



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

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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

DEMOGRAPHICS



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 (\$)

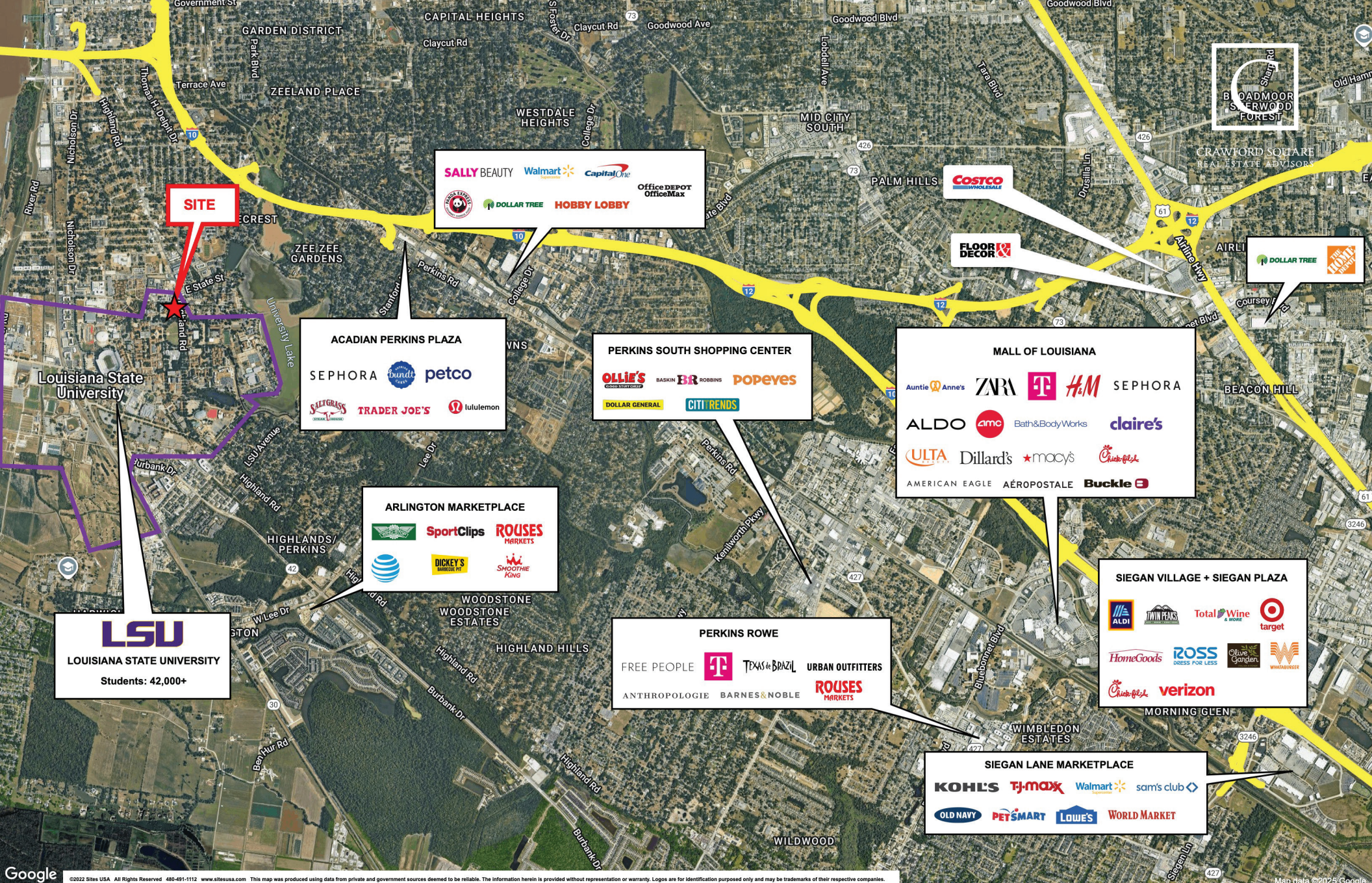
3 mile	50,063
5 mile	50,118
10 mile	58,447



BATON ROUGE

3340 HIGHLAND RD,
BATON ROUGE, LA









Available
4,634 SF

Second Floor

HIGHLAND RD

NAP

vivint.

5,907 SF

Available
3,000 SF



2,590 SF



3,014 SF

NAP

NAP

W CHIMES ST

W STATE ST

