



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 I LEASING

JACOB WILLIAMSON +1(901) 356-9513

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## POPULATION

3 mile 71,446

5 mile 139,428

10 mile 366,835

## DEMOGRAPHICS



## 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

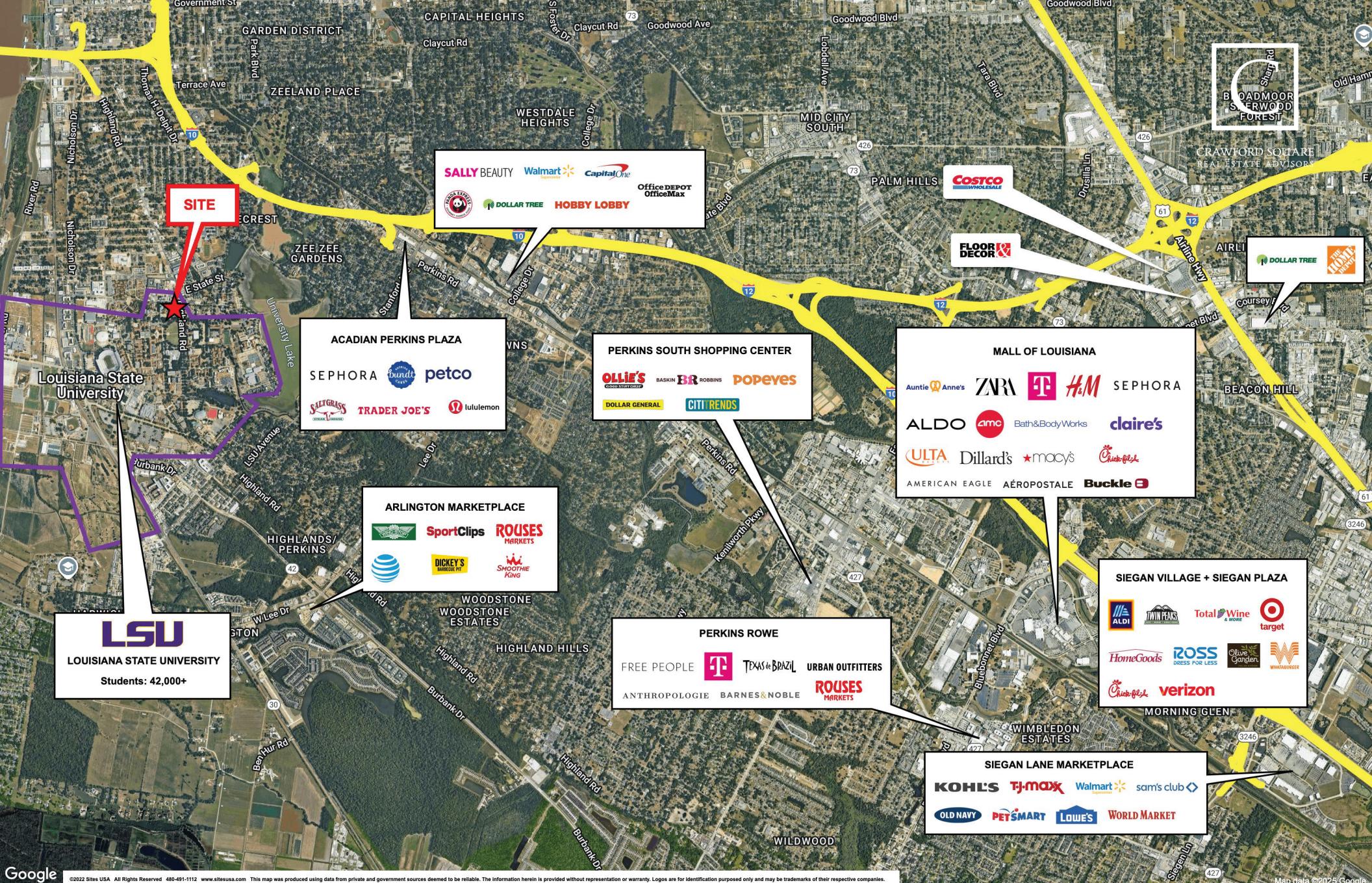
## MED HH INCOME (\$)

3 mile 50,063

5 mile 50,118

10 mile 58,447







Google

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Kappa Sigma Fraternity

