

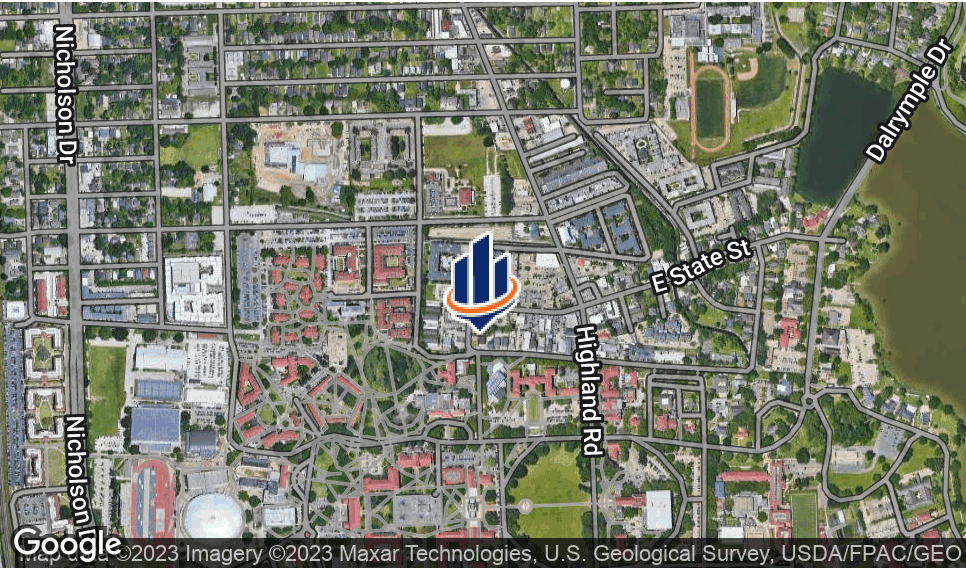
W. CHIMES STREET

268 W. CHIMES STREET
BATON ROUGE, LA 70802

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$3,750 - \$5,500 / Month (NNN)
Available SF:	
Zoning:	CAB-1
Building Size:	6,000 SF

PROPERTY DESCRIPTION

W. Chimes street boasts heavy foot traffic from LSU campus. In a dense residential college area, the building provides the only front-loaded patio in the area. Newly renovated to keep with the southern charm of the LSU campus, this space would be great for a beer garden, restaurant user, tapas and brews. Be a part of historic W. Chimes St. across the street from Louisiana State University's Baton Rouge campus. With 34,000+ students at your doorstep, 268 W. Chimes has a variety of potential uses from hospitality to retail to office. Zoned C2, 268 W. Chimes has a flexible existing floor plan. Owner/Developer will modify the interior to suit qualified Tenants. Property has off-street parking and neighboring business including Insomnia Cookies, Chipotle, Buffalo Wild Wings, Five Guys, Raising Cane's, Newk's Eatery and more.

Walking distance to LSU school hospital, musical school and North Gate bar area, and surrounded by popular restaurants and café. There are many new student apartments close to North Gate area, which makes this location highly attractive to new businesses.

Additional Photos



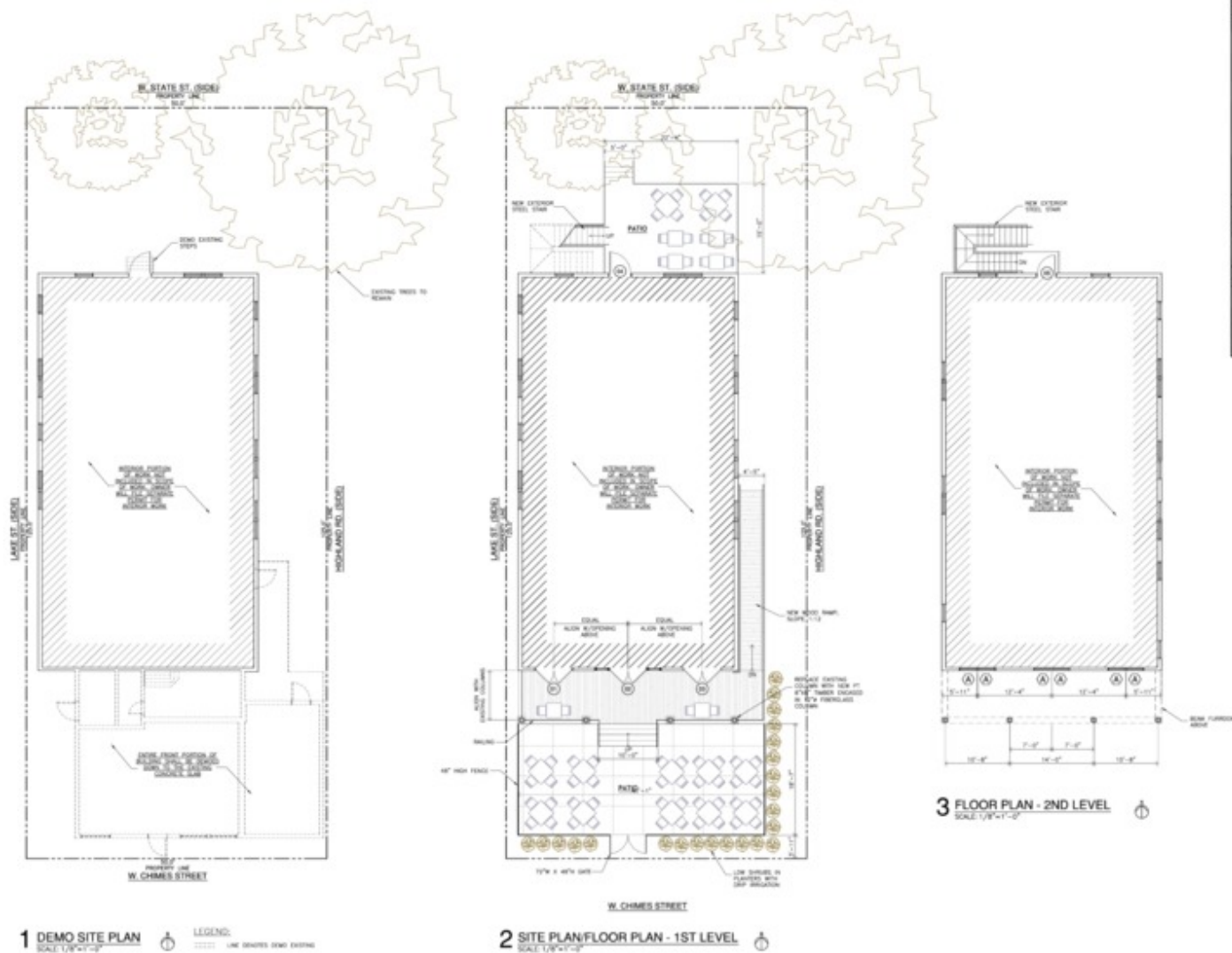
Additional Photos



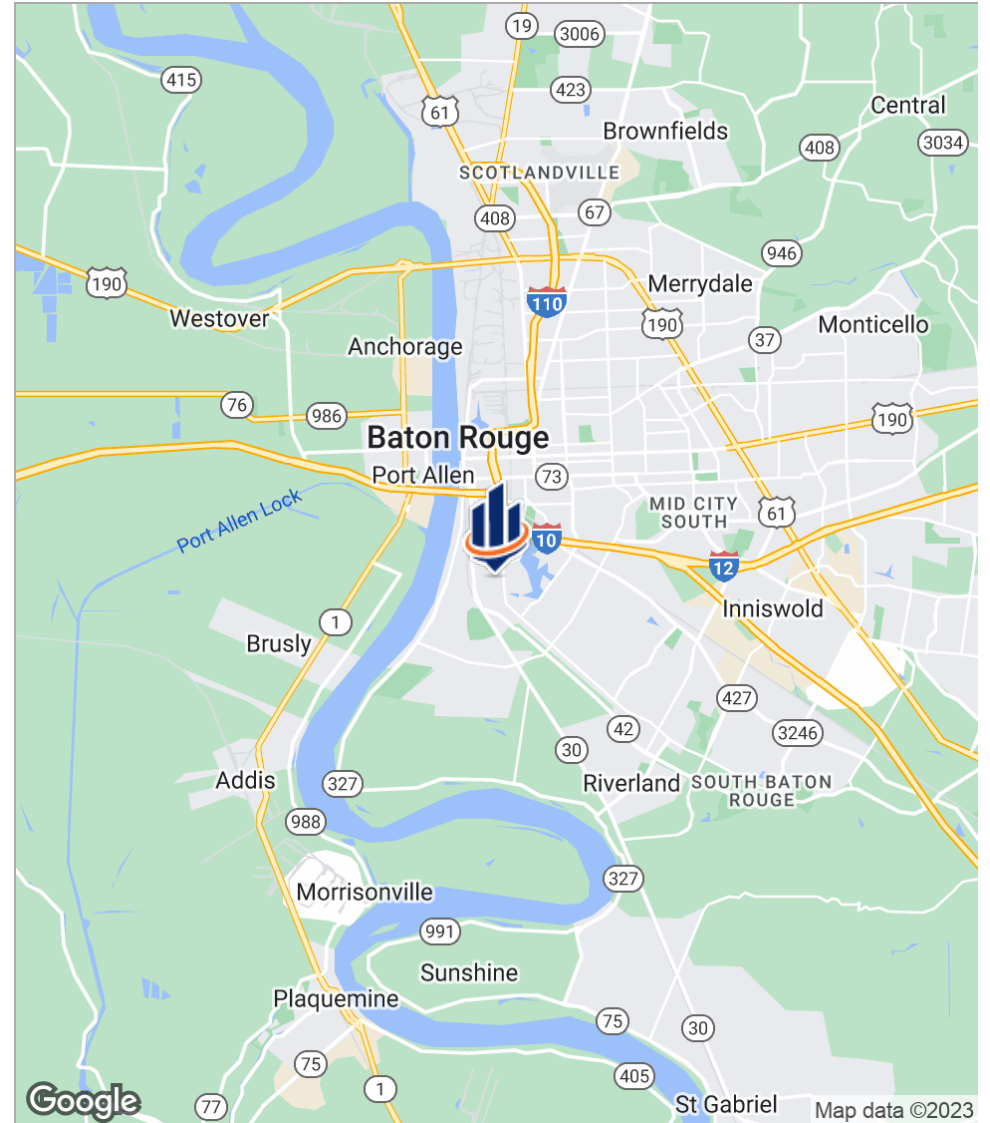
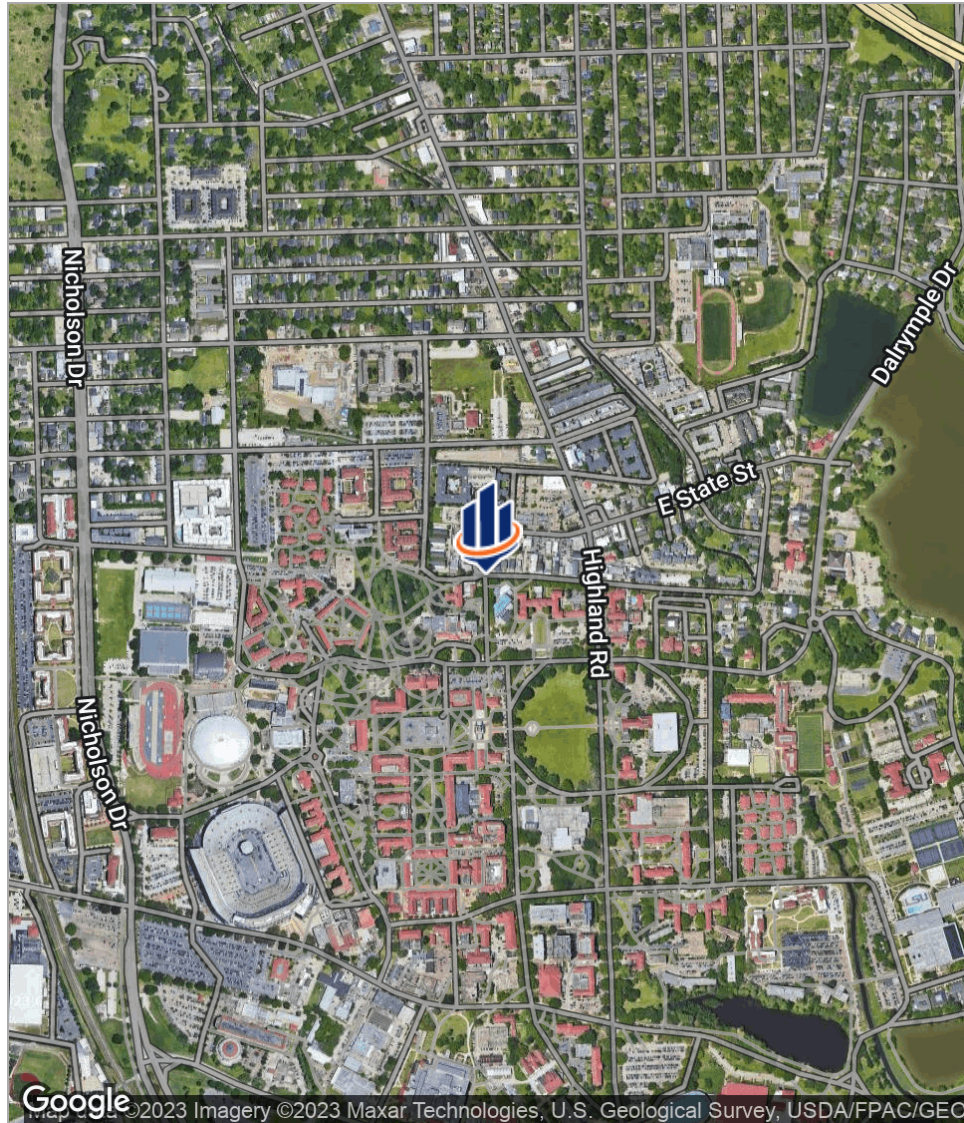
Floor Plans



Site Plan



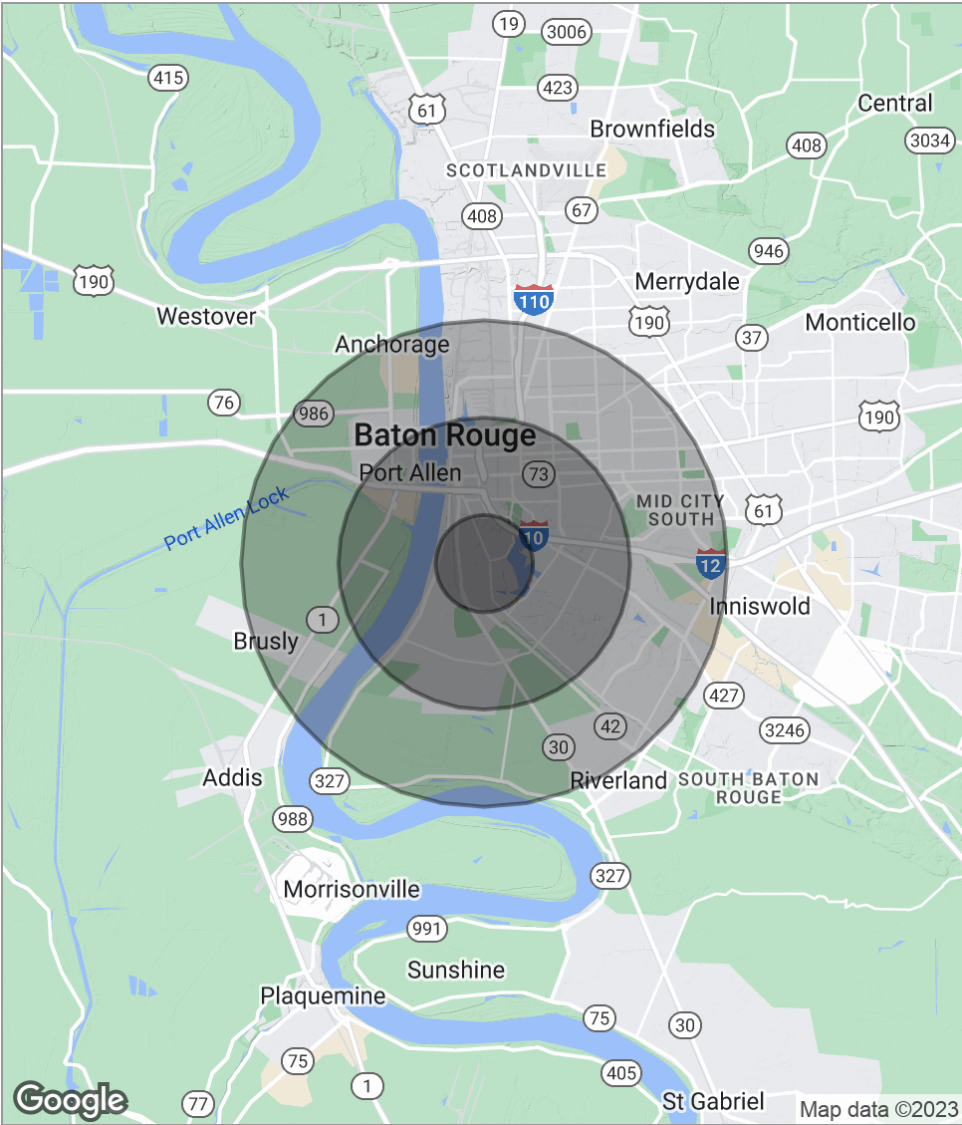
Location Maps



Retailer Map



Demographics Map



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