



OFFERING MEMORANDUM

BATON ROUGE RETAIL SPACE FOR LEASE

3132 COLLEGE DRIVE #3018 . BATON ROUGE . LA . 70808

BATON ROUGE RETAIL SPACE FOR LEASE

3132 COLLEGE DR. #3018
BATON ROUGE, LA 70808

LISTING AGENT:



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THE MCENERY COMPANY

810 UNION STREET, 4TH FLOOR
NEW ORLEANS, LA 70112

504-274-2701 | MCENERYCO.COM



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OFFERING SUMMARY



Address: 3132 College Drive #3018, Baton Rouge, LA 70808

Lease Price: \$2,000/month (+ \$4.19 PSF CAM charge)

Lease Type: NNN

Lease Term: 5 Year Minimum

RSF: 1,200 SF

General Comments: Located in the heart of Baton Rouge's Mid-City retail corridor, 3132 College Drive offers 1,200 square feet of available space within a high-traffic Walmart Supercenter shadow center. This well-positioned retail center features a strong tenant mix including Juicy Seafood, The Athlete's Foot, Sally Beauty Supply, Haus of Nails, Teatery & Tapioca, Coffee Call, and Office Depot, drawing steady customer traffic throughout the day. The subject vacancy is ideal for a wide range of retail or service concepts seeking visibility in a proven location with established co-tenancy.

College Drive serves as one of Baton Rouge's most active commercial thoroughfares, with immediate access to Interstate 10 and close proximity to Louisiana State University (LSU), providing a strong customer base from both students and surrounding neighborhoods. The area benefits from heavy daily traffic counts, strong demographics, and dense surrounding residential communities. With its central location, synergistic tenant mix, and excellent visibility, 3132 College Drive offers an outstanding leasing opportunity in one of Baton Rouge's most vibrant retail hubs.

DEMOGRAPHICS



POPULATION	1 Miles	3 Miles	5 Miles
2028 Projection	8,614	91,878	191,852
2023 Estimate	8,170	91,365	190,295
Growth 2023 - 2028	5.44%	0.56%	0.82%
2020 Census Population	8,445	90,521	188,315
2010 Census Population	8,361	86,644	182,803

DAYTIME POPULATION	1 Miles	3 Miles	5 Miles
2023 Estimate	21,335	179,531	322,927

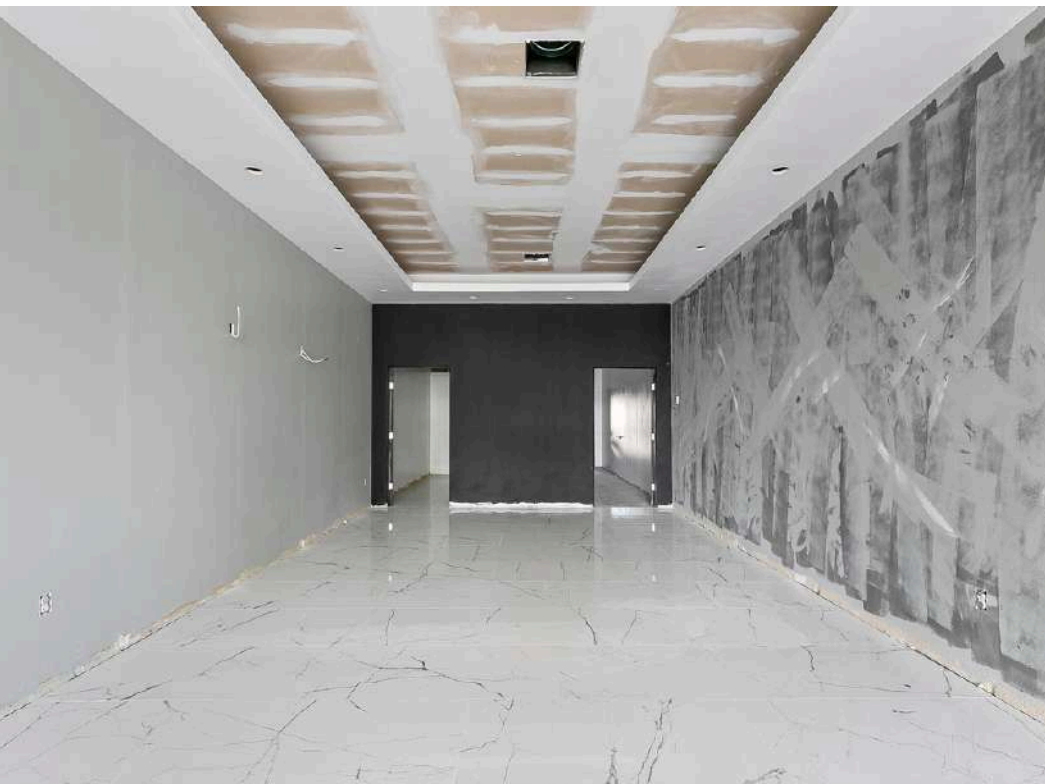
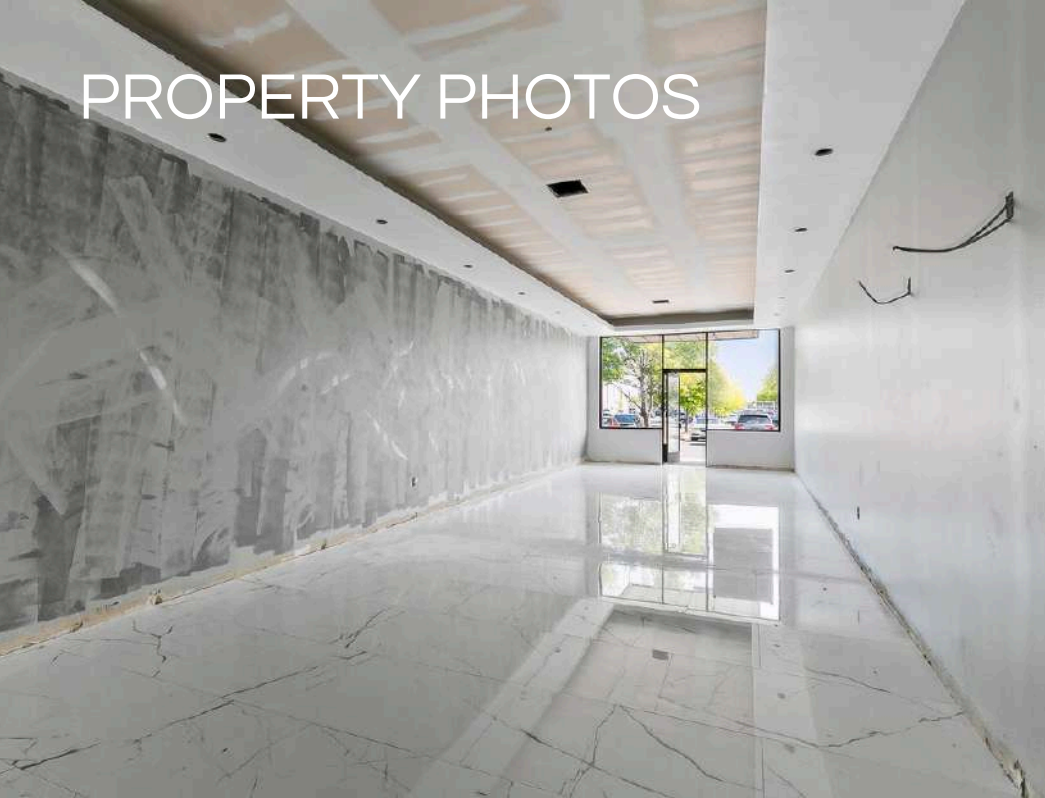
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2028 Projections	3,969	39,321	81,975
2023 Estimate	3,795	39,016	81,162
2020 Census Households	3,682	38,621	80,329
2010 Census Households	3,661	38,209	77,293

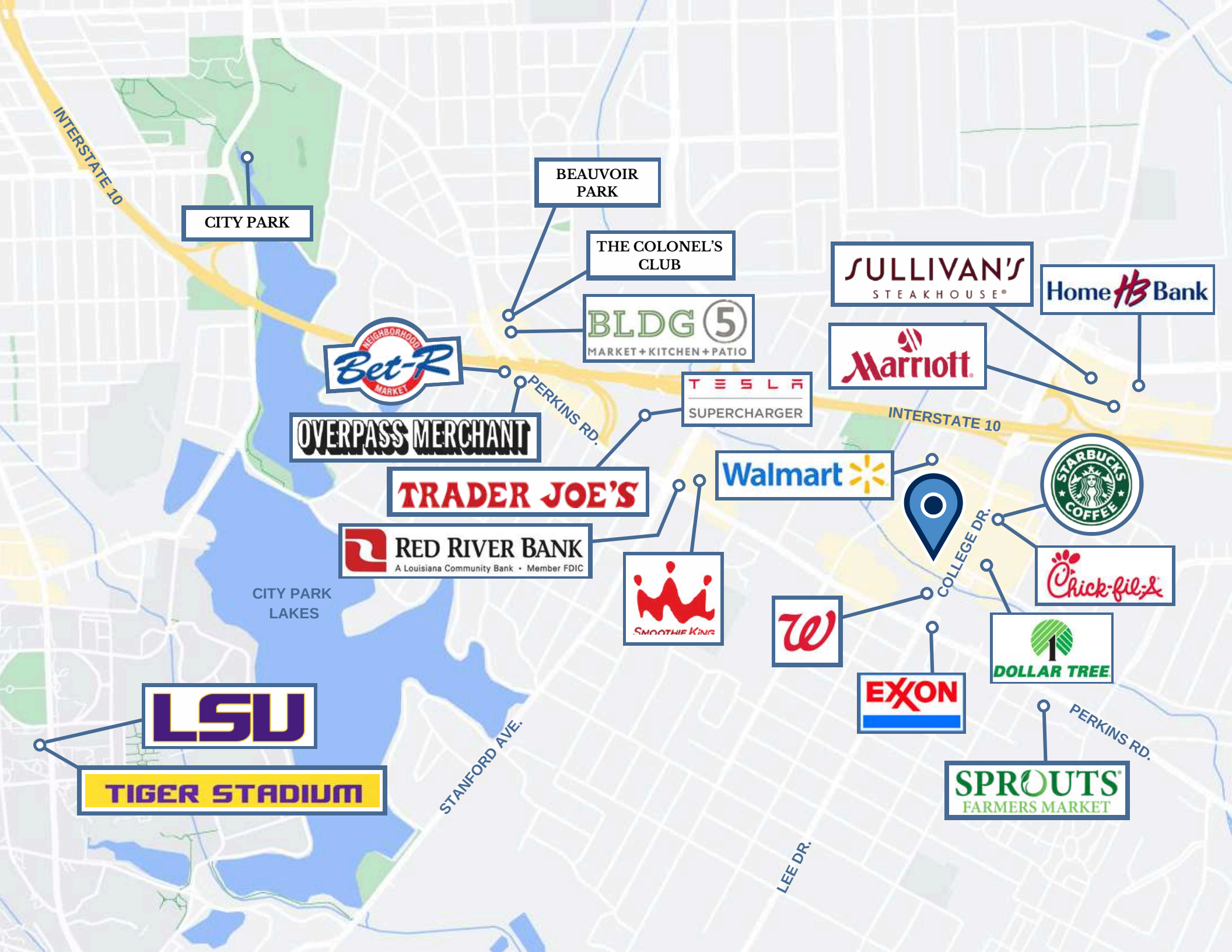
HOUSEHOLD INCOME	1 Miles	3 Miles	5 Miles
2023 Est. Average HH Income	\$115,296	\$83,565	\$78,064
2023 Est. Median HH Income	\$64,340	\$43,142	\$43,568

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	14.28%	8.61%	7.13%
\$150,000 - \$199,999	6.41%	4.94%	4.82%
\$100,000 - \$149,999	14.40%	10.64%	10.19%
\$75,000 - \$99,999	9.31%	8.00%	8.41%
\$50,000 - \$74,999	13.87%	12.85%	14.15%
\$35,000 - \$49,999	12.60%	11.44%	12.89%
\$25,000 - \$34,999	7.49%	10.23%	10.86%
\$15,000 - \$24,999	9.56%	12.15%	12.27%
\$10,000 - \$14,999	4.58%	6.75%	6.48%
Under \$9,999	7.50%	14.40%	12.81%

OCCUPIED HOUSING UNITS	1 Miles	3 Miles	5 Miles
2028 Projected			
Owner Occupied Housing Units	52.10%	36.12%	40.43%
Renter Occupied Housing Units	36.22%	46.91%	44.75%
Vacant	11.68%	16.97%	14.82%
2023 Estimate			
Owner Occupied Housing Units	51.09%	36.18%	40.48%
Renter Occupied Housing Units	37.27%	47.50%	45.20%
Vacant	11.63%	16.32%	14.32%
2020 Estimate			
Owner Occupied Housing Units	52.08%	34.75%	38.52%
Renter Occupied Housing Units	36.18%	48.91%	47.14%
Vacant	11.74%	16.34%	14.34%

PROPERTY PHOTOS





INTERSTATE 10

CITY PARK

BEAUVOIR PARK

THE COLONEL'S CLUB

BLDG 5
MARKET + KITCHEN + PATIO

SULLIVAN'S
STEAKHOUSE®

Home **HB** Bank

Marriott

NEIGHBORHOOD
Bet-R
MARKET

TESLA
SUPERCHARGER

OVERPASS MERCHANT

PERKINS RD.

INTERSTATE 10

TRADER JOE'S

Walmart



RED RIVER BANK
A Louisiana Community Bank • Member FDIC



CITY PARK LAKES

COLLEGE DR.

DOLLAR TREE



EXXON

PERKINS RD.

SPROUTS
FARMERS MARKET

LSU

TIGER STADIUM

STANFORD AVE.

LEE DR.



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EXCLUSIVELY LISTED BY

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DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) _____
(Insert name(s) of licensee(s) undertaking dual representation)
and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as _____
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Licensee	_____ Licensee
_____ Date	_____ Date

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:	Seller/Lessor:
_____	_____
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____
Licensee: _____	Licensee: _____
Date: _____	Date: _____

