



# HIGHLAND PARK

marketplace



## HIGHLAND PARK MARKETPLACE

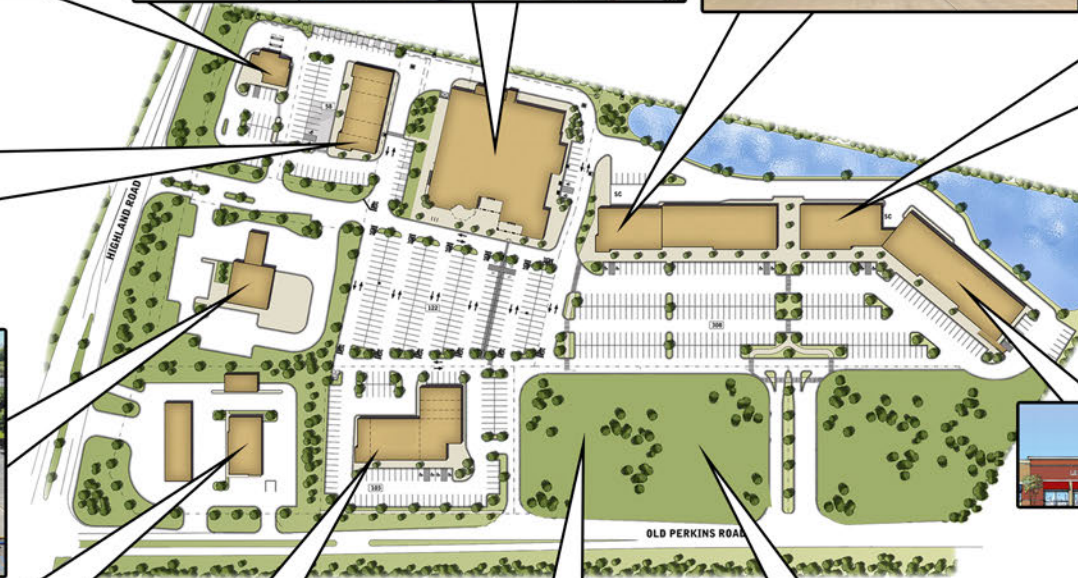
Highland Park Marketplace is an upscale retail center located just off I-10 at the corner of Highland Road and Old Perkins. Conveniently situated in the heart of Baton Rouge's strongest demographics and surrounded by countless businesses and large industrial employers, this opportunity is ideal for a retailer looking to capitalize on nearby upscale communities.

Highland Park Marketplace already showcases a tenant mix including local and national retail brands such as Alexander's Highland Market, Zoës Kitchen, Pilates Plus, Verizon, Mera Salon Suites, Burgersmith and many others. **Come join this vibrant community!**



# SITE LAYOUT

## HIGHLAND PARK MARKETPLACE



### BUILDING 300

301	<b>AVAILABLE</b>	2,020 SF
302	LEASED	1,765 SF
303	LEASED	1,765 SF
304	LEASED	2,933 SF



### BUILDING 400

402	LEASED	3,998 SF
403	<b>AVAILABLE</b>	1,553 SF
404	<b>AVAILABLE</b>	1,428 SF
405	<b>AVAILABLE</b>	1,298 SF
406	<b>AVAILABLE</b>	1,298 SF
407	<b>AVAILABLE</b>	1,428 SF
408	<b>AVAILABLE</b>	1,894 SF
410	<b>AVAILABLE</b>	3,541 SF

### OUTPARCEL 3-A-1

**AVAILABLE**

44,847 SF

LAND OR BUILD-TO-SUIT

### OUTPARCEL 3-A-2

**AVAILABLE**

44,847 SF

LAND OR BUILD-TO-SUIT

# BUILDING 300

8,483 SF - COMPLETED & READY FOR TENANTS

## HIGHLAND PARK MARKETPLACE

AVAILABLE:	2,020 SF
PRICE:	\$26.50 PSF/YR
LEASE:	NNN - \$4.50/PSF
TIA:	\$30/PSF



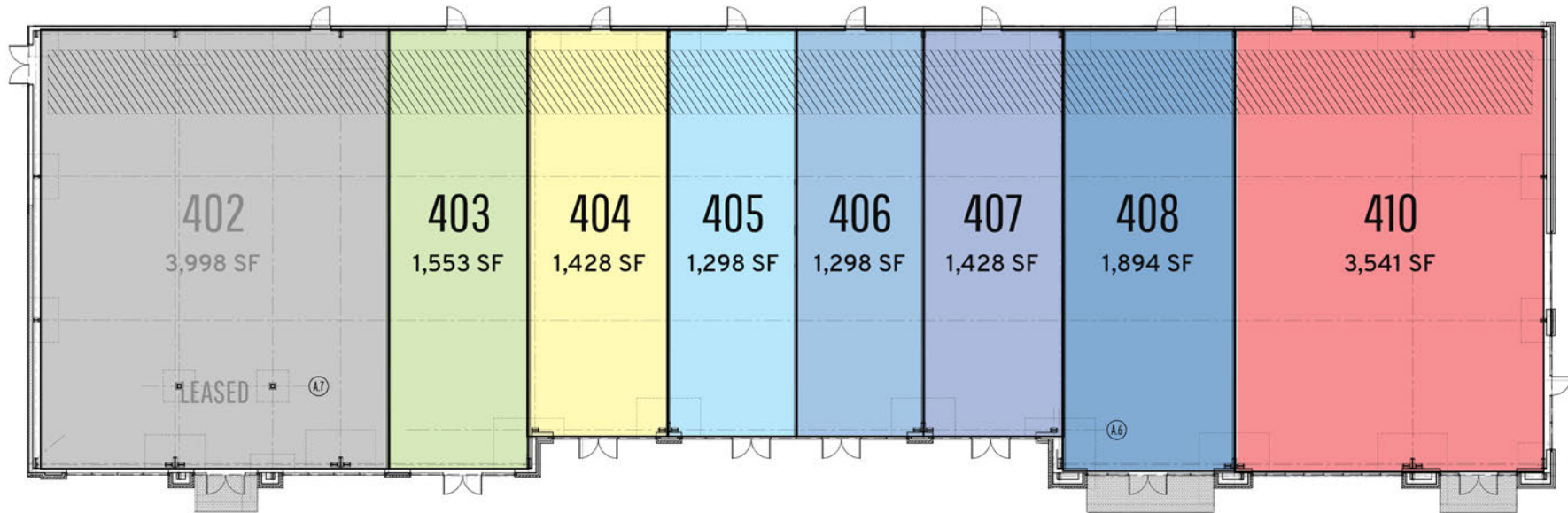
# BUILDING 400

16,450 SF - UNDER DEVELOPMENT

SUITE SIZES CAN BE INCREASED OR DECREASED TO MEET TENANT NEEDS

## HIGHLAND PARK MARKETPLACE

AVAILABLE:	1,298 - 12,984 SF
PRICE:	\$26.50 PSF/YR
LEASE:	NNN - \$4.50/PSF
TIA:	\$30/PSF



# OUTPARCEL 3-A-1

44,847 SF - PAD SITE

FRONTAGE ALONG OLD PERKINS RD & DEVELOPMENT ENTRANCE

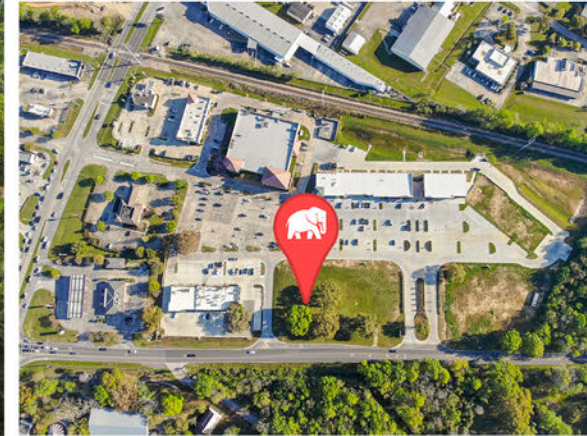


## HIGHLAND PARK MARKETPLACE

LAND AVAILABLE: ±44,847 SF

PRICE: \$1,121,175 (\$25/SF)

BUILD TO SUIT: AVAILABLE



# OUTPARCEL 3-A-2

44,847 SF - PAD SITE

FRONTAGE ALONG OLD PERKINS RD & DEVELOPMENT ENTRANCE

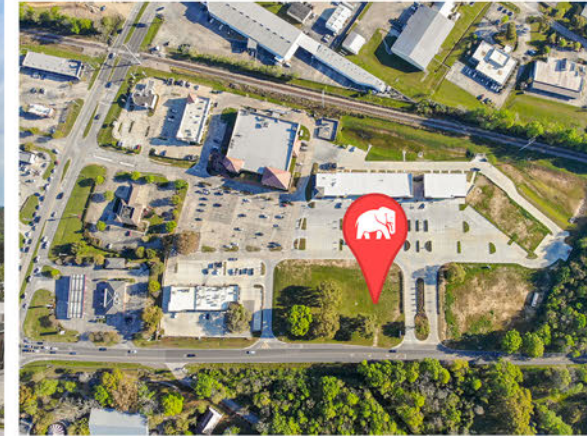


## HIGHLAND PARK MARKETPLACE

LAND AVAILABLE: ±44,847 SF

PRICE: \$1,121,175 (\$25/SF)

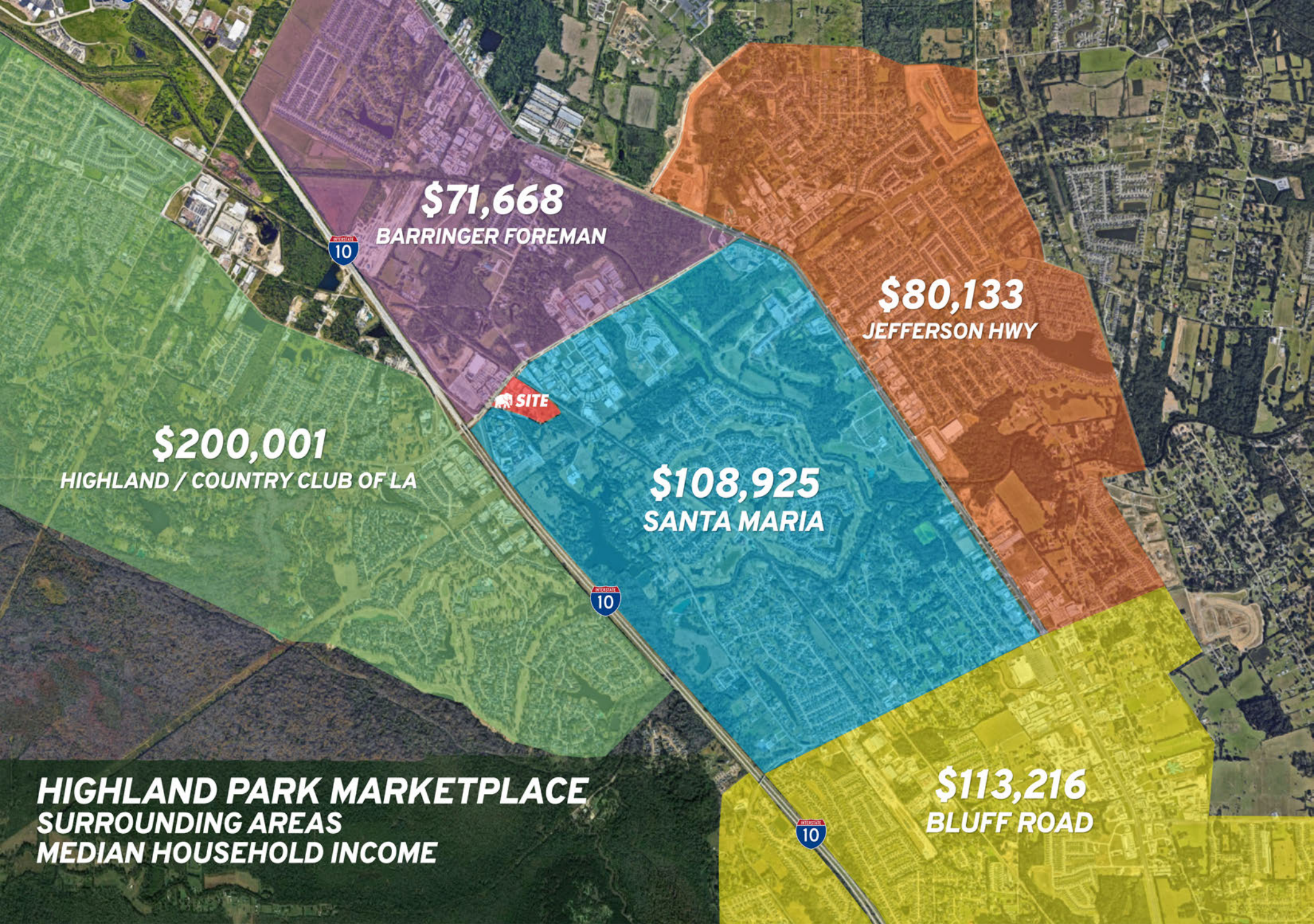
BUILD TO SUIT: AVAILABLE



# PROPERTY AERIALS

## HIGHLAND PARK MARKETPLACE





**HIGHLAND PARK MARKETPLACE  
SURROUNDING AREAS  
MEDIAN HOUSEHOLD INCOME**

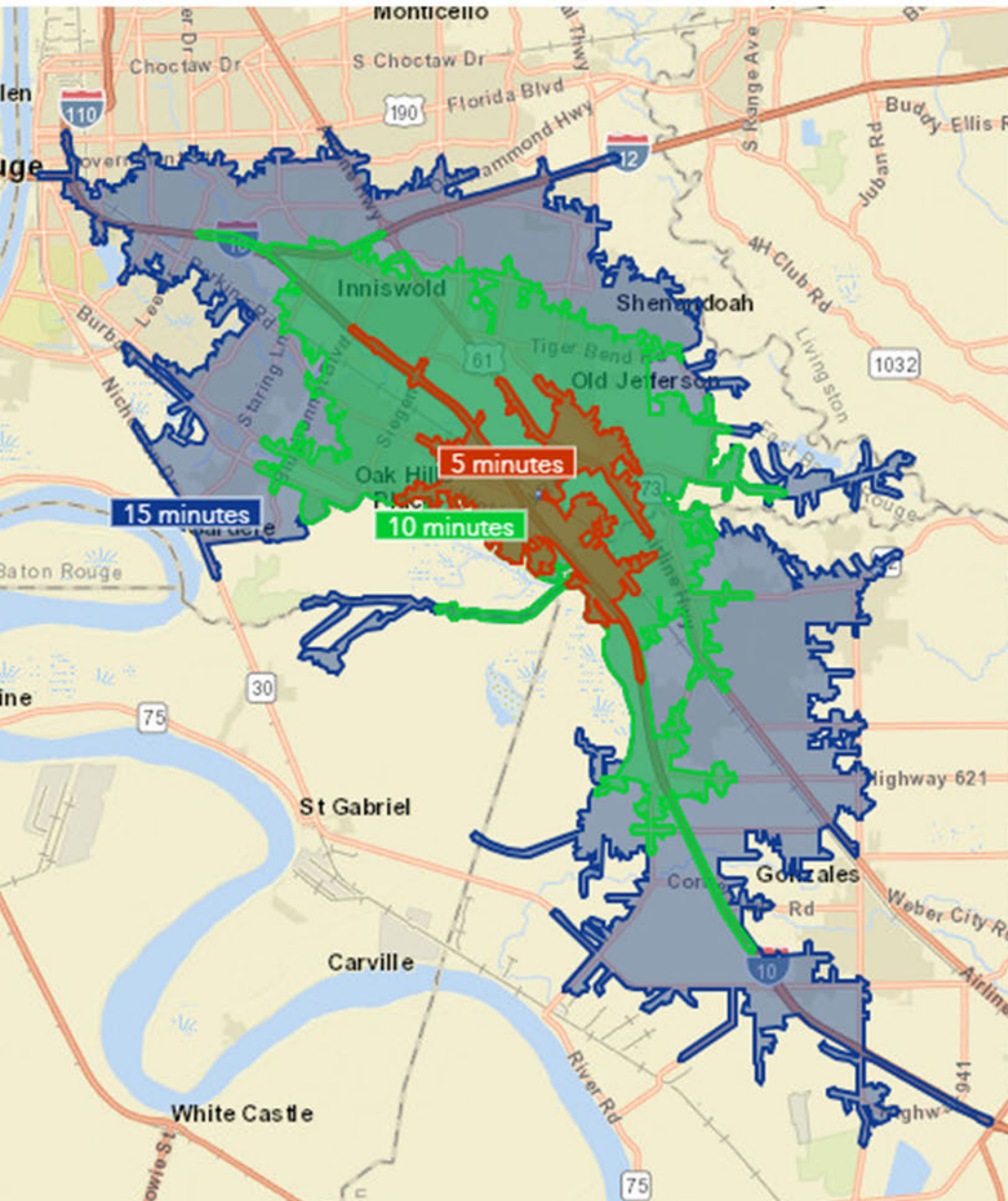






# DEMOGRAPHICS

## HIGHLAND PARK MARKETPLACE



### 2018 SUMMARY

	5 min	10 min	15 min
POPULATION	8,366	72,522	201,943
HOUSEHOLDS	3,055	29,299	81,818
FAMILIES	2,324	18,995	51,039
AVERAGE HOUSEHOLD SIZE	2.74	2.47	2.46
OWNER OCCUPIED HOUSING UNITS	2,387	18,989	50,822
RENTER OCCUPIED HOUSING UNITS	668	10,310	30,997
MEDIAN AGE	38.1	37.1	36.2
MEDIAN HOUSEHOLD INCOME	\$109,487	\$77,584	\$68,764
AVERAGE HOUSEHOLD INCOME	\$164,480	\$103,545	\$94,760


# HIGHLAND PARK MARKETPLACE


## EAST BATON ROUGE PARISH

EST. POPULATION: 447,995

### TOP EMPLOYERS

Turner Industries Group	9,875
LSU System	6,250
Performance Contractors	5,500
Our Lady of The Lake	4,500
Exxon Mobil Corporation	4,214
Baton Rouge General	4,000
Parish Water Company	3,196
AT&T	3,000

  
**49,942**  
 MEDIAN HOUSEHOLD INCOME

  
**33.3**  
 MEDIAN AGE (2016)

## ASCENSION PARISH

EST. POPULATION: 123,854

### LOUISIANA'S FASTEST GROWING PARISH

 **6.98%**  
 5-YEAR POPULATION GROWTH

 **71,752**  
 MEDIAN HOUSEHOLD INCOME

 **2,238**  
 BUSINESS ESTABLISHMENTS

 **35.0**  
 MEDIAN AGE (2016)

## NEW ORLEANS

50 MINUTE DRIVE SOUTH ON I-10

