

# KENILWORTH CROSSING DEVELOPMENT

BURBANK DRIVE  
BATON ROUGE, LA



**MAESTRI-MURRELL**<sup>INC.</sup>  
REAL ESTATE

# SUMMARY

## PROPERTY TYPE

Commercial / Retail / Office

## AVAILABILITY

Lease or Build to Suit

## SPACE AVAILABLE

1,200 – 15,000 Square Feet

## FRONTAGE AND DEPTH

350 Feet X 300 Feet

## LEASE RATE

Contact Agent

## LEASE TYPE

NNN

## DELIVERY DATE

TBD

## TRAFFIC COUNT

28,000 VPD (2017)

## ZONING

LC2

## PARKING

TBD

## NOTE

Shovel-ready site. All wetlands mitigated with all utilities on-site



# MASTER SITE PLAN

Lot 1  
1.20± Ac.  
52,272 S. F.  
(Min. FFE = 20.0')

11,100 S.F.  
(60' x 185')  
Single Tenant Building

BURBANK DRIVE (180' ROW)

175'±

175'±

300'±

300'±  
50' ROW  
300'±

3,740 S.F.  
Fast Food  
Rest.

Ditch

312'±

Lot 2  
1.51± Ac.  
65,775.6 S. F.  
(Min. FFE = 20.0')

175'±  
Future  
Roadway  
Connection

ROW  
0.34± Ac.

267'±

188'±

# AREA RETAIL

**Arlington Shopping Center**

**ROUSES MARKETS** **SportClips**

**CC's** **SMOOTHIE KING** **AT&T** **UBREAKIFIX**

**UNO DOS** **Orangetheory** **PLAYA BOWLS**

**Chick-fil-A** **McDonald's** **Andy's**

**Canoe's** **FUZZY'S** **Winn-Dixie**

**Benny's** **GNC**

**ATOMIC BURGER**

**ARLINGTON**  
COTTAGES & TOWNHOMES

**WILDWOOD**  
**BATON ROUGE**  
204 Units



BURBANK DRIVE 28,000 VPD

# AREA RETAIL

**DOLLAR GENERAL**

**AutoZone**

Dependable  
1-888-909-MINI  
Storage

**Walgreens**  
Coastal  
**URGENT CARE**  
Baton Rouge



**Walmart**

SMOOTHIE KING

**O'Reilly**  
AUTO PARTS

LOUISIANA LEGAL  
POPEYES

COOL CATS

**SHERWIN WILLIAMS**

**McDonald's**



University Villas

Starring Lane – 15,047 VPD

Hunter's Trace

Burbank Drive 28,000 VPD

SITE

Site 

# Residential Growth



Recently purchased for  
Residential Development

30

Pointe Marie  
Subdivision 120  
acres 565 single-  
family



Hunters Trace and Pelican  
Lakes 500+ new homes

30

Newly Constructed  
Apartments "Meadows  
at Nicholson"

327

327

Harveston Mixed Use  
Development (Future Phase)  
1,400 acre  
2,500 homes

Harveston Phase 1  
186 Lots

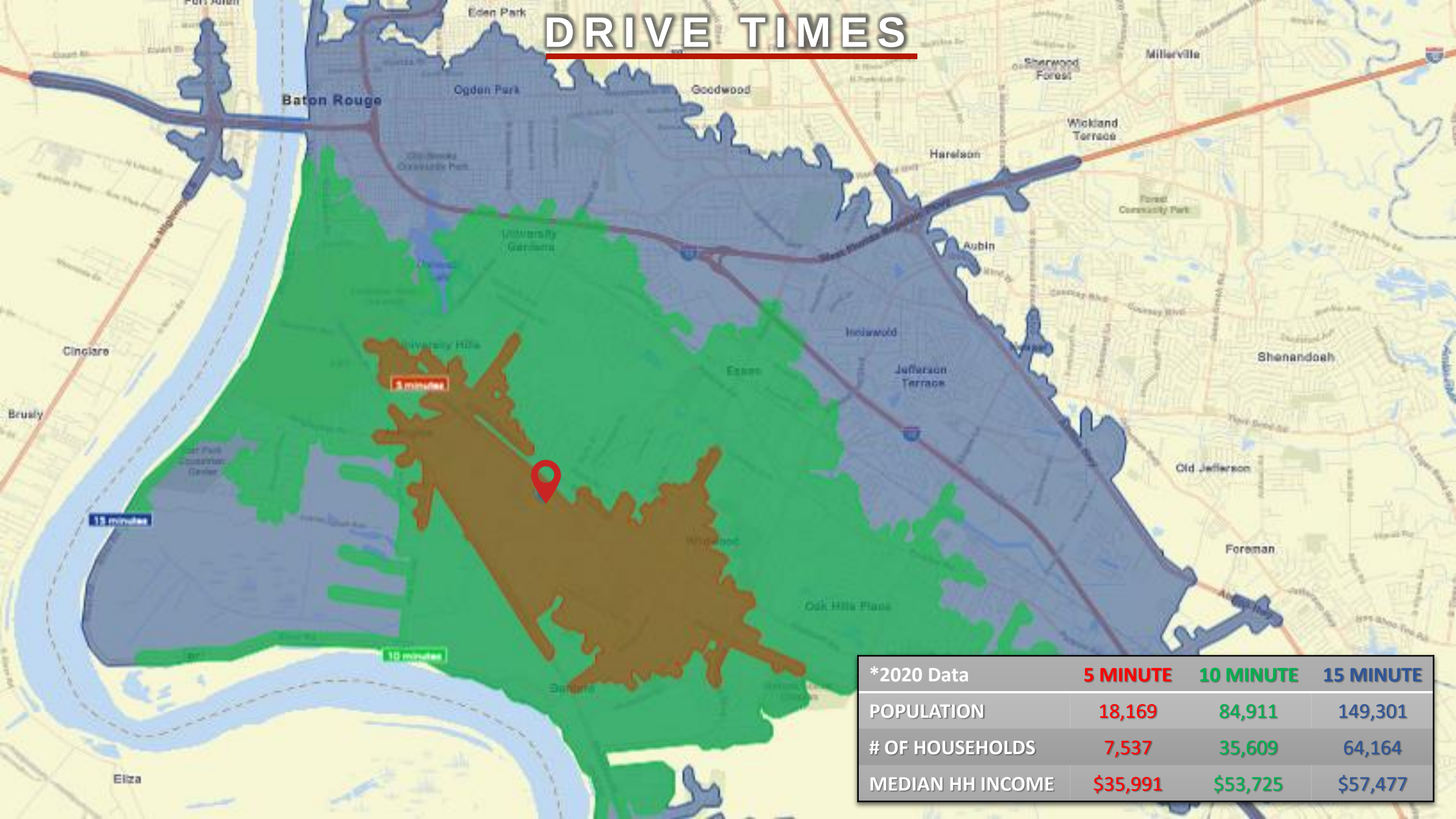
180 Lots Under  
Construction Pre-Sold to  
Alvarez Construction



# AERIALS



# DRIVE TIMES



| *2020 Data       | 5 MINUTE | 10 MINUTE | 15 MINUTE |
|------------------|----------|-----------|-----------|
| POPULATION       | 18,169   | 84,911    | 149,301   |
| # OF HOUSEHOLDS  | 7,537    | 35,609    | 64,164    |
| MEDIAN HH INCOME | \$35,991 | \$53,725  | \$57,477  |

# CONTACT INFORMATION



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