



CRAWFORD SQUARE
REAL ESTATE ADVISORS

HIGHLAND ROAD

3340 Highland Rd · Baton Rouge, LA 70802

PROPERTY HIGHLIGHTS

- High profile retail property located at the North Gates of LSU campus, home to over 40,000 students
- Located at the corner of Highland Rd and Chimes St and adjacent to historic Chimes Restaurant, with ample foot traffic
- Expansive trade area servicing a population of over 130,000
- Home to long-standing local businesses such as Bengals & Bandits and Highland Coffees

FEATURED TENANTS



ASSOCIATE | LEASING

JACOB WILLIAMSON +1(901) 356-9513

jwilliamson@crawfordsq.com

DEMOGRAPHICS

POPULATION

3 mile	71,446
5 mile	139,428
10 mile	366,835

DAYTIME POPULATION

3 mile	110,659
5 mile	216,380
10 mile	446,412

HOUSEHOLDS

3 mile	31,313
5 mile	62,153
10 mile	154,228

AVG HH INCOME (\$)

3 mile	94,141
5 mile	88,110
10 mile	90,619

MED HH INCOME (\$)

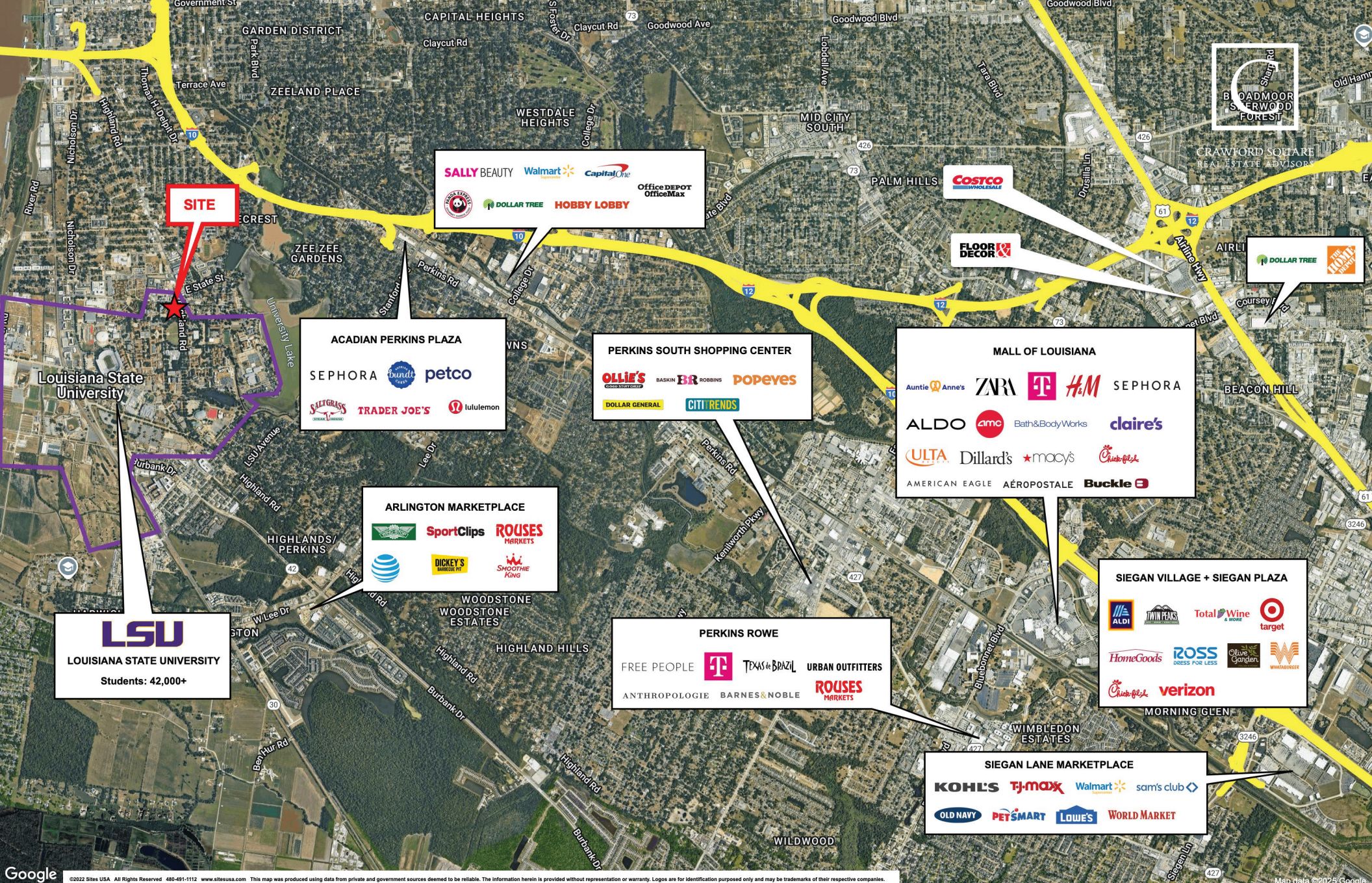
3 mile	50,063
5 mile	50,118
10 mile	58,447





BATON ROUGE

**3340 HIGHLAND RD,
BATON ROUGE, LA**



SITE

SALLY BEAUTY Walmart Capital One Office DEPOT OfficeMax
DOLLAR TREE HOBBY LOBBY

COSTCO WHOLESALE

FLOOR DECOR

DOLLAR TREE LOWE'S

ACADIAN PERKINS PLAZA
SEPHORA petco
TRADER JOE'S lululemon

PERKINS SOUTH SHOPPING CENTER
OLLIE'S BASKIN BR ROBINS POPEYES
DOLLAR GENERAL CITI/RENDS

MALL OF LOUISIANA
Auntie Anne's ZARA T H&M SEPHORA
ALDO amc Bath&BodyWorks claire's
ULTA Dillard's macy's Chick-fil-ke
AMERICAN EAGLE AÉROPOSTALE Buckle

ARLINGTON MARKETPLACE
SportClips ROUSES MARKETS
DICKEY'S S BARBECUE PIT SMOOTHIE KING

LSU
LOUISIANA STATE UNIVERSITY
Students: 42,000+

PERKINS ROWE
FREE PEOPLE T TEXAS & BRAZIL URBAN OUTFITTERS
ANTHROPOLOGIE BARNES & NOBLE ROUSES MARKETS

SIEGAN VILLAGE + SIEGAN PLAZA
ALDI TWIN PEAKS Total Wine & More target
HomeGoods ROSS DRESS FOR LESS Olive Garden WINGHOUSE
Chick-fil-ke verizon

SIEGAN LANE MARKETPLACE
KOHL'S TJ-MAXX Walmart sam's club
OLD NAVY PETSMART LOWE'S WORLD MARKET



Tiger Band Hall



BURGER KING



CVS pharmacy



Jack
in the box



WINGSTOP



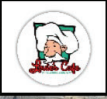
CIRCLE K



CHASE



JEREMIAH'S



LSU CHSE
Residential College



LSU CHSE
Residential College



DOMINO'S

SUBWAY



Cane's



Varsity Theatre



CHIMES



Murphy's



LSU



SITE



Louisiana State University

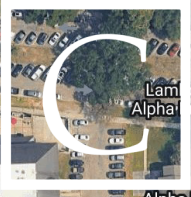
Pleasant Hall



Varsity Theatre

E Chimes St

E Chimes St



CRAWFORD SQUARE
REAL ESTATE ADVISORS

College of Music & Dramatic Arts



Delta Kappa

Kappa Sigma Fraternity

Fraternity Ln

Phi Gamma Delta Fraternity

Lambda Chi Alpha Fraternity

Alpha Phi Alpha Fraternity

