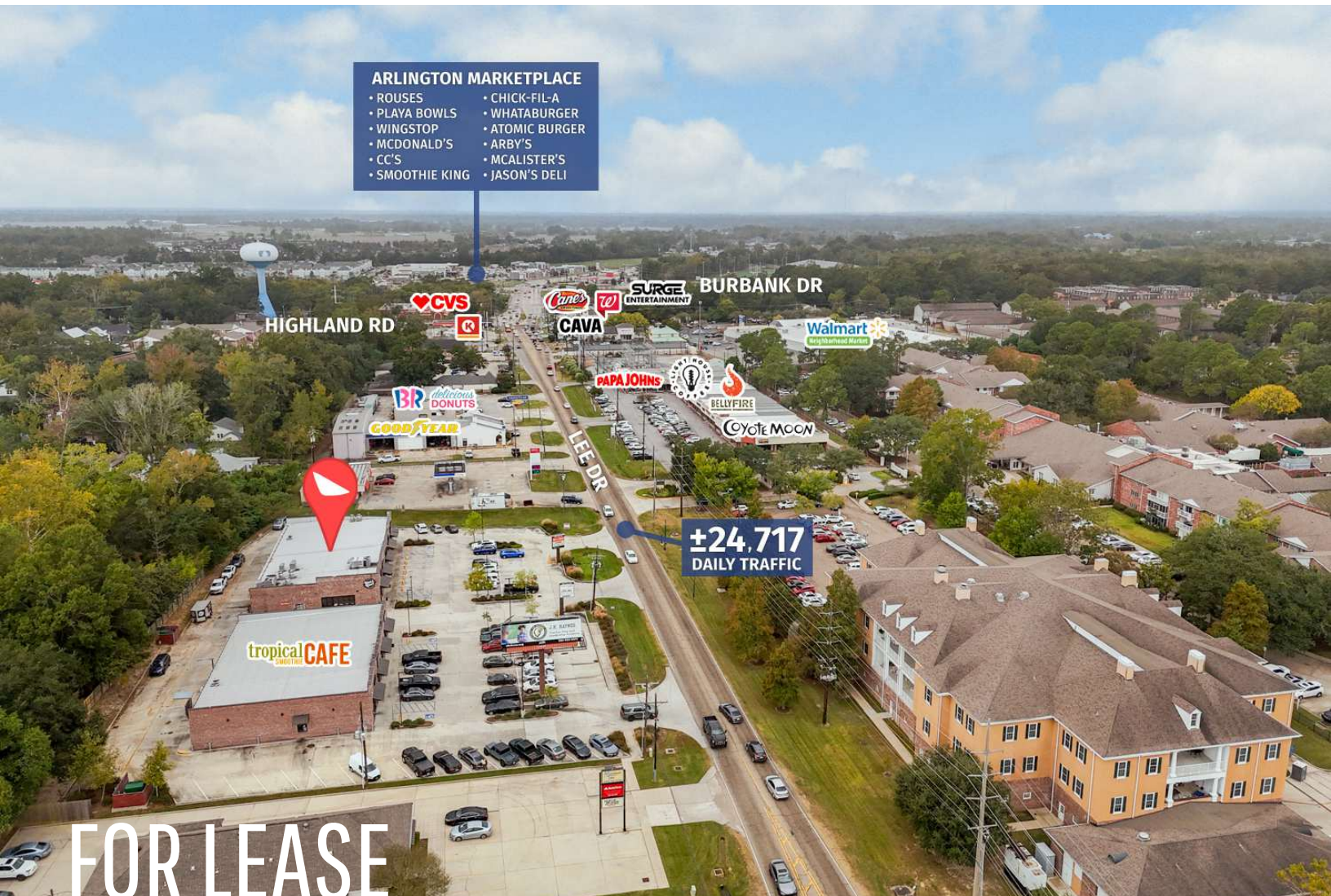




RETAIL SUITES FOR LEASE IN HIGHLY-VISIBLE COMMERCIAL CORRIDOR

320 LEE DR BATON ROUGE, LA 70808



FOR LEASE

LEASE RATE: \$20 SF/YR (\$2,530/MO)

±1,518 SF

- Formerly occupied by Rice & Roux, Moxi Boutique, and Eloise Market and Cakery
- Vera Nails and Spa is the existing co-tenant
- Potential for pylon signage with visibility to ±24,717 vehicles daily
- NNN lease type

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | June 2025
640 Main St, Suite A, Baton Rouge, LA 70801

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OFFERING SUMMARY



PROPERTY SUMMARY

- **320 Lee Dr** currently has 3 suites available for lease.
- Vera Nails and Spa is the existing co-tenant. Suites were formerly occupied by Rice & Roux, Moxi Boutique, and Eloise Market and Cakery.
- Suite A will be available June 1st, 2025. Suite B is available for immediate occupancy. Suite D will be available September 1st, 2025.
- The property offers ample parking and potential for pylon signage, with visibility to ±24,717 vehicles daily.
- The shopping center is located near LSU Campus, providing excellent access to both student and Greater Baton Rouge. Surrounding amenities feature popular businesses such as Tropical Smoothie Cafe, Cava, Cane's, Walgreens, Walmart, and Chick-fil-a.
- NNN lease type.

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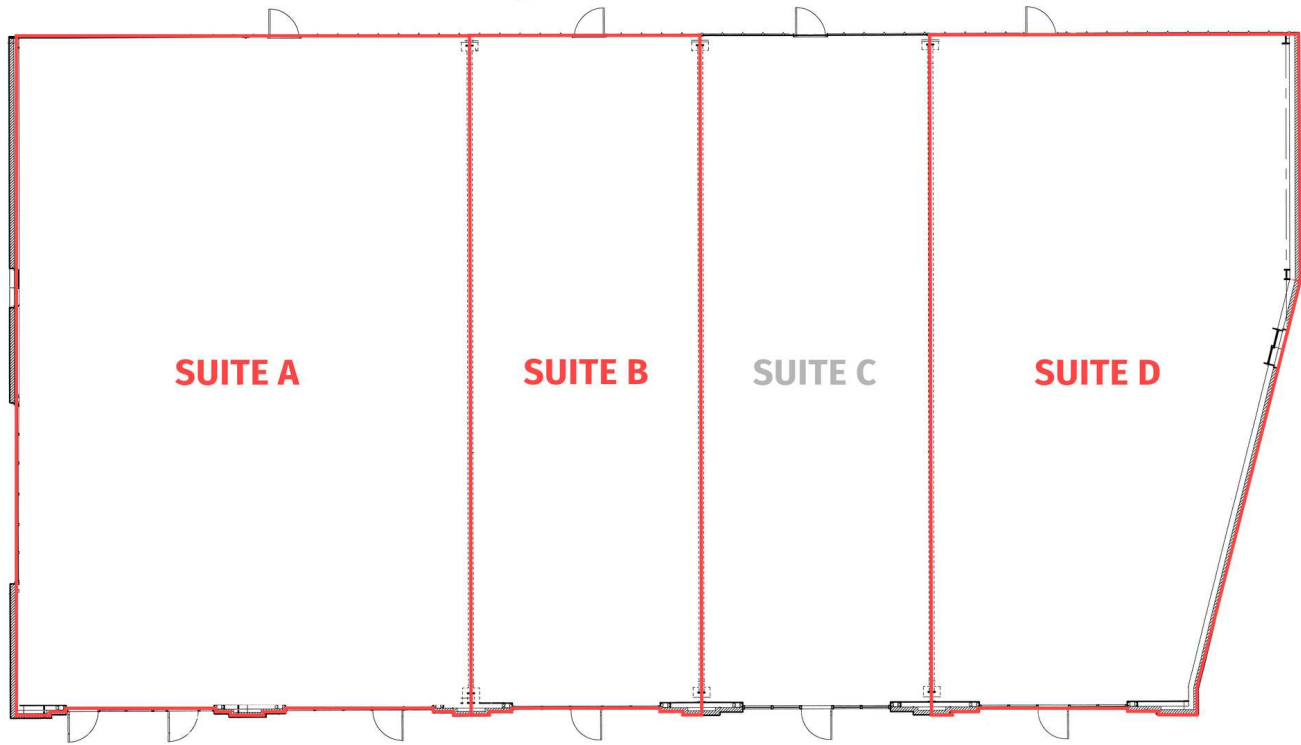
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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,518 - 3,009 SF	Lease Rate:	\$20.00 - \$22.00 SF/yr

AVAILABLE SPACES

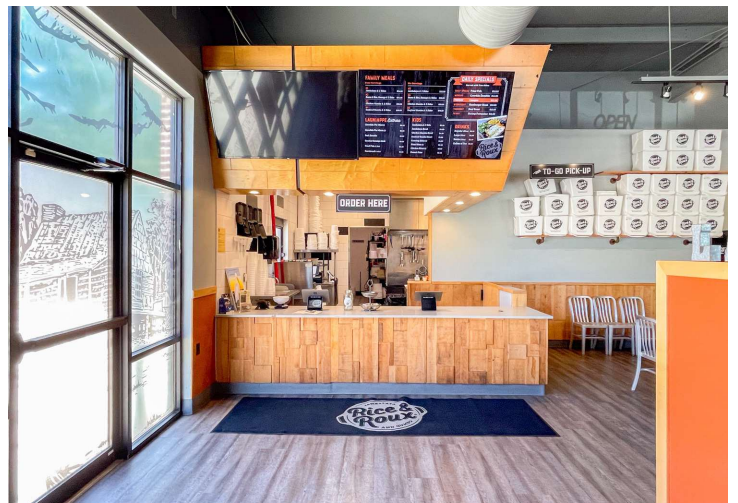
SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE	MONTHLY RENT
Suite A	Available	3,009 SF	NNN	\$22.00 SF/yr	\$5,516.50/Month + \$6.26 PSF NNN fees
Suite B	Available	1,518 SF	NNN	\$20.00 SF/yr	\$2,530/Month + \$4.49 PSF NNN fees
Suite D	Available	2,177 SF	NNN	\$20.00 SF/yr	\$3,628/Month + \$6.00 PSF NNN fees

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INTERIOR PHOTOS – SUITE A



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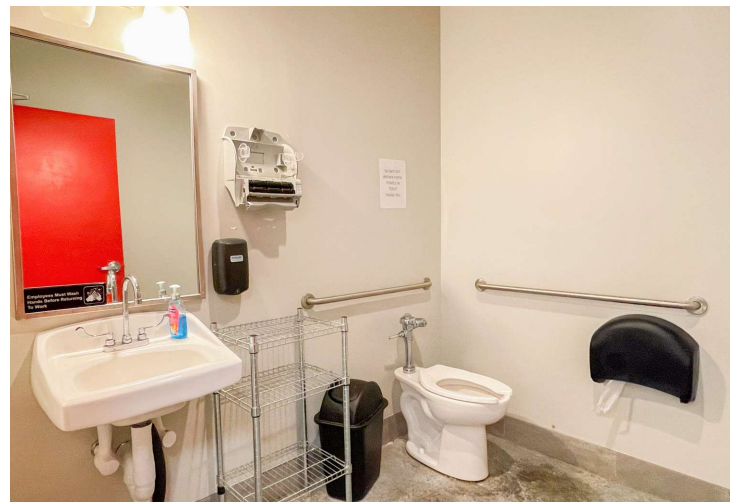
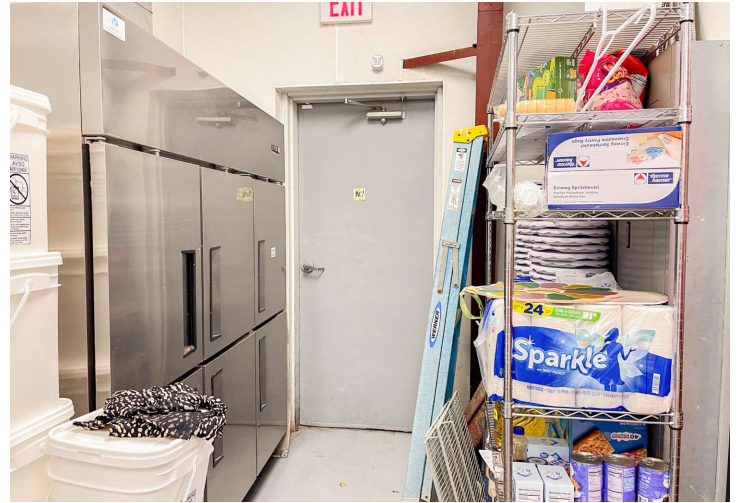
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INTERIOR PHOTOS – SUITE B

**CONTACT:**

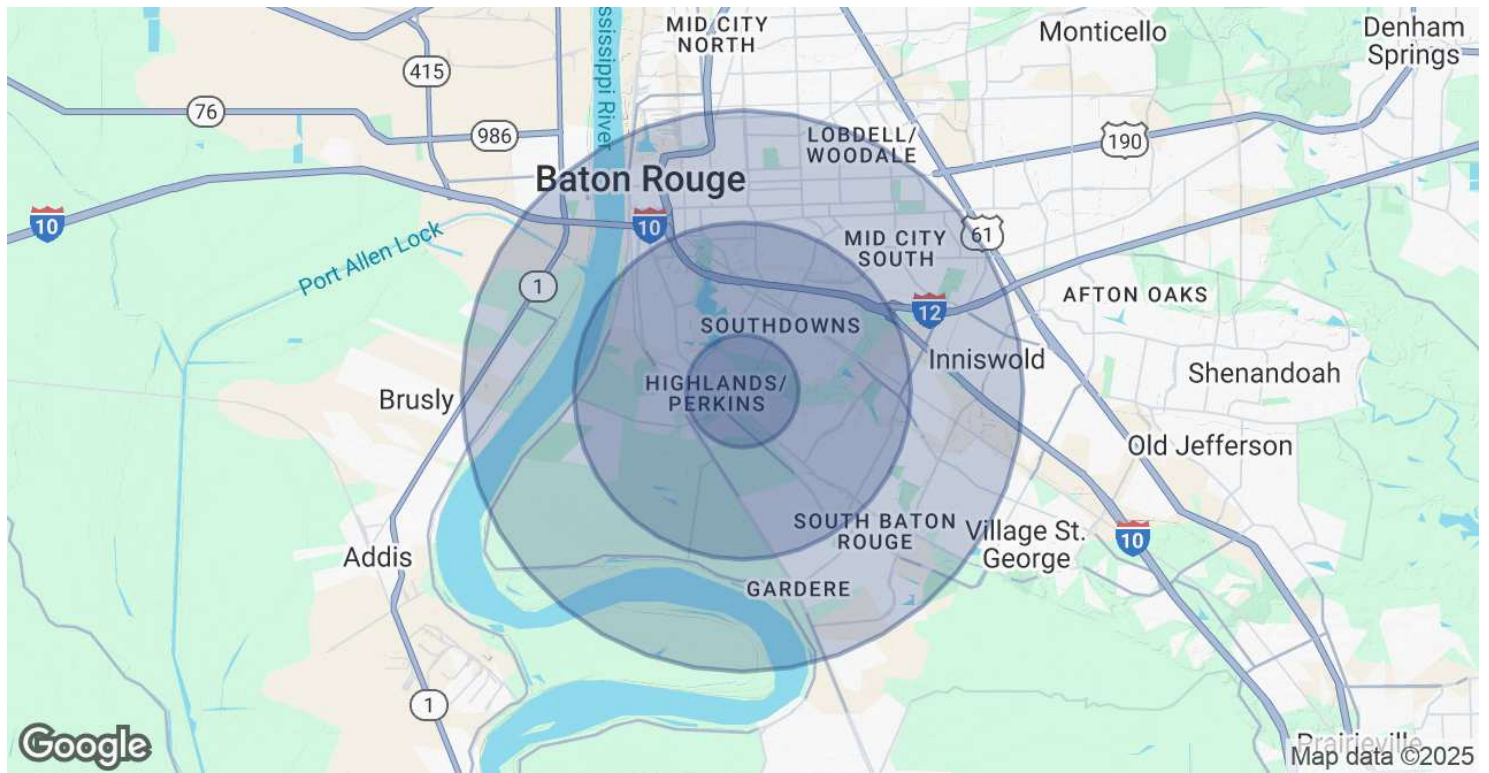
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,034	68,746	154,732
Average Age	36	34	37
Average Age (Male)	35	34	36
Average Age (Female)	36	34	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,677	28,053	66,620
# of Persons per HH	2.1	2.5	2.3
Average HH Income	\$90,493	\$87,762	\$87,680
Average House Value	\$479,524	\$422,281	\$377,198

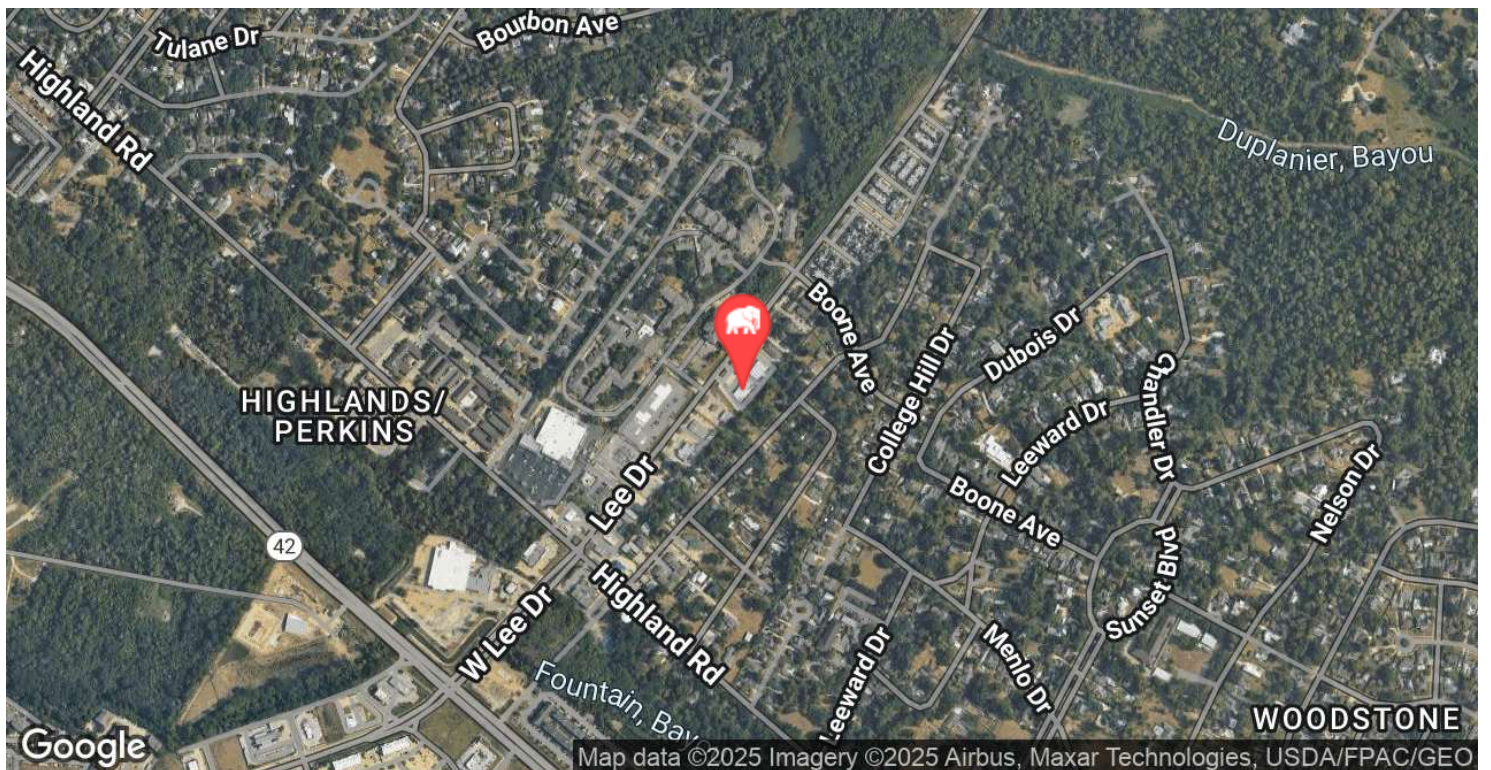
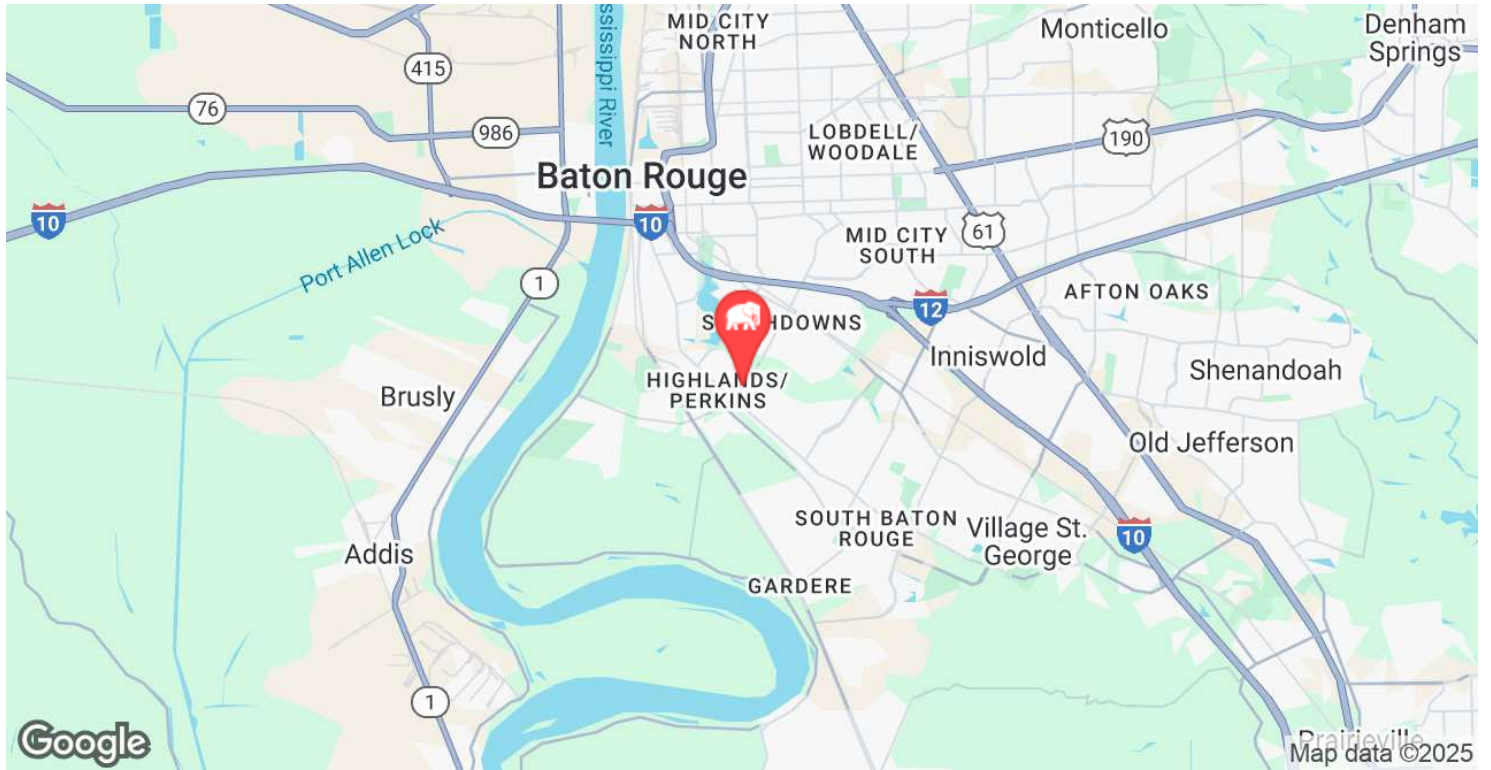
Demographics data derived from AlphaMap

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LOCATION MAP



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