

RETAIL PROPERTY FOR LEASE
APRIL 2024

NICHOLSON GATEWAY

3646 NICHOLSON DRIVE
BATON ROUGE, LA

stirling



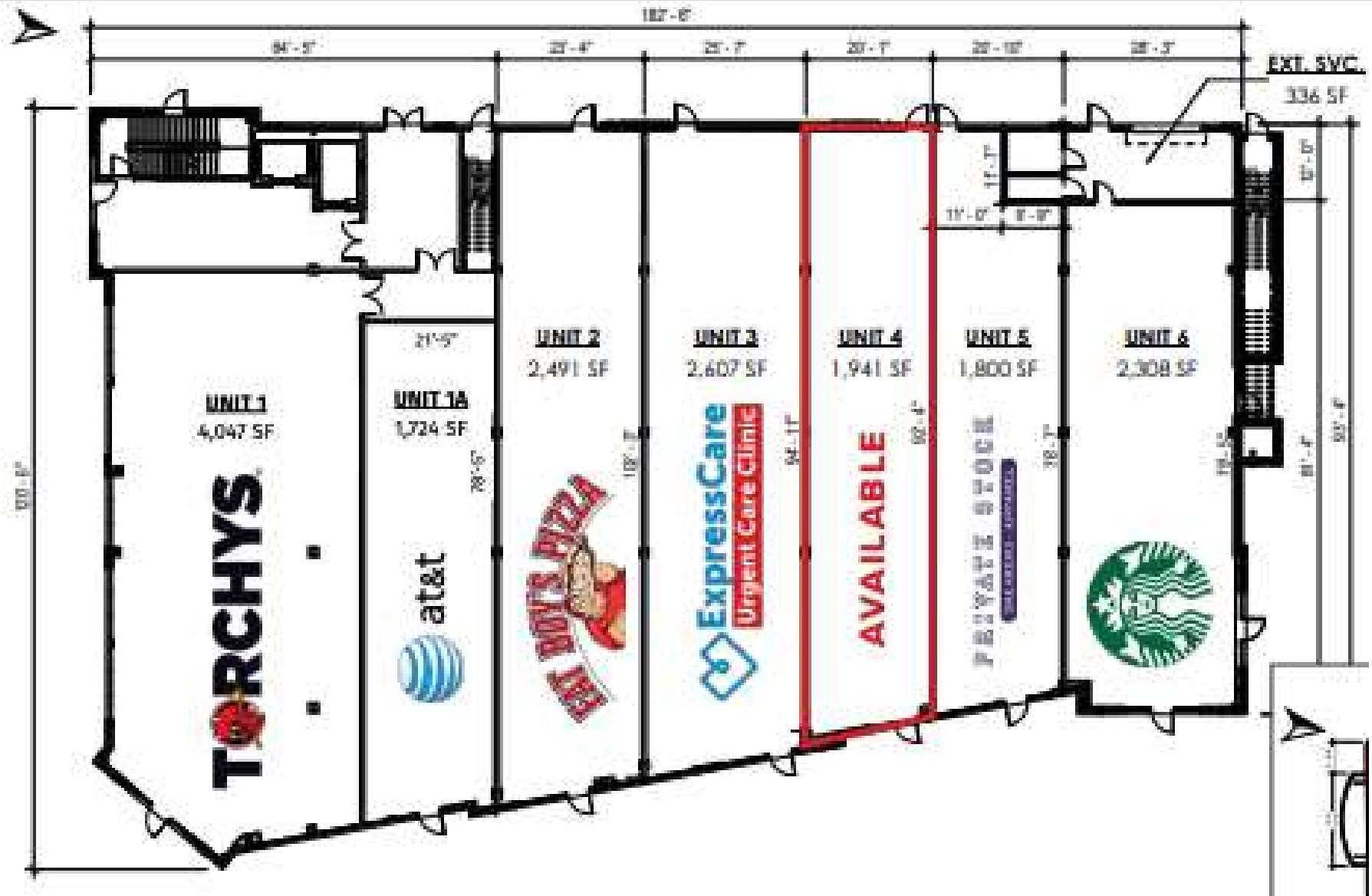


PROPERTY DESCRIPTION

Nicholson Gateway is a 28-acre mixed-use housing and retail development located on the northwest corner of Nicholson Drive and Skip Bertman Drive across from Louisiana State University's Tiger Stadium and Pete Maravich Assembly Center (PMAC). Completed in 2018, the development includes a 1,525-bed student housing and athletic dormitory with study areas and green spaces, as well as roughly 50,000 square feet of university focused retail space.

OFFERING SUMMARY

Lease Rate:	\$30.00 - 41.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,941 SF
Building Size:	49,323 SF



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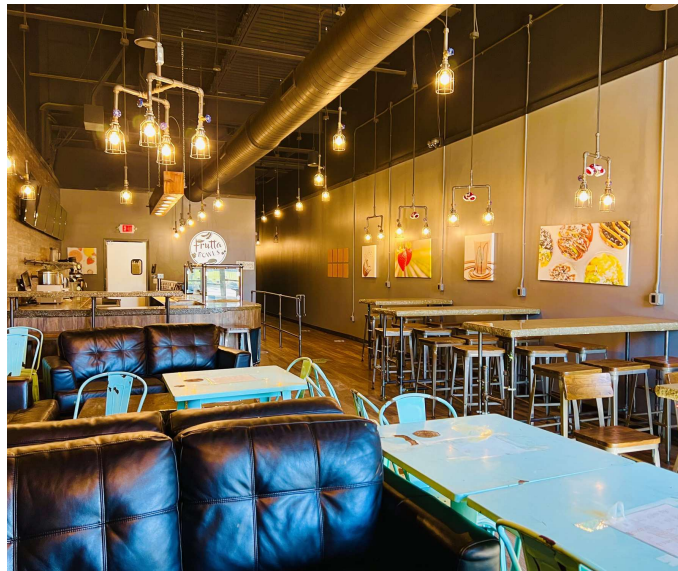
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NICHOLSON GATEWAY

3646 NICHOLSON DRIVE BATON ROUGE, LA 70802

Retail Property For Lease



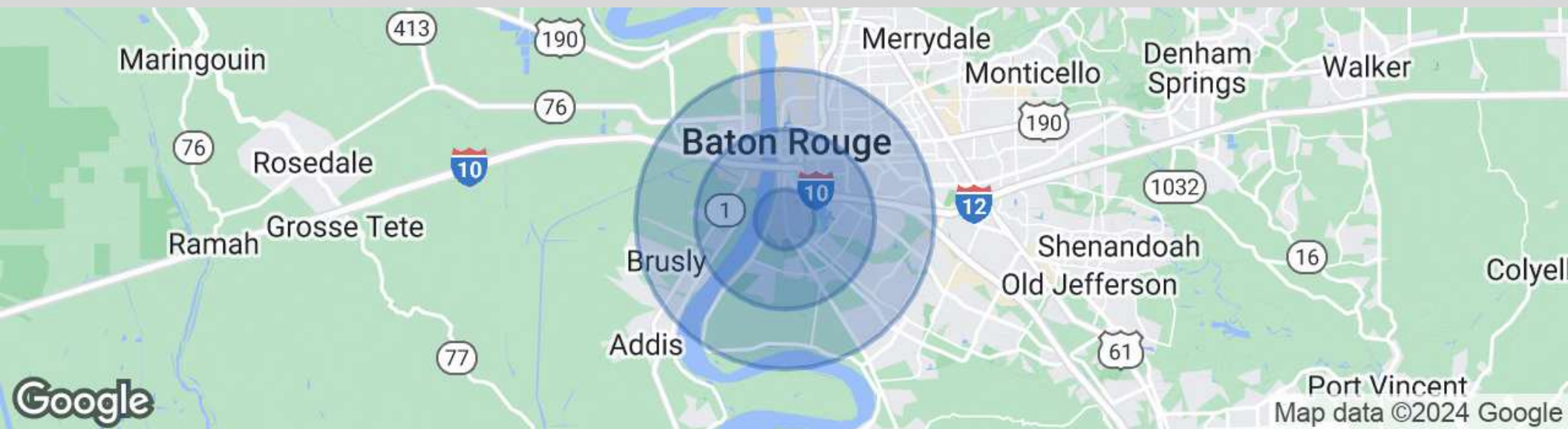
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,549	56,910	117,444
Average Age	25.3	33.9	34.9
Average Age (Male)	23.6	33.4	33.6
Average Age (Female)	25.1	33.4	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,552	30,874	58,970
# of Persons per HH	1.9	1.8	2.0
Average HH Income	\$29,460	\$70,431	\$70,309
Average House Value	\$63,097	\$193,701	\$202,612

2020 American Community Survey (ACS)