

## SUMMARY

## SITE PLAN

## AERIAL

## DEMOGRAPHICS

## FOR SALE

### PROPERTY OVERVIEW

Located just off I-10 on S. Acadian Thruway, this office park offers exceptional connectivity to LSU, Downtown, Mid-City, and South Baton Rouge, making it a highly desirable location for professional and medical office users. The property is located near the Hundred Oaks neighborhood.

Zoned for office or professional use, these sites offer flexibility for medical, legal, or business services. The property's proximity to I-10 ensures exceptional visibility and convenient access for clients and employees alike.

All pads are build-ready with parking lot and utility infrastructure already in place—ideal for owner-occupants looking to expedite development in a premium location.

A Build-to-Suit lease opportunity is available for qualified tenants. Rental rates will be negotiated based on building size, construction, and finish specifications

### AVAILABLE

- Pad 1: ±5,000 SF - \$75.00 PSF
- Pad 2: ±2,500 SF - \$75.00 PSF
- Pad 3: ±5,000 SF - \$75.00 PSF

*\*Pads can be sold separately or together.*

### NEARBY AMENITIES

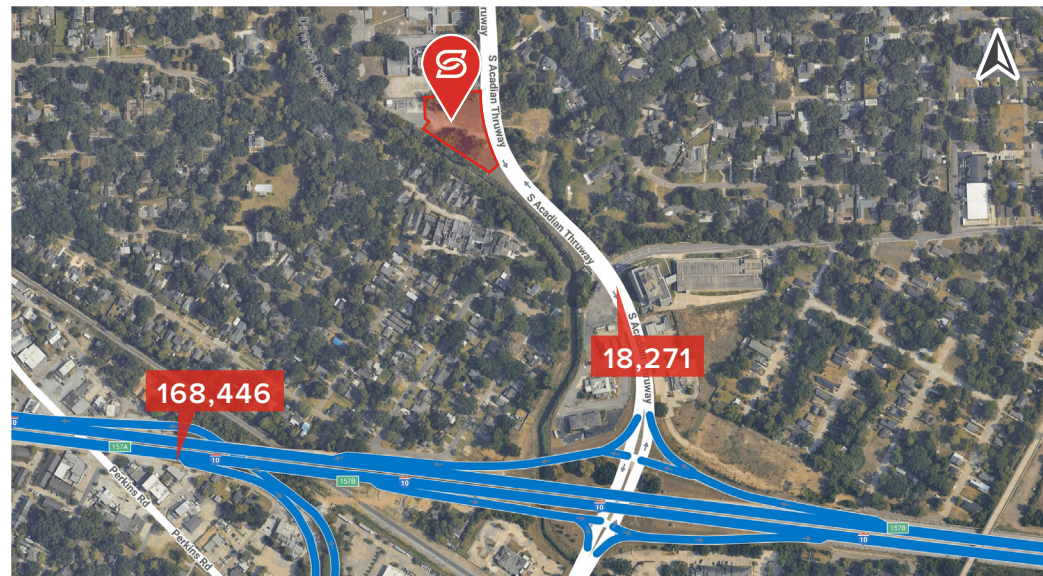
- Acadian Thruway Shopping Center
- Acadian Village Shopping Center
- Courtyard by Marriott
- Walmart
- Hobby Lobby
- Family Dollar

### BUILDING INFO

- Property size: ± 2 Acres
- Building Status: Proposed
- Zoning: Neighborhood Office

### LOCATION HIGHLIGHTS

- Central Mid-City Baton Rouge location
- High visibility on S Acadian Thruway
- Easy access to I-10
- Minutes from downtown Baton Rouge and LSU's campus
- Surrounded by retail, dining, and offices



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Click image for a larger view

**LEGEND**

- 1 ENTRY SIGN
- 2 ENTRY PLAZA
- 3 PLANTING BED
- 4 VEGETATED DETENTION AREA
- 5 DECKING
- 6 RAIN WATER FEATURE
- 7 18" HT WALL
- 8 NATIVE EVERGREEN SCREENING
- 9 GATE
- 10 EVERGREEN SCREENING
- 11 STREET TREES
- 12 SHADE TREES



Dawson Creek

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Callout box listing nearby businesses: Cane's, Burger King, Popeye's, CVS pharmacy, Buffalo Wild Wings, and Subway.

Callout box listing nearby businesses: ACADIAN VILLAGE SHOPPING CENTER, TRADER JOE'S, lululemon, petco, SEPHORA, NOTHING Bundt CAKES, and Jansen Market.

18,271  
 ADT 2024

168,446  
 ADT 2024

Callout box listing nearby businesses: Cane's, Smoothie King, Popeyes, Dollar General, Starbucks, and Y.

Callout box listing nearby businesses: NIKE, Whole Foods Market, New Balance, Ulta Beauty, Gap, AT&T, Ann Taylor, J. Crew, and Banana Republic.

Callout box listing nearby businesses: Candlewood Suites, Holiday Inn, Homewood Suites, Embassy Suites, and Marriott.

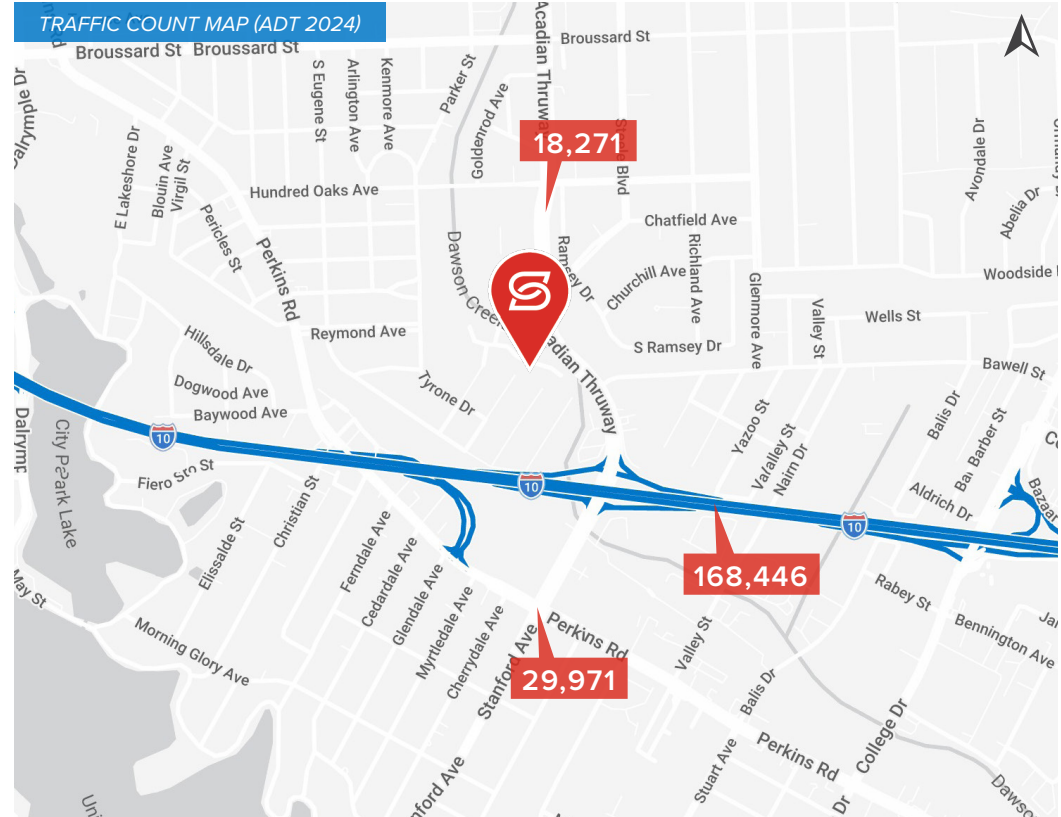
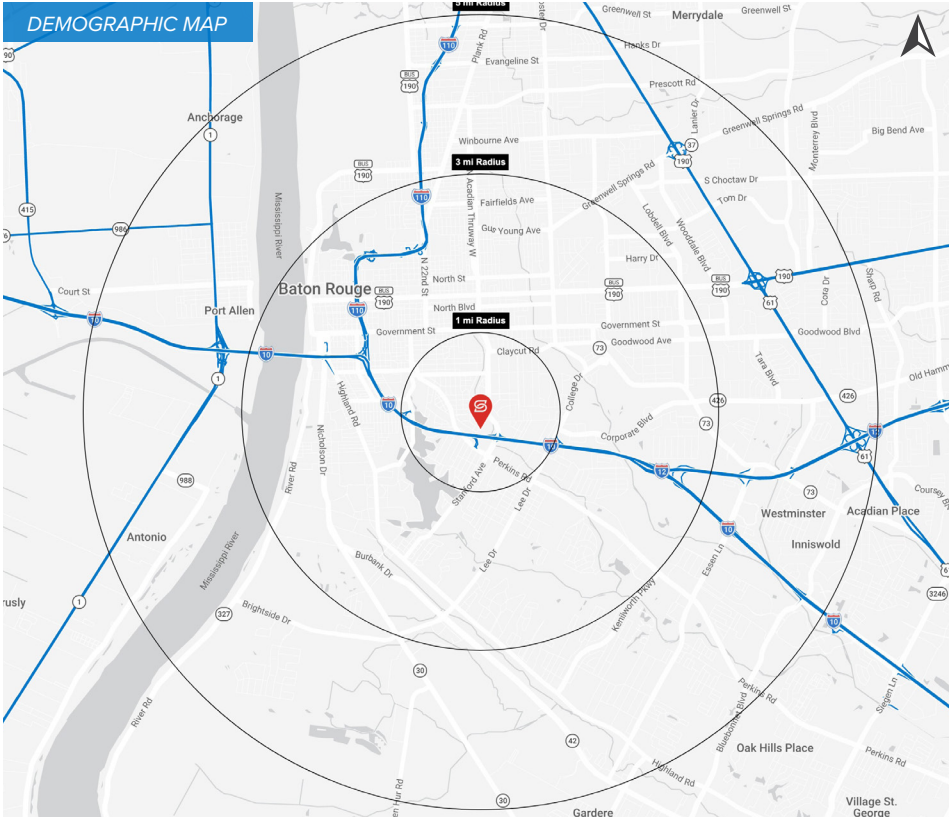
Callout box listing nearby businesses: Hobby Lobby, Dollar Tree, Starbucks, Taco Bell, Chili's, Chick-fil-A, IHOP, Panera Bread, and McDonald's.

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## 2024 DEMOGRAPHICS

