

RETAIL SPACE AT LSU NORTHGATE ZONED FOR COMMERCIAL ALCOHOLIC BEVERAGE



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	0.14 Acres
Building Size:	6,000
Zoning:	CAB-2

PROPERTY OVERVIEW

This supremely located retail space is currently being renovated and is now available for lease. It is zoned for Commercial Alcoholic Beverage (CAB-2), and features ±6,000 SF of retail space at the Northgate of LSU. With the high volume of foot traffic and campus activity, this space is ideal for a restaurant or bar/lounge concept seeking maximum exposure to the college demographic. The property is two stories, features a patio space, and is on a prominent corner across from the LSU Infirmary and Newk's Eatery. Minimal parking available behind building on site.

Owner will consider Tenant Improvement Packages for qualified tenants.

PROPERTY HIGHLIGHTS

- Across W Chimes St from LSU's Campus
- ±6,000 SF
- Already zoned CAB-2
- Two stories + Patio space
- Tenant Improvement Packages for qualified tenants

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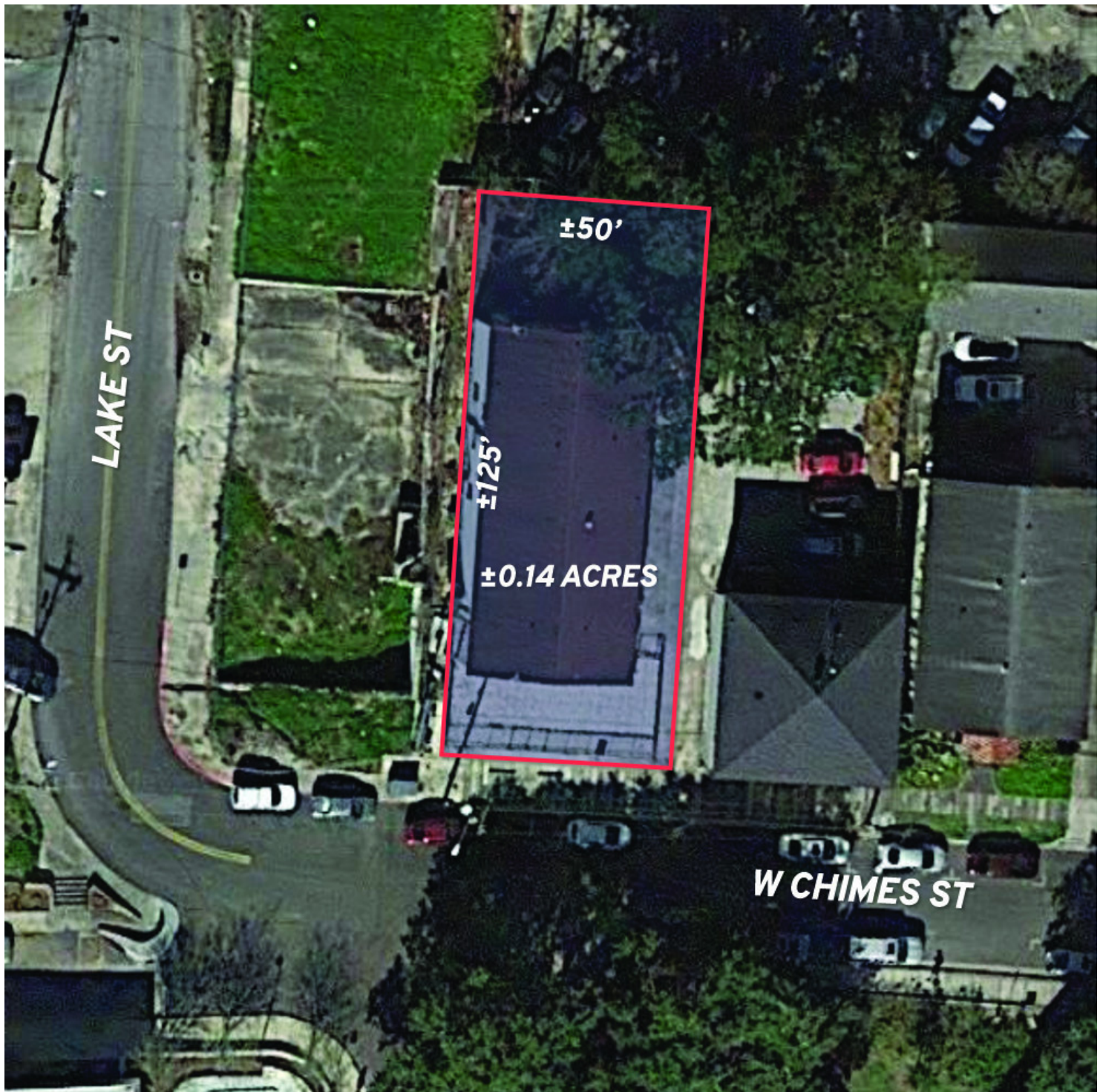


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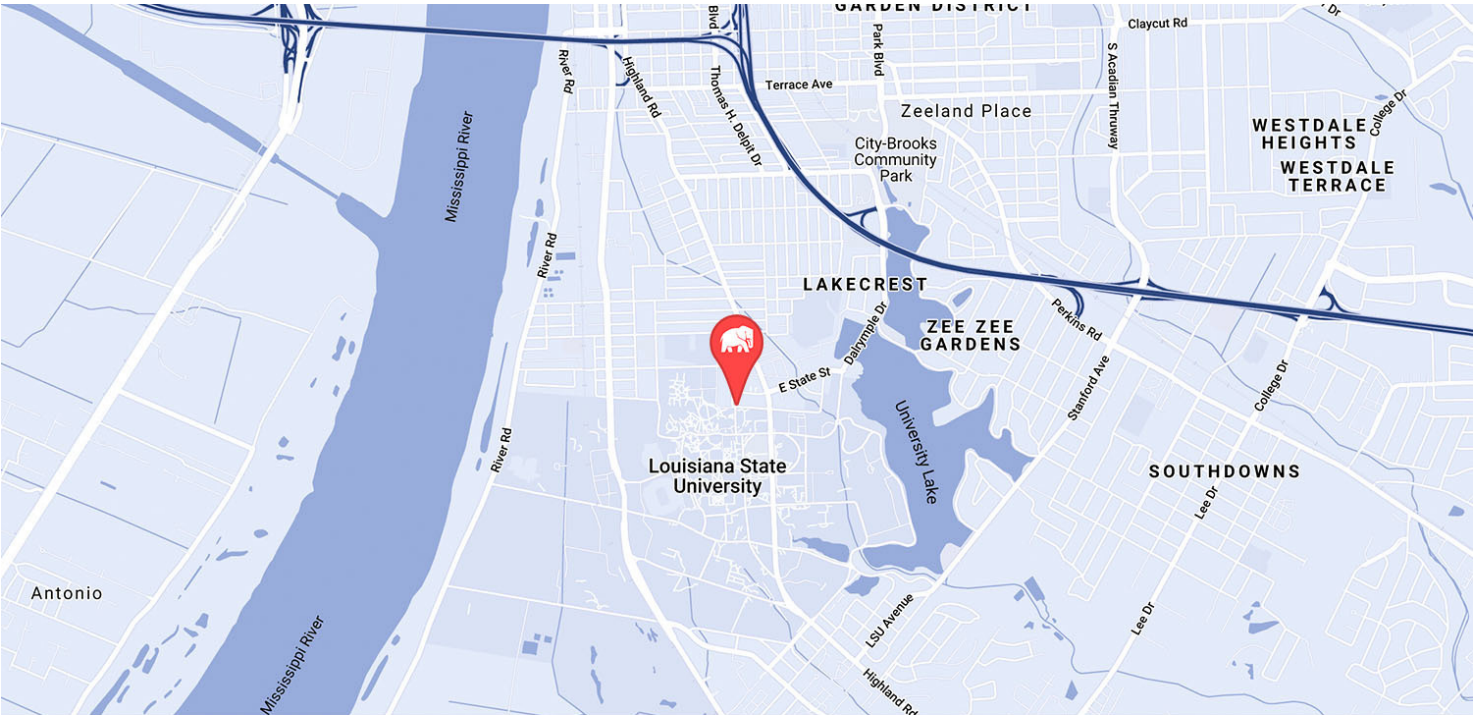
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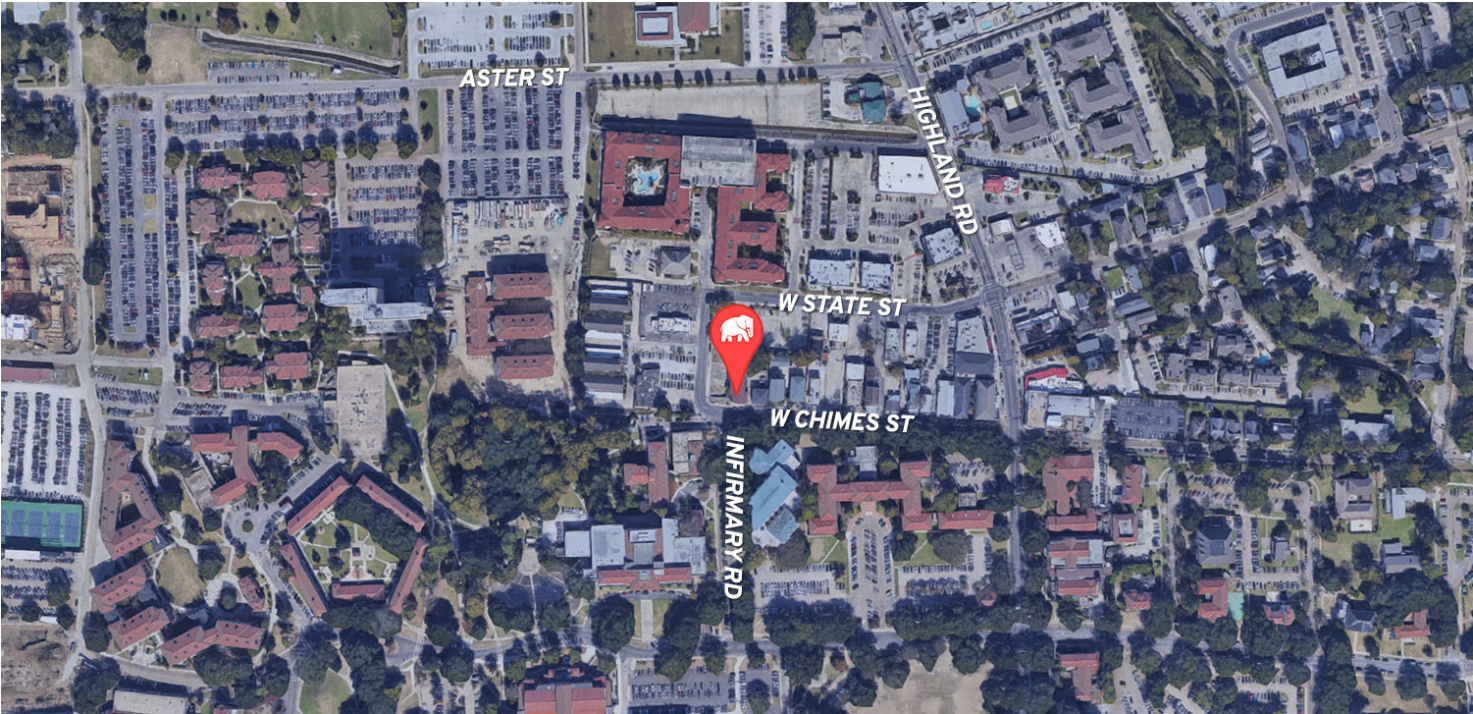
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MAP DATA ©2019 GOOGLE

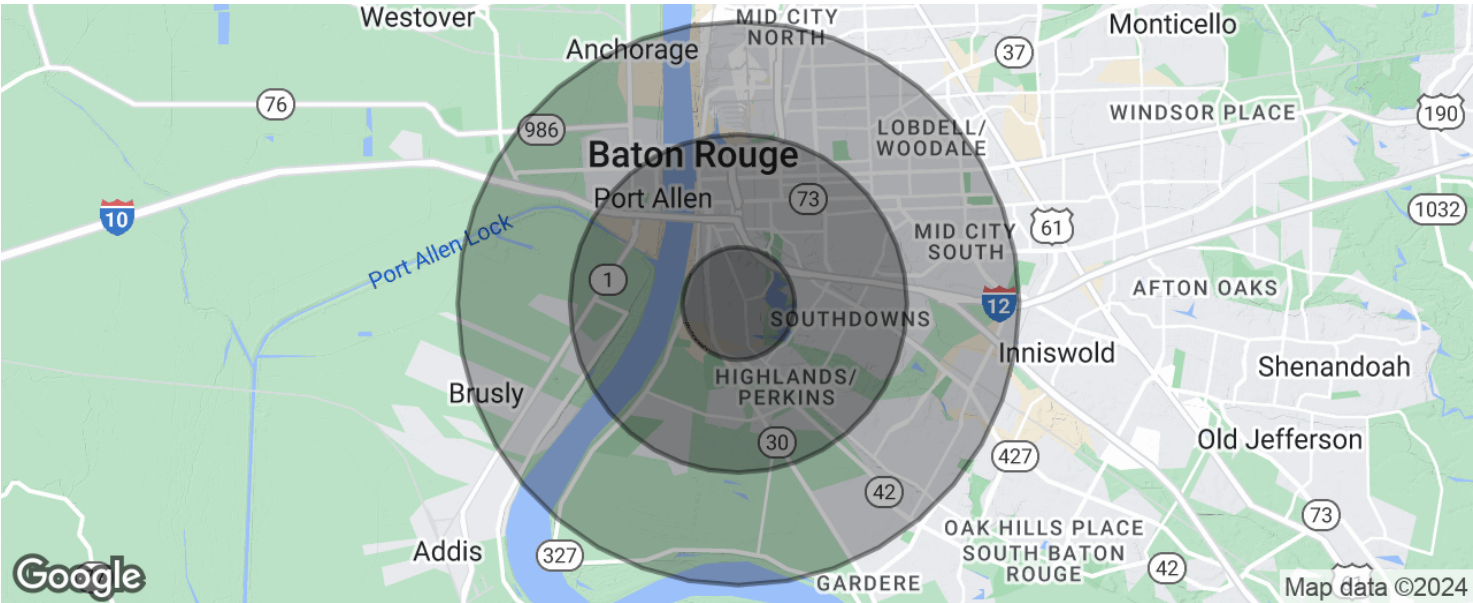


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,226	62,235	133,099
Median age	24.2	29.5	31.5
Median age (Male)	24.4	29.0	30.0
Median age (Female)	24.1	30.4	33.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,602	24,770	52,774
# of persons per HH	3.4	2.5	2.5
Average HH income	\$32,555	\$59,130	\$60,570
Average house value	\$308,600	\$248,921	\$267,394

* Demographic data derived from 2020 ACS - US Census