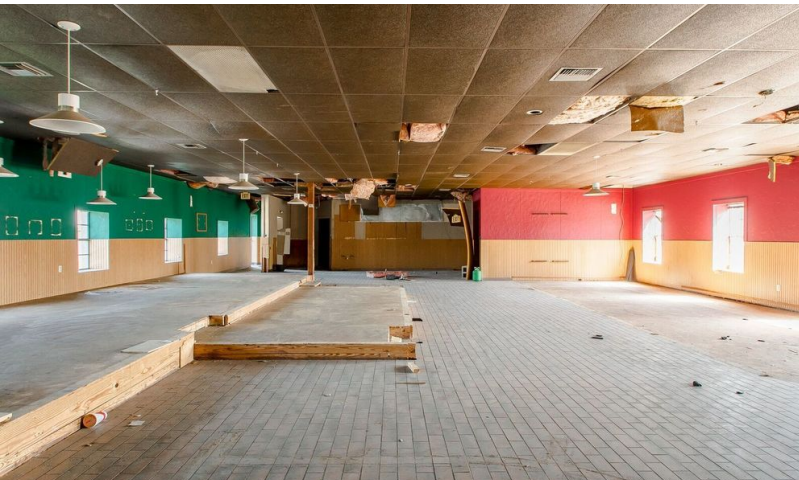


OFFICE SPACE FOR LEASE

RARE NORTH GATE OPPORTUNITY

3340 HIGHLAND RD , BATON ROUGE, LA 70802

4,634 SF AVAILABLE



MATTHEW SHIRLEY, CCIM

Commercial Sales & Leasing

(D)225.907.5214

matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard

Baton Rouge, LA 70809

225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi. px



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

OFFICE SPACE FOR LEASE

RARE NORTH GATE OPPORTUNITY

3340 HIGHLAND RD , BATON ROUGE, LA 70802

4,634 SF AVAILABLE



MATTHEW SHIRLEY, CCIM

Commercial Sales & Leasing

(D)225.907.5214

matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard

Baton Rouge, LA 70809

225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.px



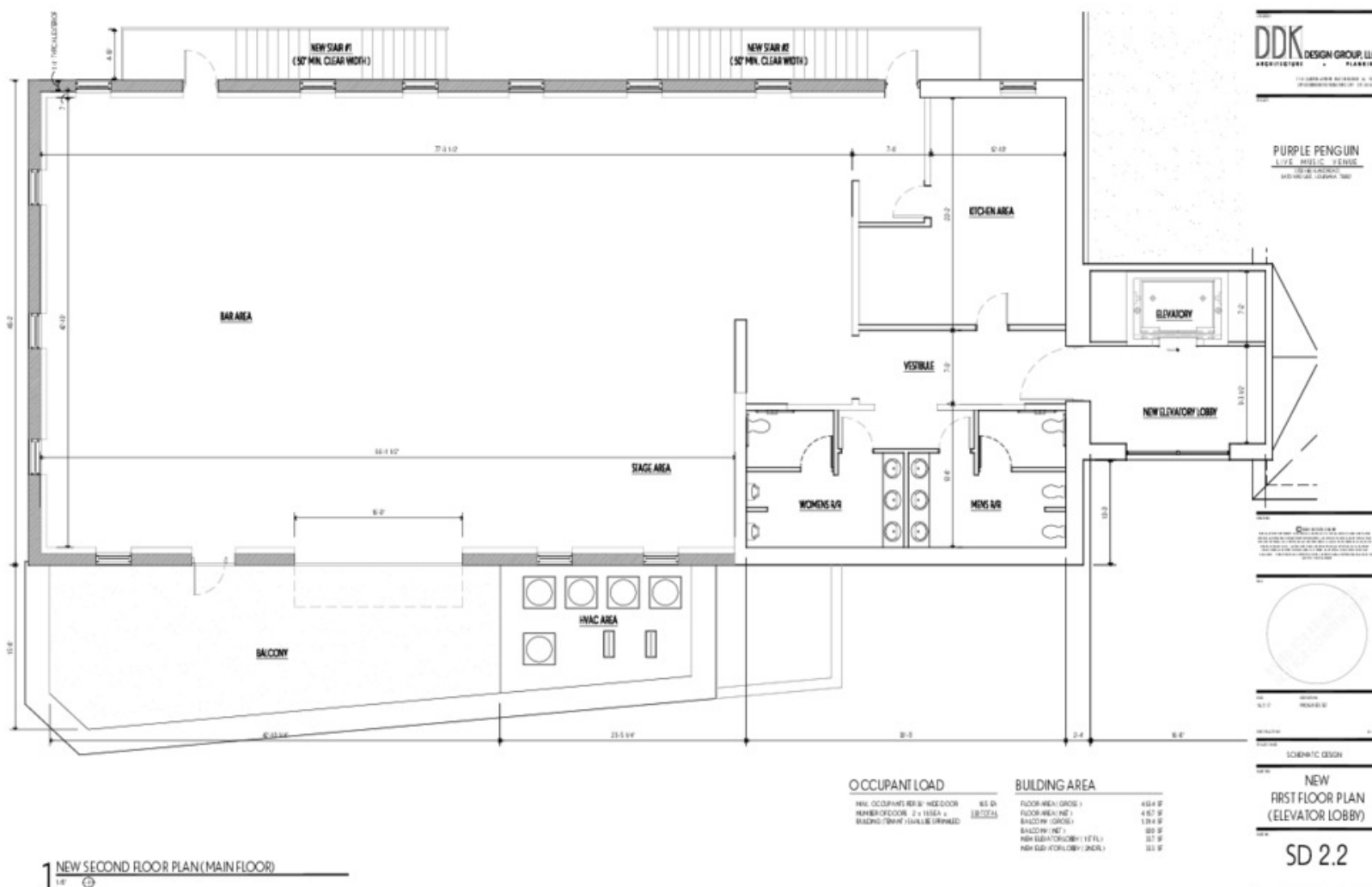
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE SPACE FOR LEASE

RARE NORTH GATE OPPORTUNITY

3340 HIGHLAND RD , BATON ROUGE, LA 70802

4,634 SF AVAILABLE



Tigertown_PP__SD_2.2

MATTHEW SHIRLEY, CCIM

Commercial Sales & Leasing

(D)225.907.5214

matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard

Baton Rouge, LA 70809

225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi. px



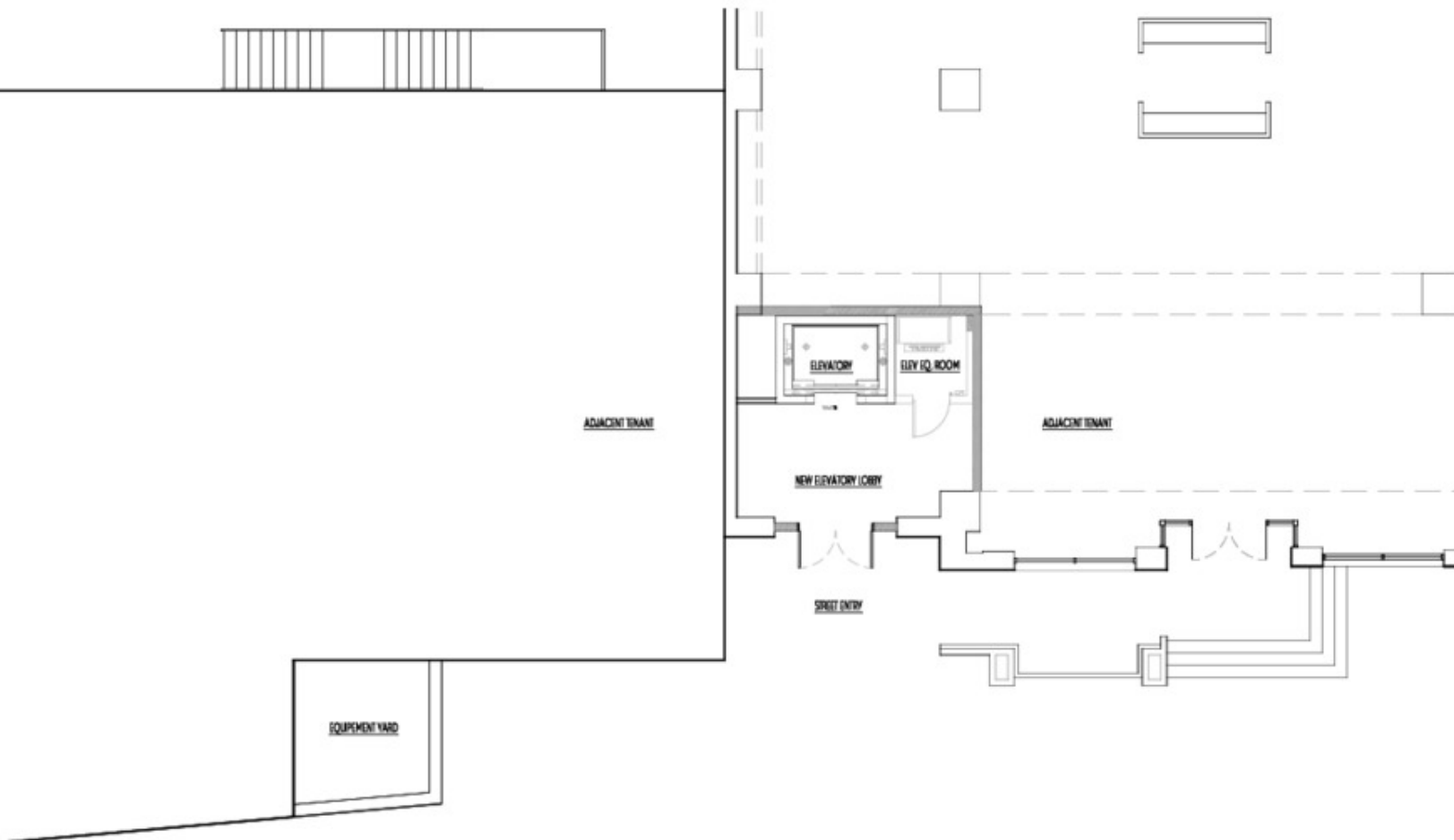
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE SPACE FOR LEASE

RARE NORTH GATE OPPORTUNITY

3340 HIGHLAND RD , BATON ROUGE, LA 70802

4,634 SF AVAILABLE



BUILDING AREA

FLOOR AREA (GROSS)	4,634 SF
FLOOR AREA (NET)	4,167 SF
BASEMENT (GROSS)	1,314 SF
BASEMENT (NET)	1,000 SF
MAIN ELEVATORY LOBBY (NET)	367 SF
MAIN ELEVATORY LOBBY (GROSS)	367 SF

1 NEW FIRST FLOOR PLAN (ELEVATOR LOBBY)
1/8" = 1' - 0"

Tigertown_PP__SD_2.1

MATTHEW SHIRLEY, CCIM

Commercial Sales & Leasing

(D)225.907.5214

matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard

Baton Rouge, LA 70809

225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi. px

RARE NORTH GATE OPPORTUNITY

3340 HIGHLAND RD , BATON ROUGE, LA 70802

4,634 SF AVAILABLE



Second Floor Office Space Available Fronting Highland Rd.

MATTHEW SHIRLEY, CCIM

Commercial Sales & Leasing

(D)225.907.5214

matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard

Baton Rouge, LA 70809

225.766.0000 | sauragerotenberg.com



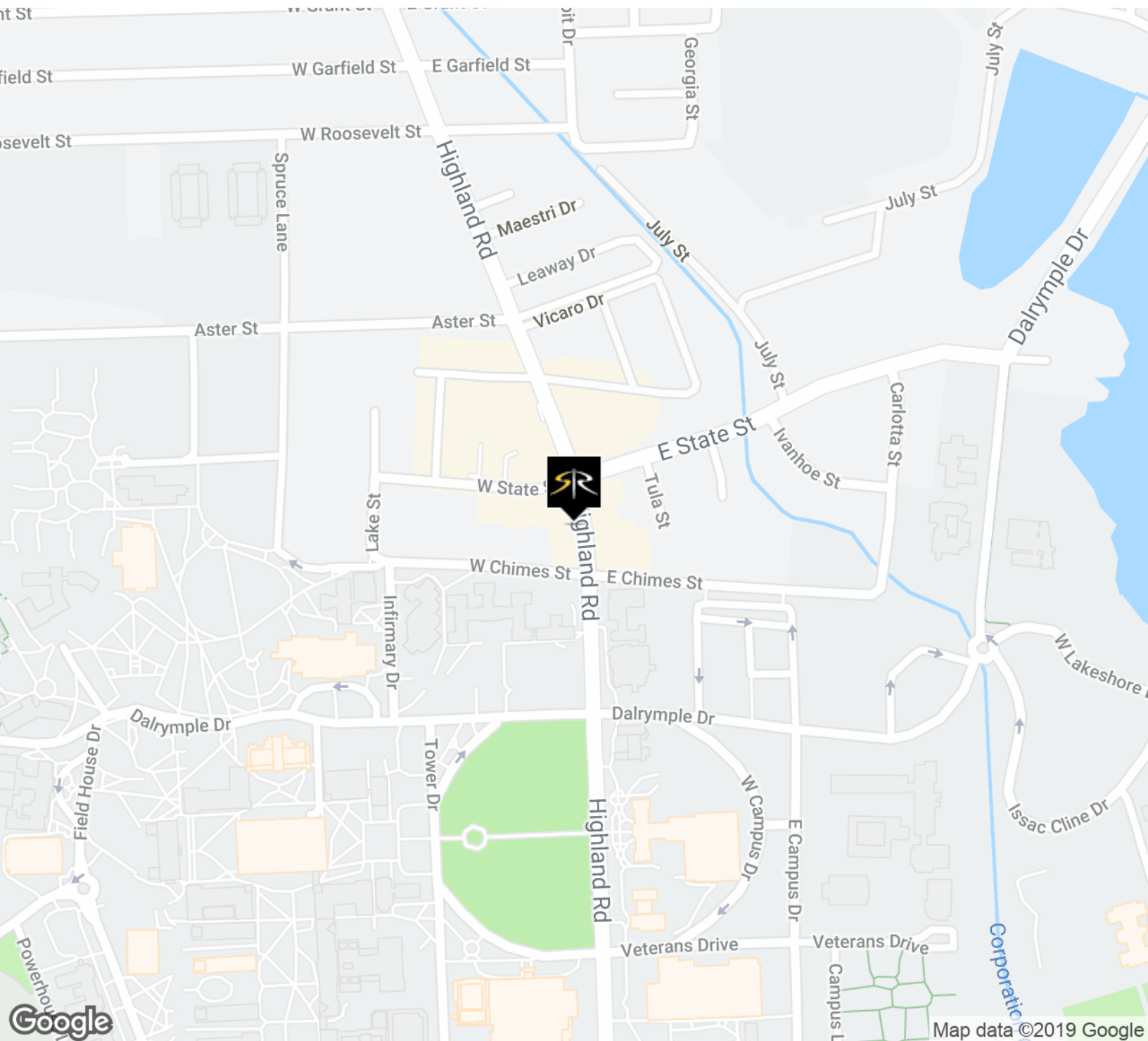
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

OFFICE SPACE FOR LEASE

RARE NORTH GATE OPPORTUNITY

3340 HIGHLAND RD , BATON ROUGE, LA 70802

4,634 SF AVAILABLE



MATTHEW SHIRLEY, CCIM

Commercial Sales & Leasing

(D)225.907.5214

matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard

Baton Rouge, LA 70809

225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi. px



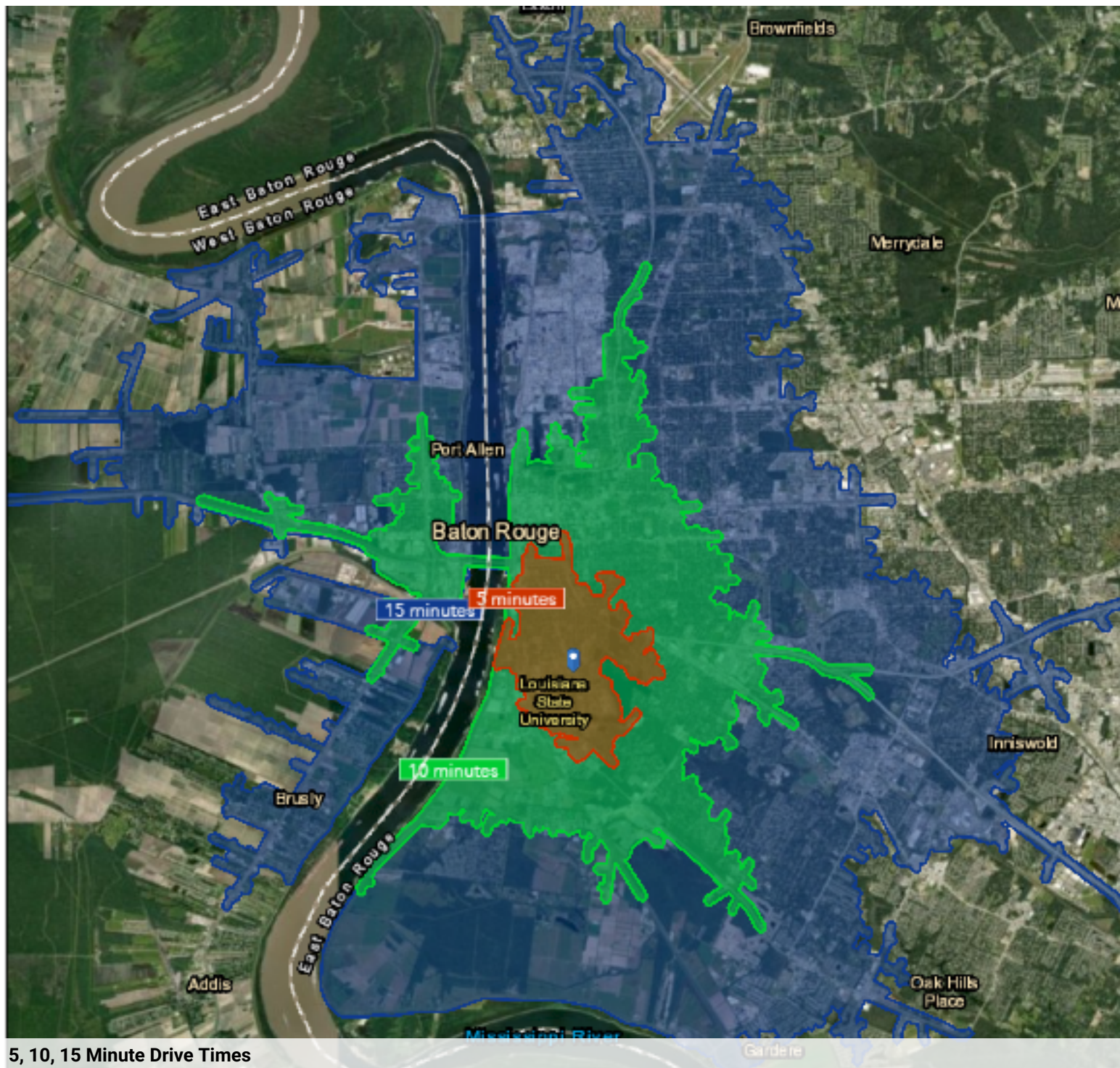
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE SPACE FOR LEASE

RARE NORTH GATE OPPORTUNITY

3340 HIGHLAND RD , BATON ROUGE, LA 70802

4,634 SF AVAILABLE



5, 10, 15 Minute Drive Times

MATTHEW SHIRLEY, CCIM

Commercial Sales & Leasing

(D)225.907.5214

matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard

Baton Rouge, LA 70809

225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.px



Executive Summary

3340 Highland Rd, Baton Rouge, Louisiana, 70802
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 30.41771
Longitude: -91.17663

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	19,050	62,096	167,739
2010 Population	17,382	60,225	171,140
2019 Population	18,031	62,640	178,350
2024 Population	18,275	63,673	181,753
2000-2010 Annual Rate	-0.91%	-0.31%	0.20%
2010-2019 Annual Rate	0.40%	0.43%	0.45%
2019-2024 Annual Rate	0.27%	0.33%	0.38%
2019 Male Population	49.9%	50.3%	48.8%
2019 Female Population	50.1%	49.7%	51.2%
2019 Median Age	24.4	27.7	31.5

In the identified area, the current year population is 178,350. In 2010, the Census count in the area was 171,140. The rate of change since 2010 was 0.45% annually. The five-year projection for the population in the area is 181,753 representing a change of 0.38% annually from 2019 to 2024. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 24.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	45.7%	52.5%	42.3%
2019 Black Alone	38.3%	38.3%	50.8%
2019 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2019 Asian Alone	11.6%	5.8%	3.5%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	1.7%	1.1%	1.4%
2019 Two or More Races	2.5%	2.0%	1.7%
2019 Hispanic Origin (Any Race)	5.4%	3.9%	4.2%

Persons of Hispanic origin represent 4.2% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 59.7 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	29	59	75
2000 Households	6,471	25,279	66,113
2010 Households	6,681	25,813	69,988
2019 Total Households	6,912	26,883	72,955
2024 Total Households	7,018	27,374	74,370
2000-2010 Annual Rate	0.32%	0.21%	0.57%
2010-2019 Annual Rate	0.37%	0.44%	0.45%
2019-2024 Annual Rate	0.30%	0.36%	0.38%
2019 Average Household Size	2.19	2.18	2.37

The household count in this area has changed from 69,988 in 2010 to 72,955 in the current year, a change of 0.45% annually. The five-year projection of households is 74,370, a change of 0.38% annually from the current year total. Average household size is currently 2.37, compared to 2.36 in the year 2010. The number of families in the current year is 36,955 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

July 22, 2019



Executive Summary

3340 Highland Rd, Baton Rouge, Louisiana, 70802
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 30.41771
Longitude: -91.17663

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2019 Percent of Income for Mortgage	30.8%	34.2%	24.1%
Median Household Income			
2019 Median Household Income	\$23,852	\$32,982	\$40,211
2024 Median Household Income	\$25,608	\$35,450	\$45,872
2019-2024 Annual Rate	1.43%	1.45%	2.67%
Average Household Income			
2019 Average Household Income	\$40,985	\$63,579	\$70,296
2024 Average Household Income	\$44,595	\$69,569	\$78,212
2019-2024 Annual Rate	1.70%	1.82%	2.16%
Per Capita Income			
2019 Per Capita Income	\$16,224	\$27,483	\$28,755
2024 Per Capita Income	\$17,647	\$30,086	\$31,991
2019-2024 Annual Rate	1.70%	1.83%	2.16%

Households by Income

Current median household income is \$40,211 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$45,872 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$70,296 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$78,212 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$28,755 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$31,991 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	84	74	106
2000 Total Housing Units	7,358	28,053	73,161
2000 Owner Occupied Housing Units	1,962	10,314	32,702
2000 Renter Occupied Housing Units	4,509	14,965	33,411
2000 Vacant Housing Units	887	2,774	7,048
2010 Total Housing Units	7,751	29,138	78,276
2010 Owner Occupied Housing Units	1,774	9,728	32,428
2010 Renter Occupied Housing Units	4,907	16,085	37,560
2010 Vacant Housing Units	1,070	3,325	8,288
2019 Total Housing Units	8,086	30,611	82,454
2019 Owner Occupied Housing Units	1,604	9,166	31,686
2019 Renter Occupied Housing Units	5,308	17,718	41,269
2019 Vacant Housing Units	1,174	3,728	9,499
2024 Total Housing Units	8,282	31,397	84,771
2024 Owner Occupied Housing Units	1,689	9,497	33,038
2024 Renter Occupied Housing Units	5,329	17,877	41,332
2024 Vacant Housing Units	1,264	4,023	10,401

Currently, 38.4% of the 82,454 housing units in the area are owner occupied; 50.1%, renter occupied; and 11.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 78,276 housing units in the area - 41.4% owner occupied, 48.0% renter occupied, and 10.6% vacant. The annual rate of change in housing units since 2010 is 2.34%. Median home value in the area is \$198,362, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.58% annually to \$225,257.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

July 22, 2019