



HIGHLAND PARK

marketplace

UPSCALE, OPEN-AIR SHOPPING CENTER

TWO SUITES REMAINING

BATON ROUGE, LA

CAMPBELL
COMPANIES

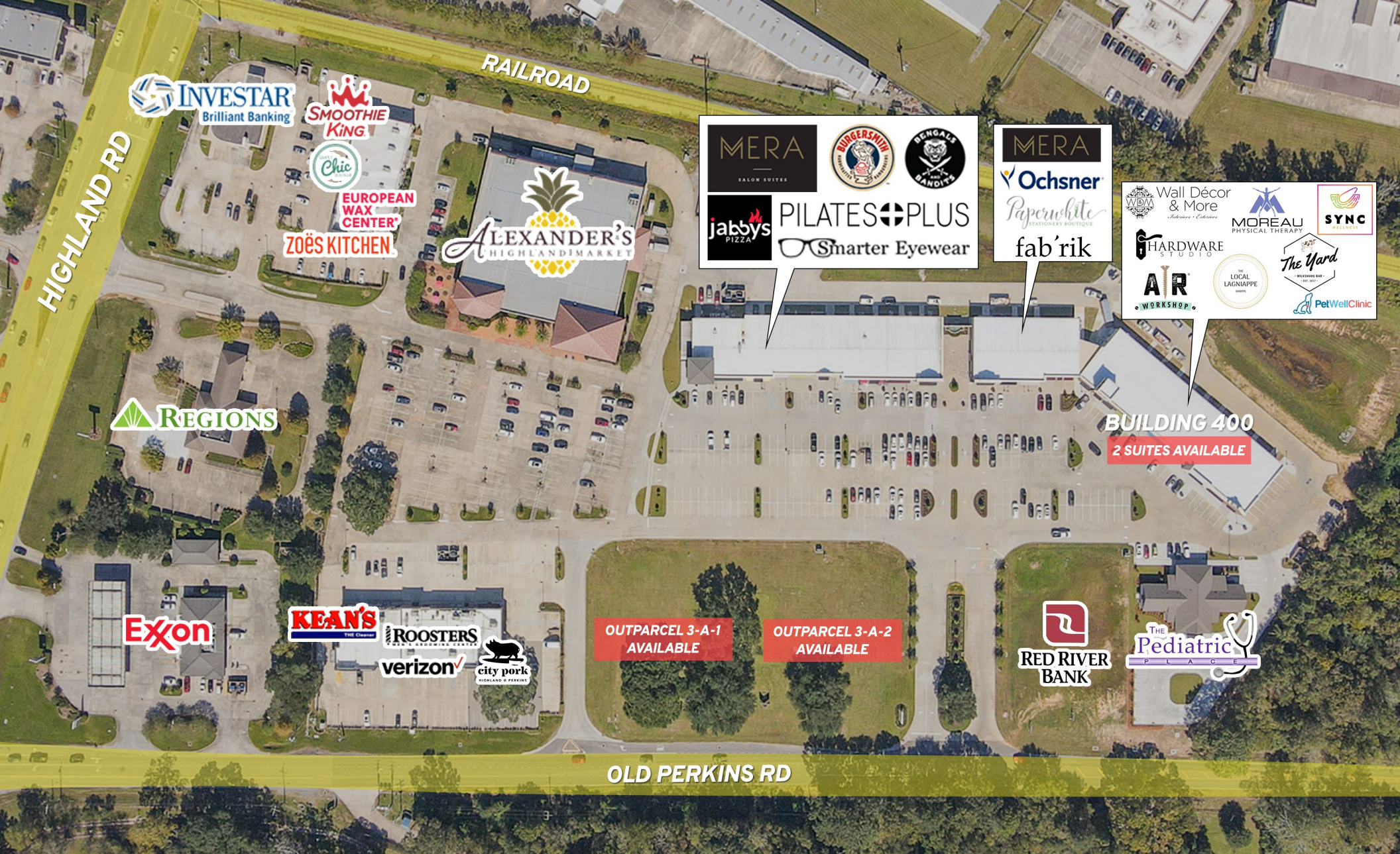
ELIFIN

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, Mera Salon Suites, Burgersmith, AR Workshop, Moreau Physical Therapy, The Yard Milkshake Bar, Ochsner Urgent Care, fab'rik and many others.

Come join this vibrant community!



UPSCALE RETAIL
WALKABLE SHOPPING

HIGHLAND PARK MARKETPLACE



800.895.9329 | elifinrealty.com
640 Main St. Suite A, Baton Rouge, LA 70801

BUILDING 400

SUITE 405 B - Ready for tenant buildout

SUITE 409 - Ready for immediate occupancy

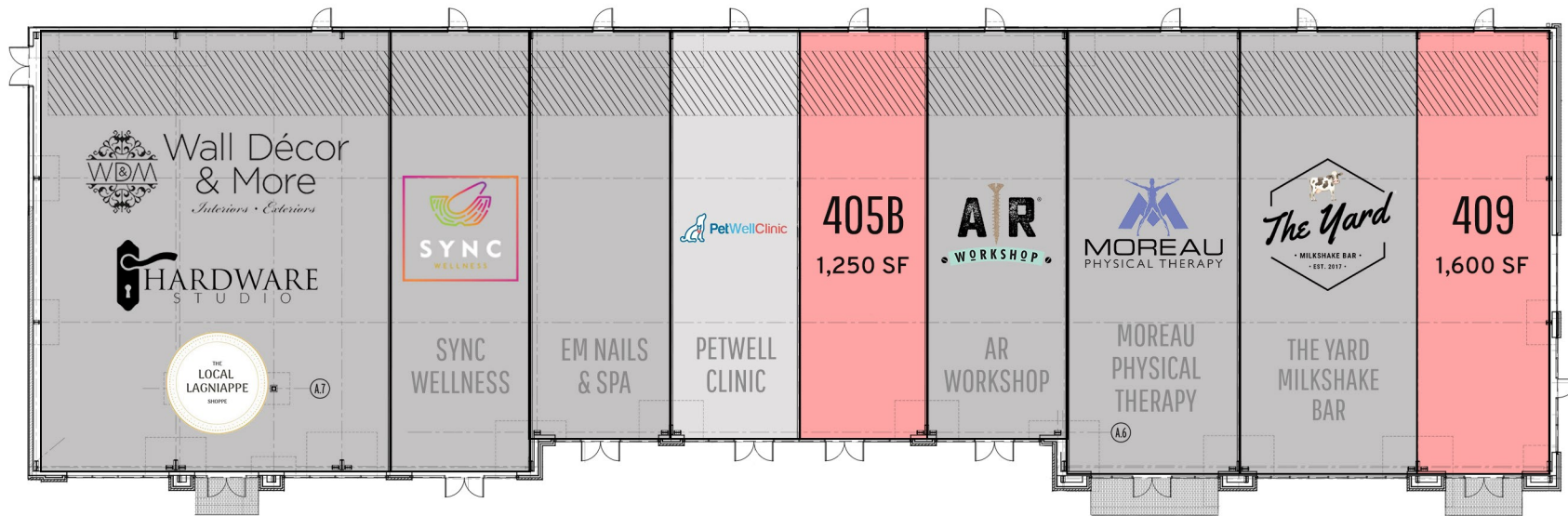
HIGHLAND PARK MARKETPLACE

AVAILABLE: 1,250 SF - 1,600 SF

PRICE: \$26.50 - \$28.50 PSF/YR

LEASE: NNN - \$4.50/PSF

TIA: \$30/PSF



SUITE 409 INTERIOR PHOTOS

HIGHLAND PARK MARKETPLACE

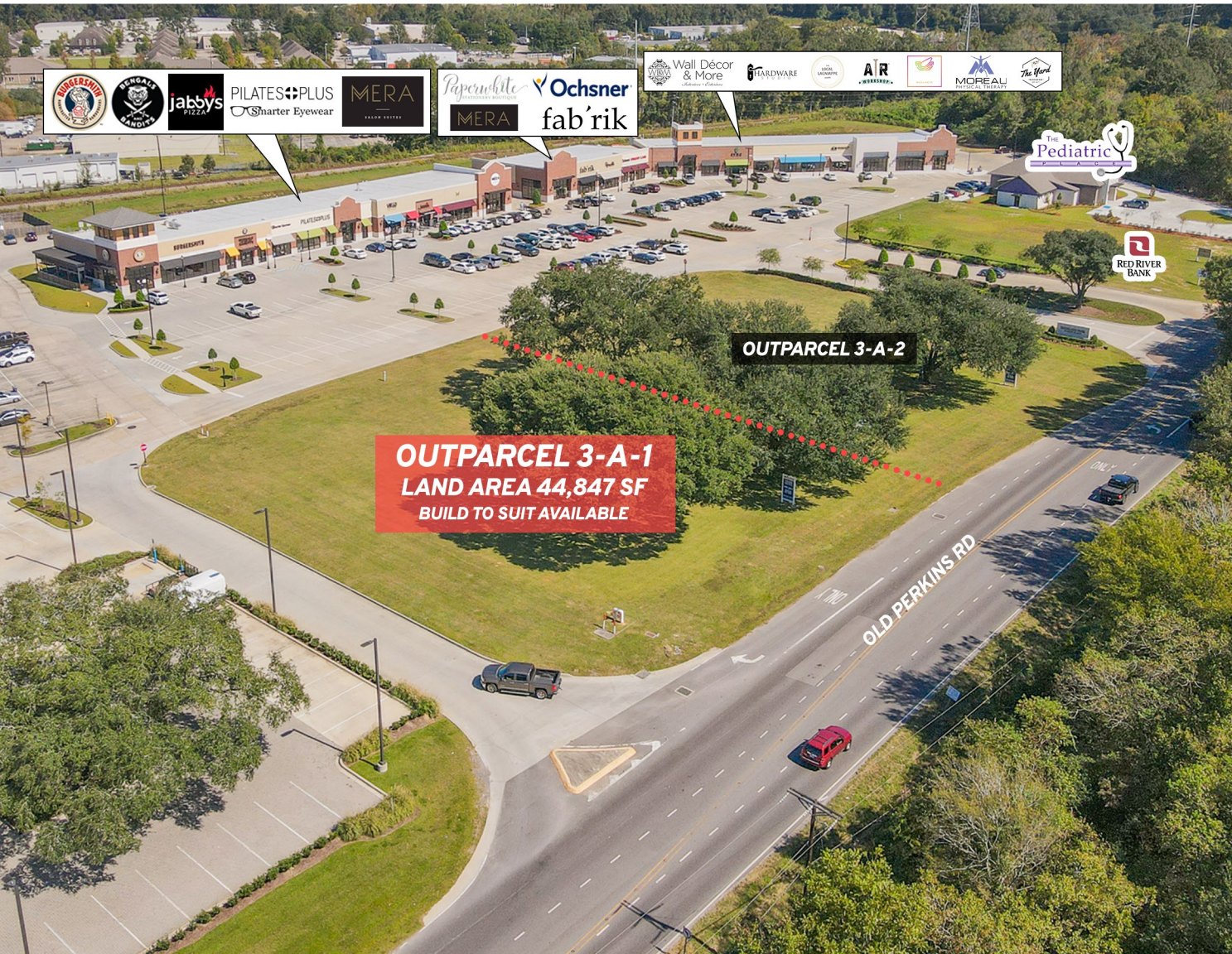


LARGE WALK-IN COOLER

OUTPARCEL 3-A-1

44,847 SF - PAD SITE

FRONTAGE ALONG OLD PERKINS RD & DEVELOPMENT ENTRANCE

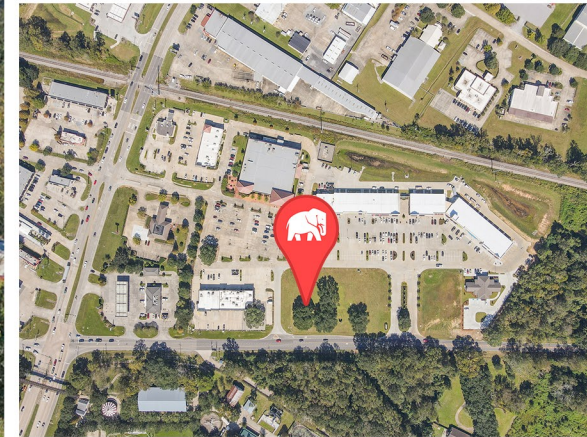


HIGHLAND PARK MARKETPLACE

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

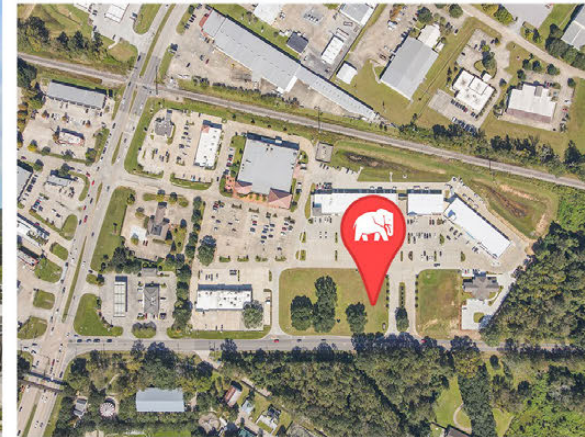


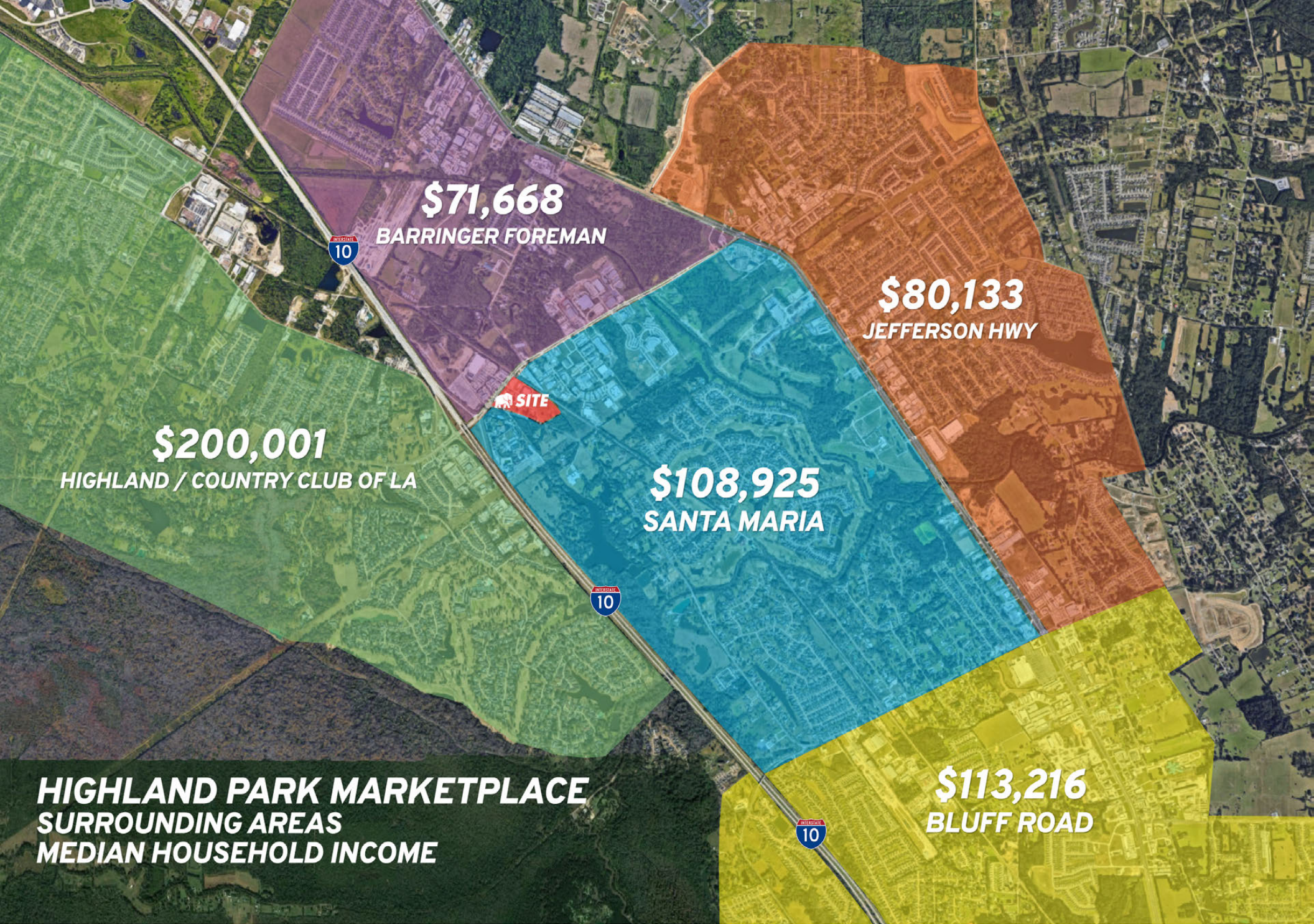
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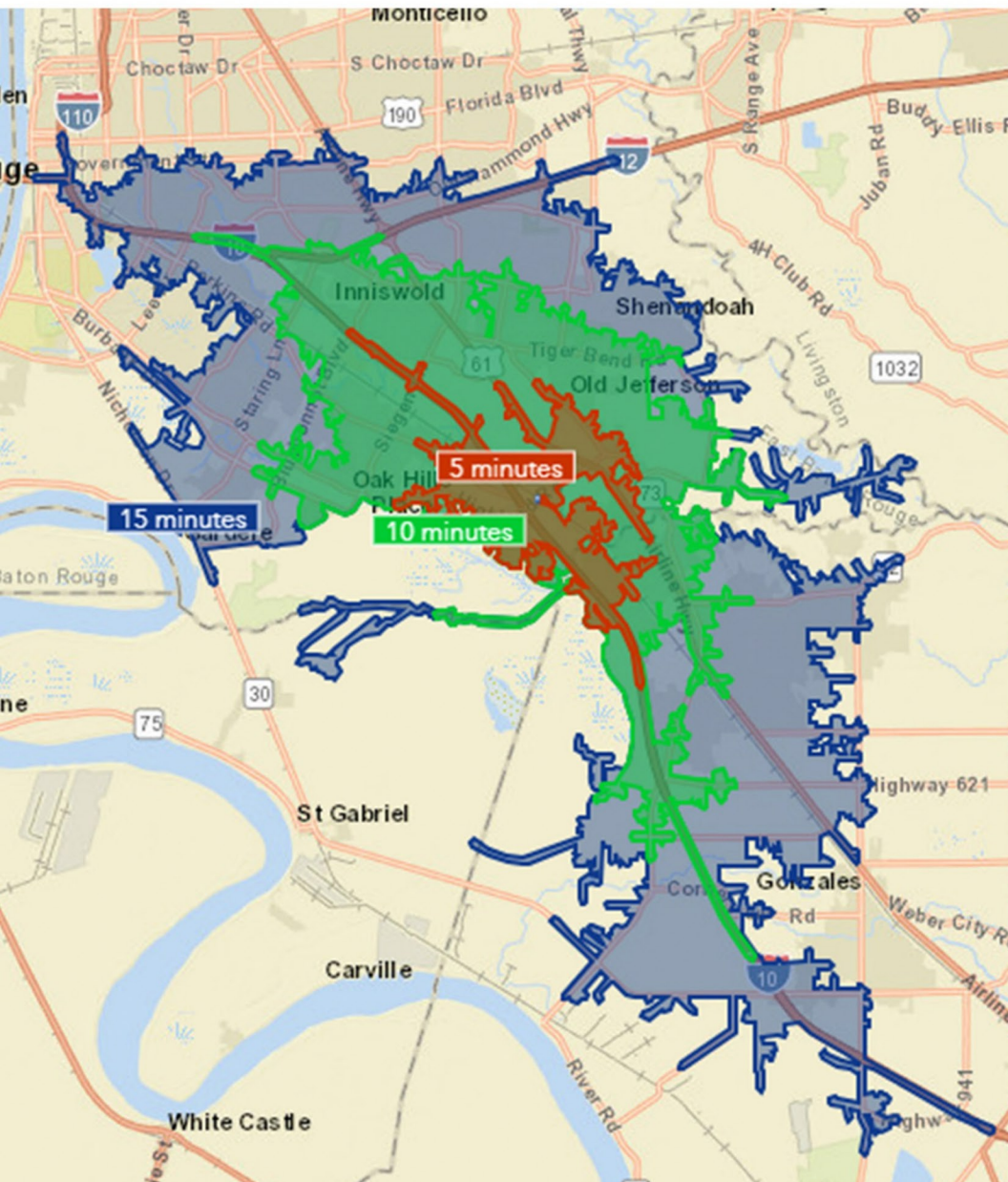


**HIGHLAND PARK MARKETPLACE
SURROUNDING AREAS
MEDIAN HOUSEHOLD INCOME**



DEMOGRAPHICS

HIGHLAND PARK MARKETPLACE



2023 SUMMARY

	5 MIN	10 MIN	15 MIN
POPULATION	9,465	61,001	170,500
HOUSEHOLDS	3,520	25,113	72,329
FAMILIES	2,747	16,836	44,672
AVERAGE HOUSEHOLD SIZE	2.7	2.4	2.3
OWNER OCCUPIED HOUSING UNITS	2,962	17,228	45,146
RENTER OCCUPIED HOUSING UNITS	558	7,885	27,183
MEDIAN AGE	36.8	36.9	35.8
MEDIAN HOUSEHOLD INCOME	\$128,623	\$111,530	\$98,215
AVERAGE HOUSEHOLD INCOME	\$173,687	\$142,746	\$128,529

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



LOUISIANA STATE UNIVERSITY
30,758
CURRENT ENROLLMENT



MALL OF LOUISIANA

