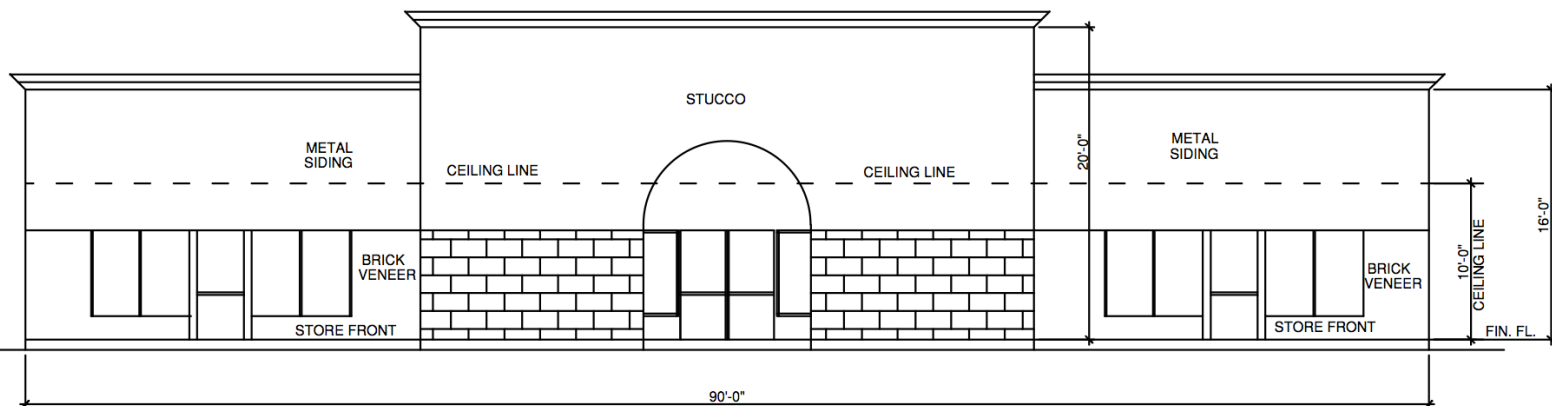


# FOR LEASE

1769 Highland Road  
Baton Rouge, LA 70802



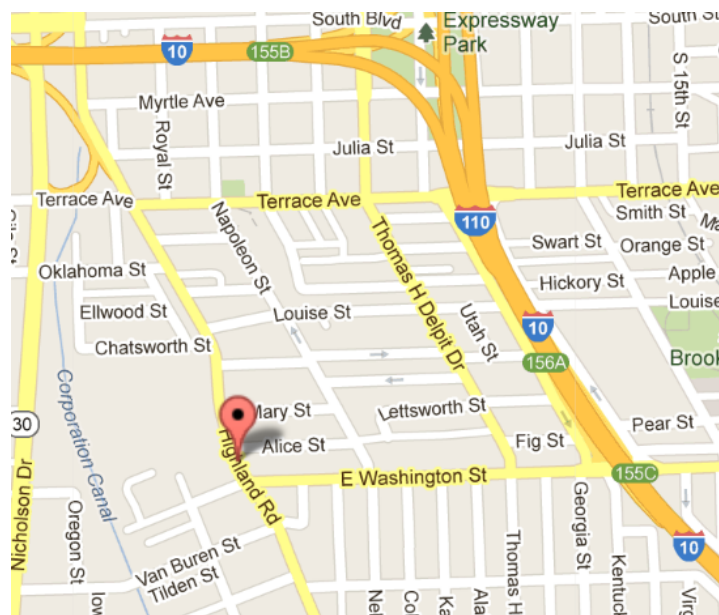
## PROPERTY OVERVIEW

**\$12—\$14 PSF NNN**

- Proposed New Construction 4,000 SF Shopping Center
- Located Between Downtown Baton Rouge and LSU
- **Suite A:** 1,200 SF
- **Suite B:** 1,600 SF
- **Suite C:** 1,200 SF
- Zoned C-2
- Excellent Visibility
- Corner Lot
- 116 FT. of Frontage on Highland Road
- 103 FT. of Frontage on East Washington Street

## WILL BUILD TO SUIT

- 1,200 — 4,000 SF Building Available
- Single or Multi-Tenant Project
- Includes Negotiable Vanilla Box Build-Out
- Land Lease Possible



**Carmen R. Austin, MBA, CCIM**  
*Associate Broker & Retail Specialist*

Direct 225.930.6256  
Mobile 225.328.1778

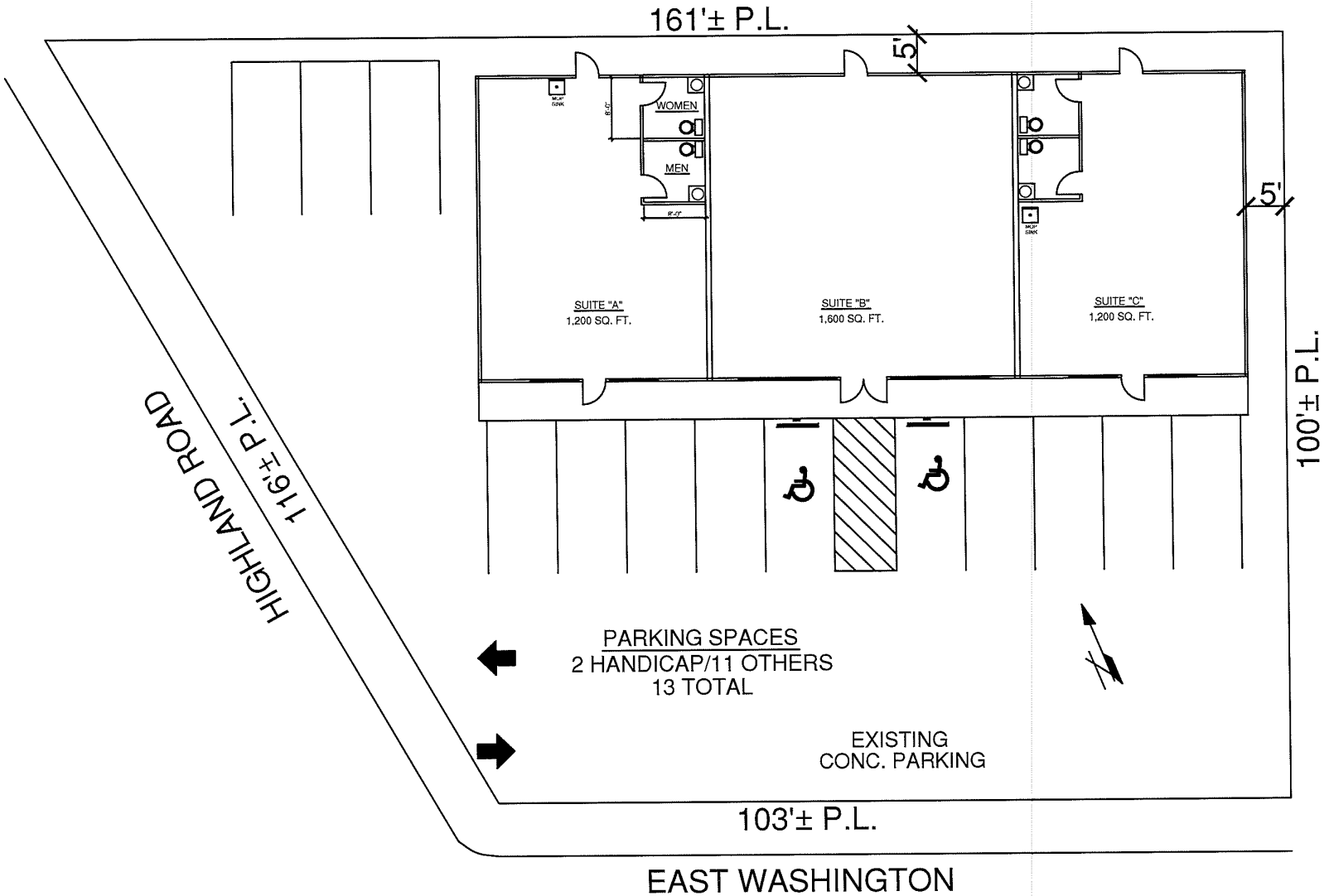
**Carmen@SR-CRE.com**

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Individual Member

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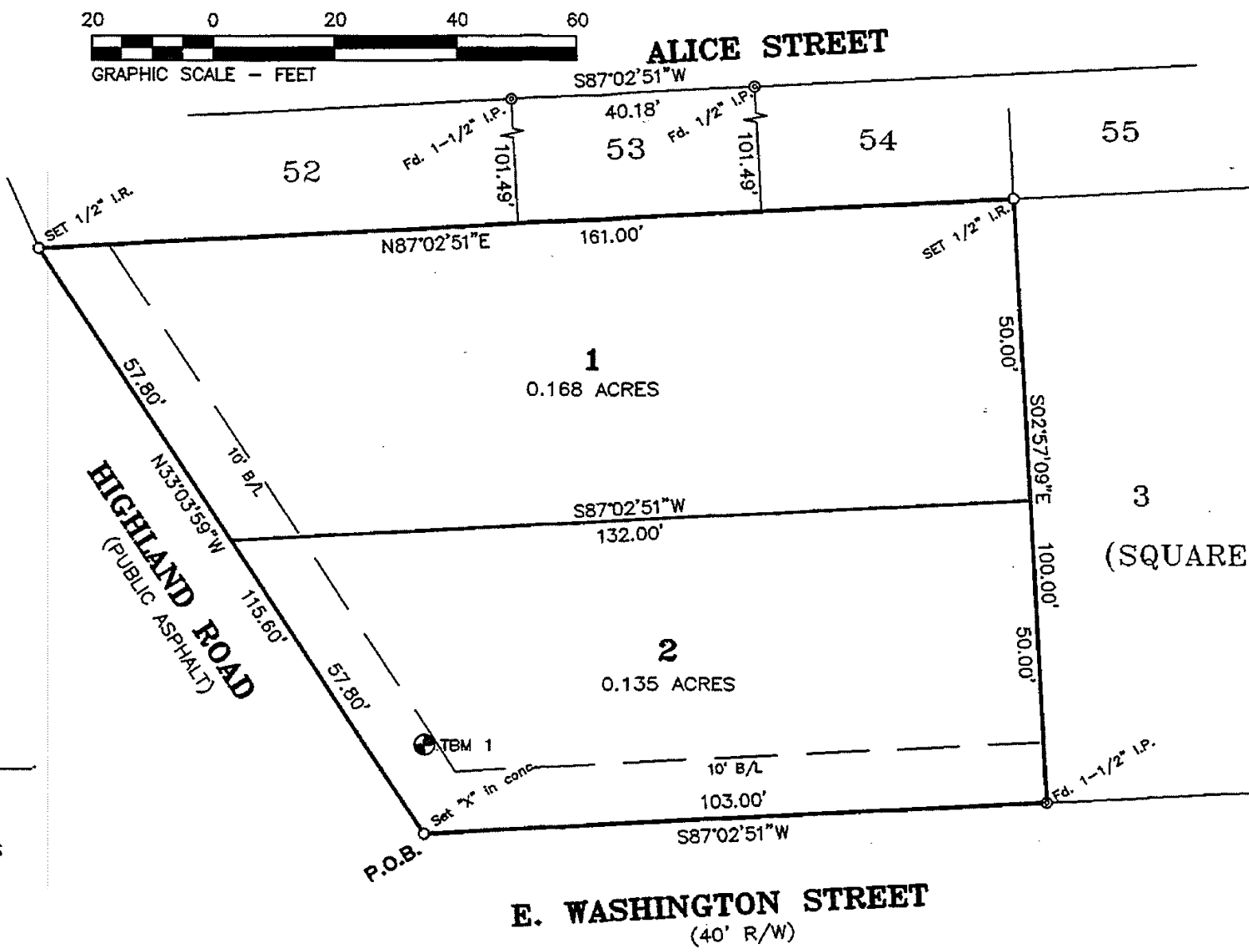
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