



HIGHLAND PARK

m a r k e t p l a c e



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, Verizon, Mera Salon Suites, Burgersmith and many others. **Come join this vibrant community!**



UPSCALE RETAIL
WALKABLE SHOPPING

NOW LEASING



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

SITE LAYOUT

HIGHLAND PARK MARKETPLACE



BUILDING 300

8,483 SF - COMPLETED & READY FOR TENANTS



HIGHLAND PARK MARKETPLACE

AVAILABLE:	1,765 - 3,785 SF
PRICE:	\$26.50 PSF/YR
LEASE:	NNN - \$4.50/PSF
TIA:	\$30/PSF



BUILDING 400

16,450 SF - UNDER DEVELOPMENT

SUITE SIZES CAN BE INCREASED OR DECREASED TO MEET TENANT NEEDS

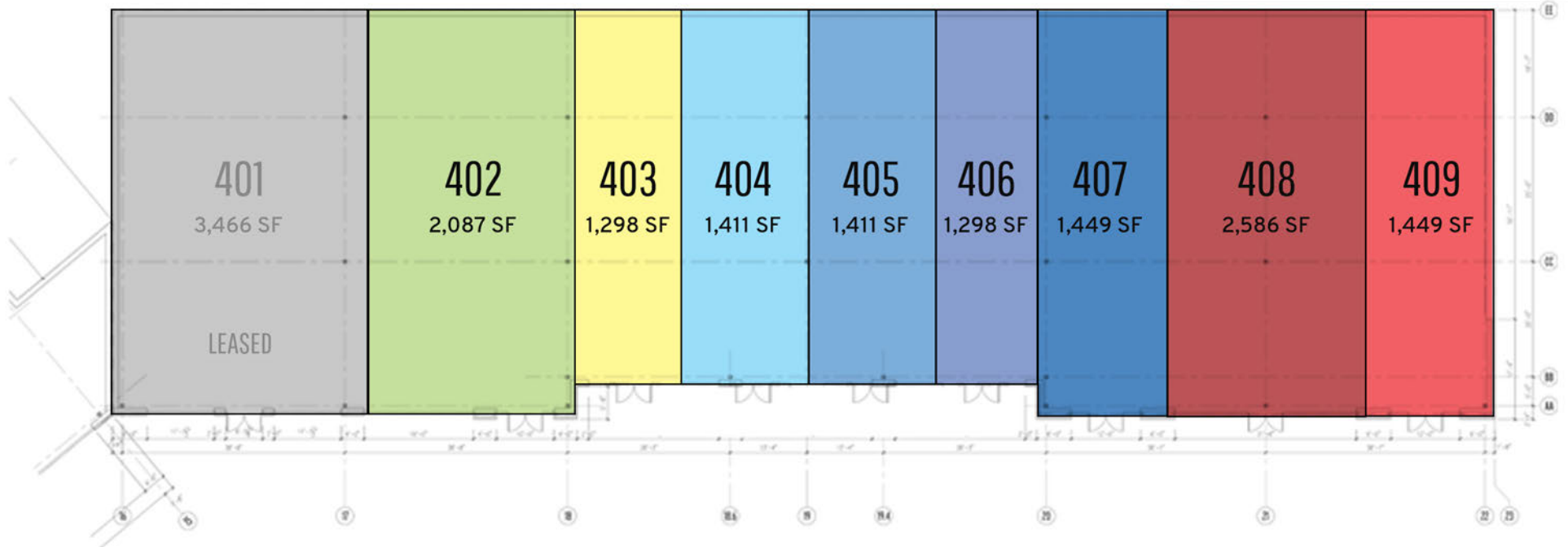
HIGHLAND PARK MARKETPLACE

AVAILABLE: 1,298 - 12,984 SF

PRICE: \$26.50 PSF/YR

LEASE: NNN - \$4.50/PSF

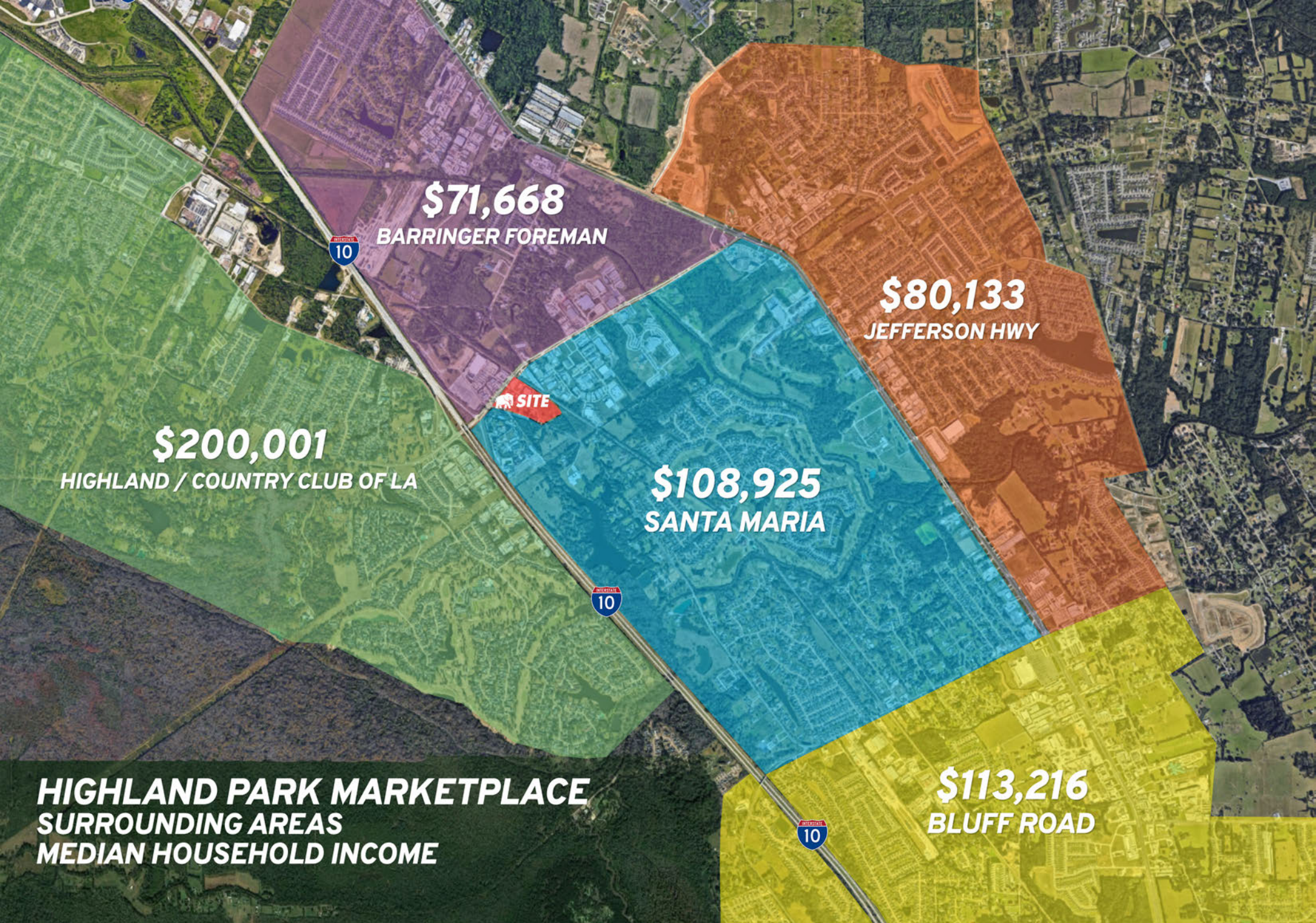
TIA: \$30/PSF



PROPERTY AERIALS

HIGHLAND PARK MARKETPLACE

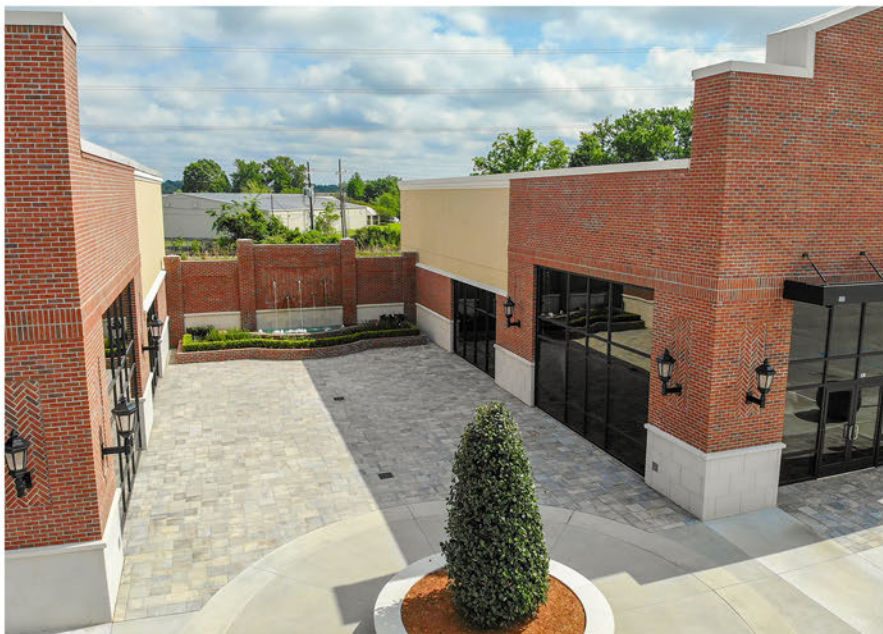




**HIGHLAND PARK MARKETPLACE
SURROUNDING AREAS
MEDIAN HOUSEHOLD INCOME**

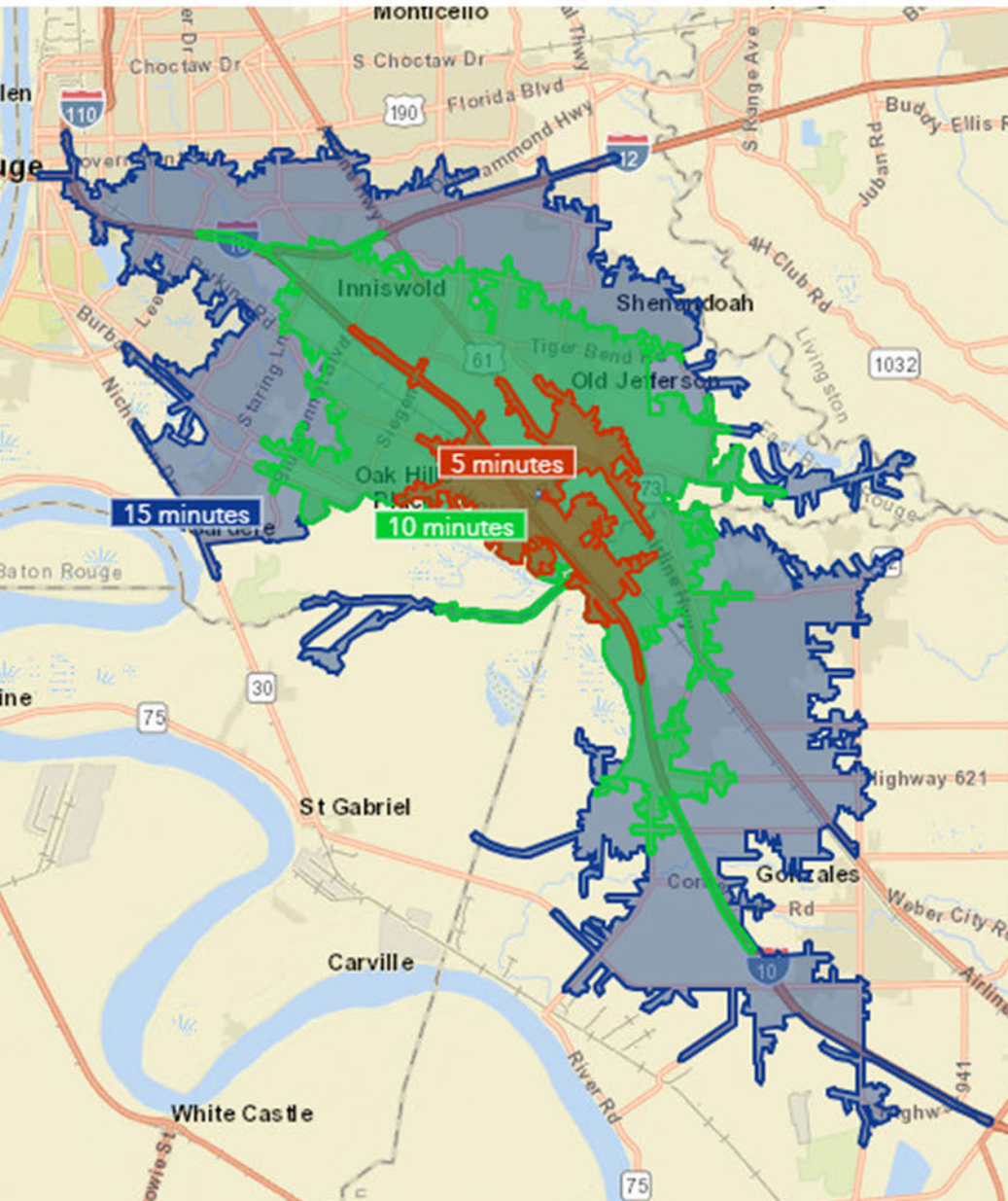






DEMOGRAPHICS

HIGHLAND PARK MARKETPLACE



2018 SUMMARY

	5 min	10 min	15 min
POPULATION	8,366	72,522	201,943
HOUSEHOLDS	3,055	29,299	81,818
FAMILIES	2,324	18,995	51,039
AVERAGE HOUSEHOLD SIZE	2.74	2.47	2.46
OWNER OCCUPIED HOUSING UNITS	2,387	18,989	50,822
RENTER OCCUPIED HOUSING UNITS	668	10,310	30,997
MEDIAN AGE	38.1	37.1	36.2
MEDIAN HOUSEHOLD INCOME	\$109,487	\$77,584	\$68,764
AVERAGE HOUSEHOLD INCOME	\$164,480	\$103,545	\$94,760

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

