

NICHOLSON GATEWAY

BATON ROUGE, LA

MATHERNE'S



MARKET

STIRLING
PROPERTIES

COVER SUMMARY AERIAL OVERALL SITE PLAN RETAIL PARKING BUILDING 100 PLAN BUILDING 500 PLAN SIGNAGE PHOTOS DEMOS



RETAIL FOR LEASE

TENANTS

- **Now Open**
- Matherne's Market
- Torchy's Tacos
- Wendy's
- Fat Boy's Pizza (Opening August 2020)
- Frutta Bowls
- Starbucks
- Private Stock
- Baton Rouge General Express Care Clinic
- AT&T

AVAILABILITY

- Building 500 2nd Floor Rooftop Terrace - ±12,438 SF

PROJECT DETAILS

- **Retail**
- Building 100 Ground Floor - ±20,088 SF
- Building 500 Ground Floor - ±16,797 SF
- Building 500 2nd Floor Rooftop Terrace - ±12,438 SF
- **Residential**
- Buildings 100 - 400 Student Housing
- 761 Units / 1,525 Beds
- **Parking**
- 1,551 Total Spaces

LOCATION

- Located on Louisiana State University's campus
- Directly across the street from LSU's Tiger Stadium and Pete Maravich Assembly Center (PMAC)
- Traffic counts exceed 39,400 vehicle per day (ADT 2017)

LOUISIANA STATE UNIVERSITY FACTS (FALL 2019)

- LSU Students: 31,700
- Students Living on Campus: 8,500
- LSU Faculty & Staff: 5,100
- Annual campus visitors: 2.5 Million



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DEVELOPMENT SUMMARY:	
RETAIL:	GRADUATE HOUSING:
BUILDING 500: 2 STORIES	BUILDING 400 S: 4 STORIES
RENTABLE RETAIL: +/- 29,235 SF	RESIDENTIAL: 119 UNITS / 167 BEDS
UNDERGRADUATE APARTMENTS:	BUILDING 400 N: 4 STORIES
BUILDING 100: 4 STORIES RESIDENTIAL OVER RETAIL	RESIDENTIAL: 119 UNITS / 165 BEDS
RENTABLE RETAIL: +/- 20,088 SF	TOTAL: 238 UNITS / 332 BEDS
RESIDENTIAL: 109 UNITS / 268 BEDS	OVERALL TOTAL: 761 UNITS / 1,525 BEDS
TOTAL: 109 UNITS / 268 BEDS	
UNDERGRADUATE HOUSING:	PARKING GARAGE:
BUILDING 200: 5 STORIES	NGPF - 5 LEVELS
UREC: 10,000 SF	794 GARAGE SPACES
RESIDENTIAL: 148 UNITS / 338 BEDS	- INCLUDING 16 ADA SPACES
BUILDING 300 A: 5 STORIES	SURFACE:
RESIDENTIAL: 92 UNITS / 205 BEDS	85 FOUNDATION SPACES
BUILDING 300 S: 4 STORIES	- INCLUDING 4 ADA SPACES
RESIDENTIAL: 87 UNITS / 191 BEDS	130 RETAIL SPACES
BUILDING 300 N: 4 STORIES	- INCLUDING 6 ADA SPACES
RESIDENTIAL: 87 UNITS / 191 BEDS	547 RESIDENTIAL SPACES
TOTAL: 414 UNITS / 925 BEDS	- INCLUDING 54 ADA SPACES
	PARKING SUMMARY:
	171 RETAIL SPACES (1 SPACE / 288 SF)
	70 FOUNDATION SPACES
	<u>1,310 RESIDENTIAL SPACES</u>
	TOTAL PARKING: 1,551 SPACES

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Nicholson Gateway Development - Retail Parking Corridor

Louisiana State University - Baton Rouge, LA

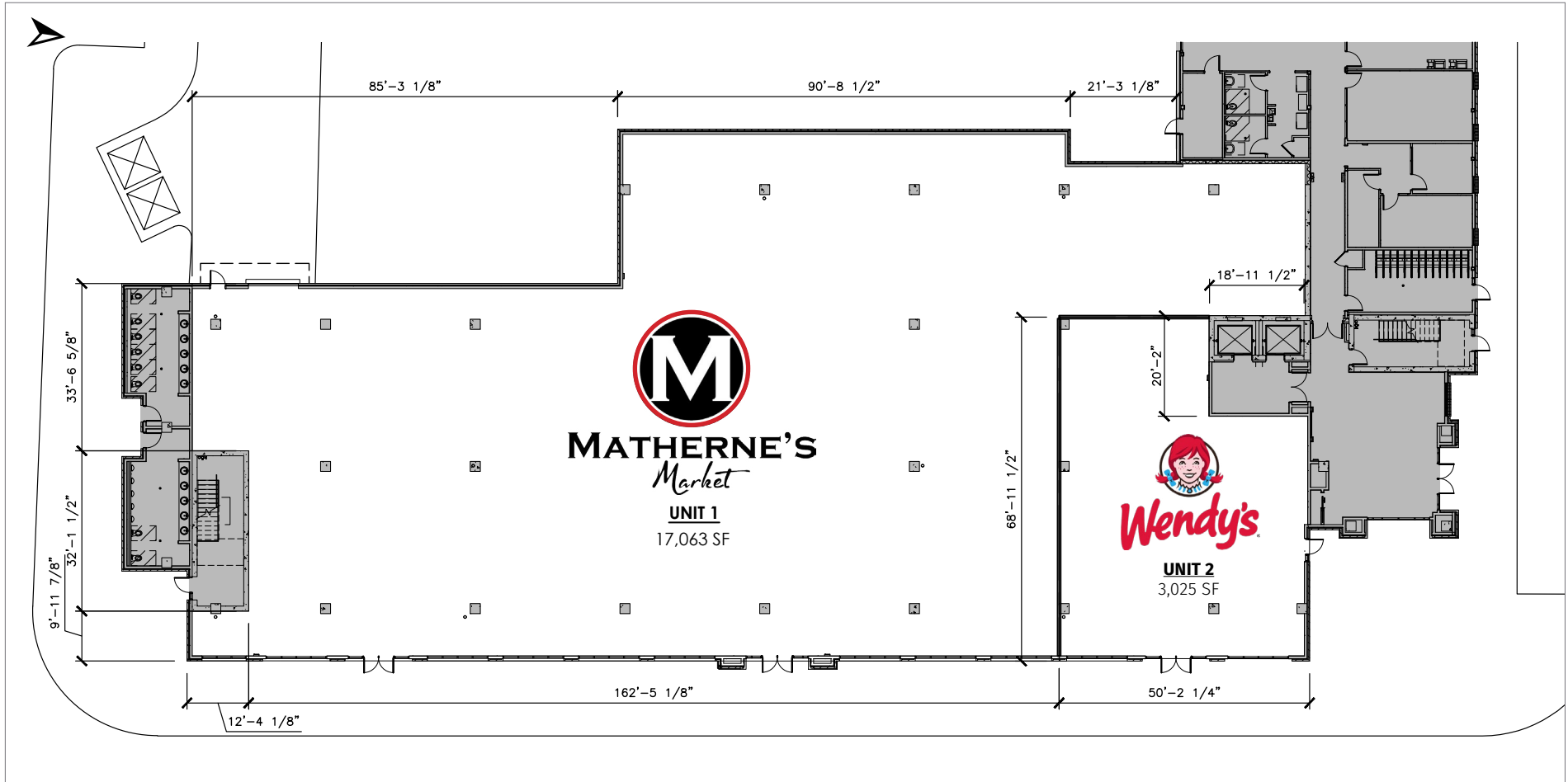


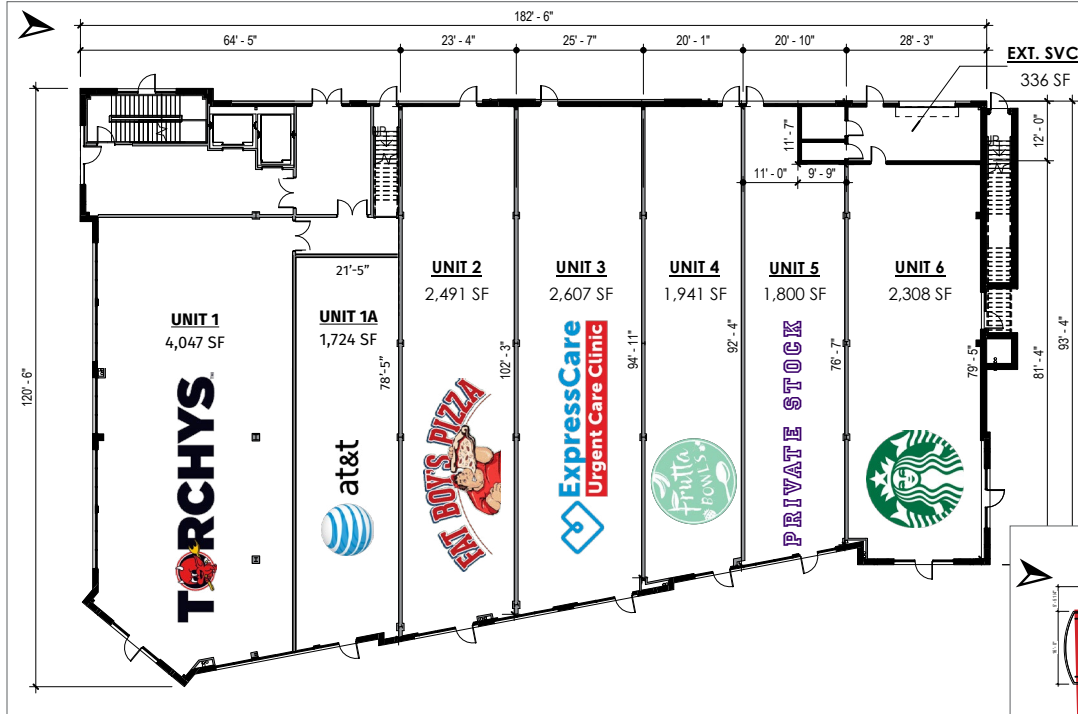
BUILDING 100 GROUND FLOOR

Unit 1 - 17,063 SF - Matherne's Market

Unit 2 - 3,025 SF - Wendy's

[Click image for larger view](#)





BUILDING 500 GROUND FLOOR SITE PLAN

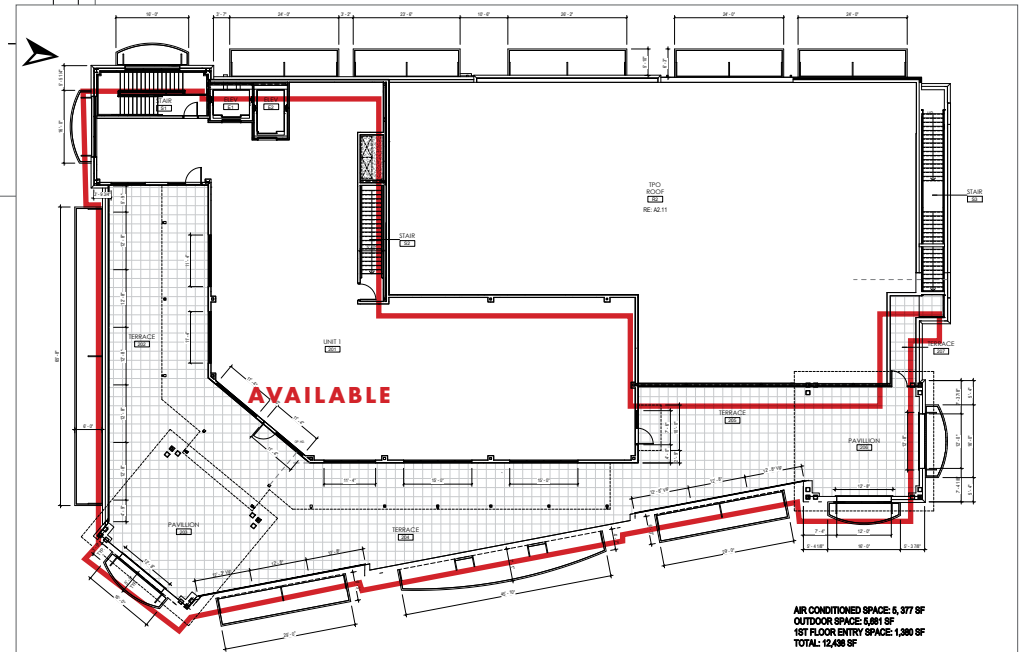
- Unit 1 - 4,047 SF - Torchy's Tacos
- Unit 1A - 1,724 SF - AT&T
- Unit 2 - 2,491 SF - Fat Boy's Pizza
- Unit 3 - 2,607 SF - Baton Rouge General Express Care Clinic
- Unit 4 - 1,941 SF - Frutta Bowls
- Unit 5 - 1,800 SF - Private Stock
- Unit 6 - 2,308 SF - Starbucks

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BUILDING 500 2ND FLOOR ROOFTOP TERRACE SITE PLAN

- Air Conditioned Space - 5,377 SF
- Outdoor Space - 5,681 SF
- Ground Floor Entry Space - 1,380 SF
- Total 2nd Floor Availability - 12,438 SF

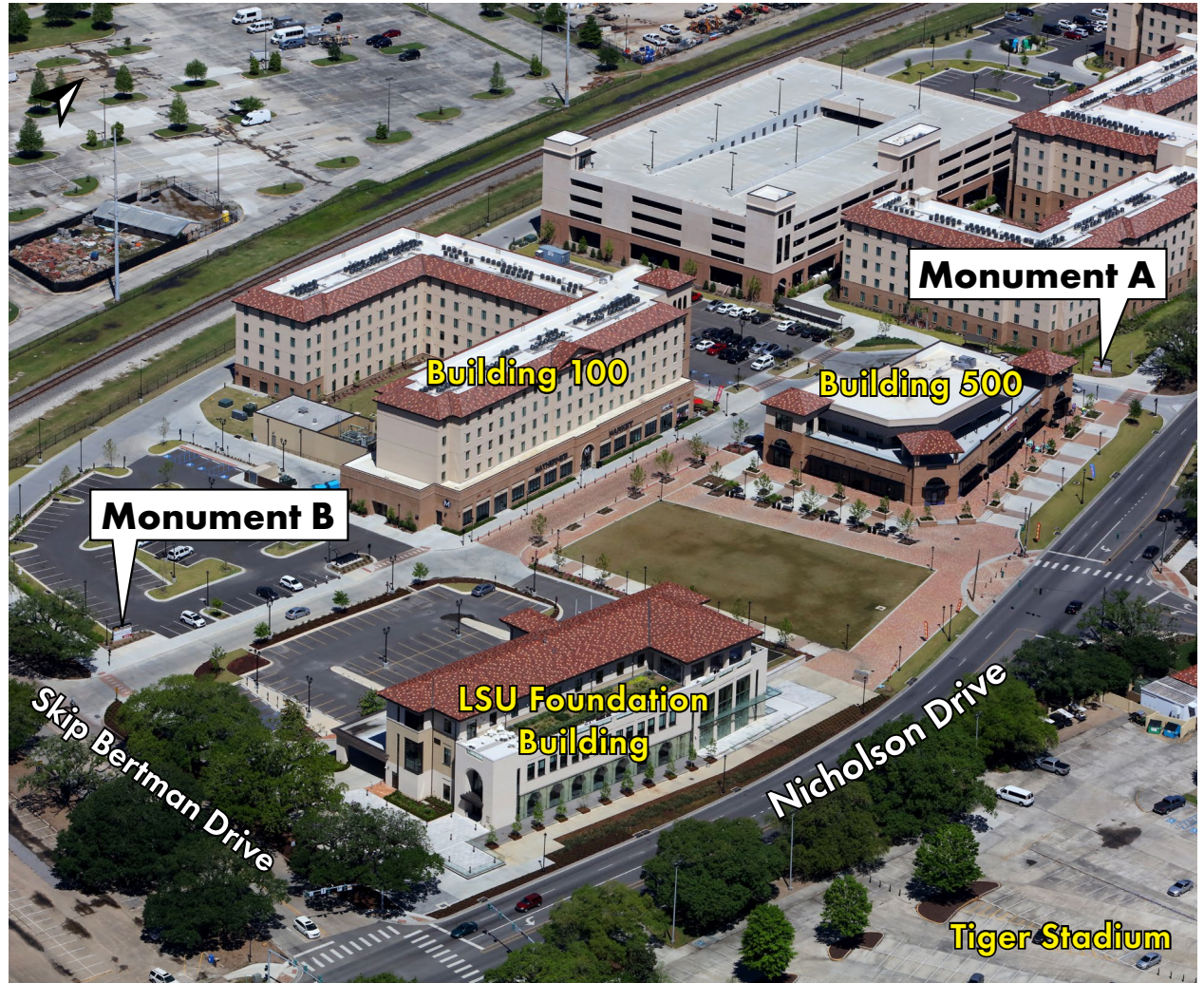
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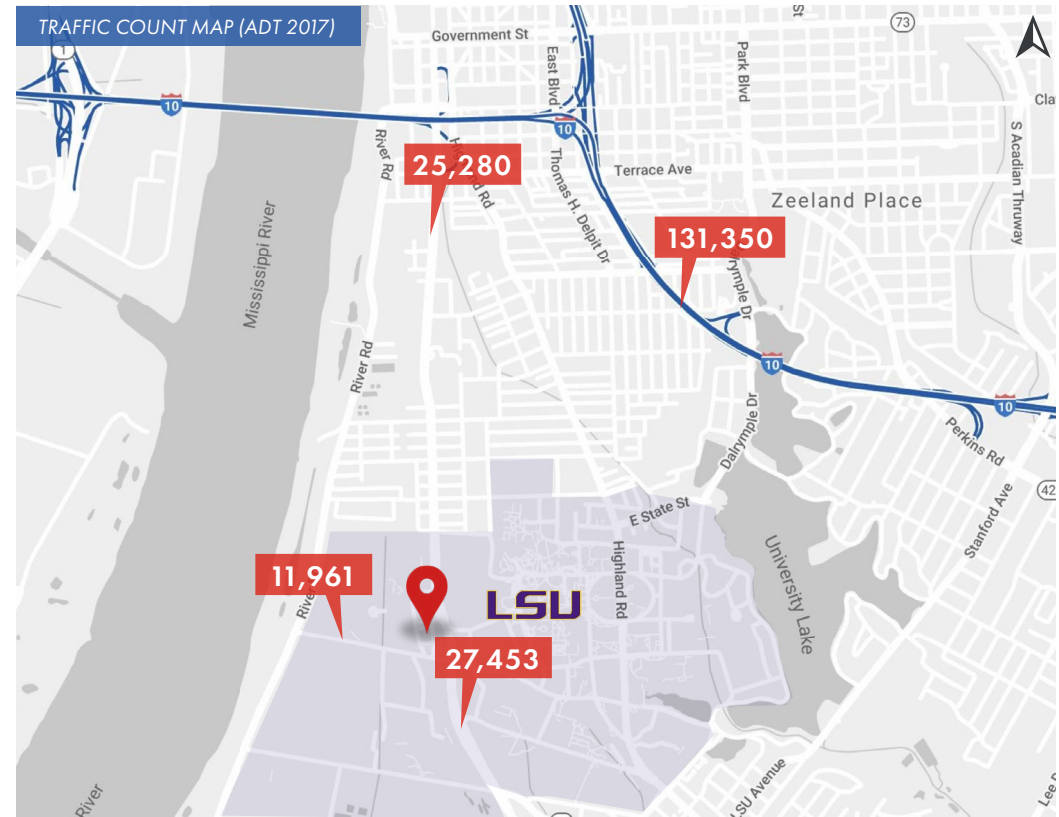
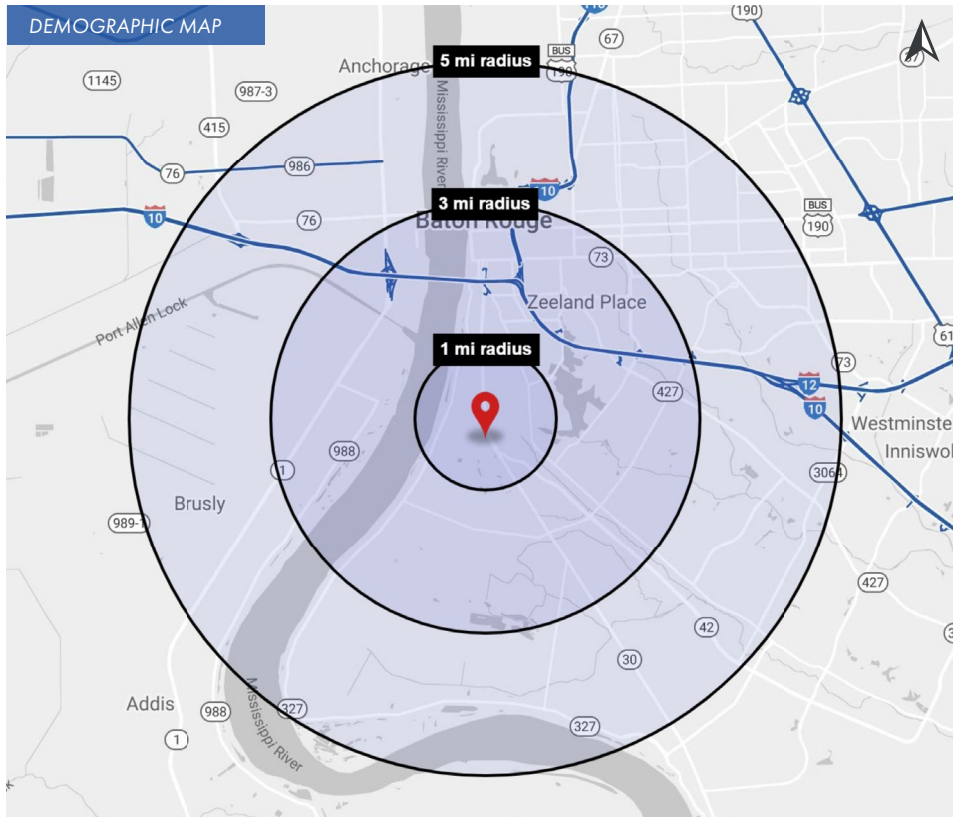
MONUMENT SIGN A - NICHOLSON DRIVE



MONUMENT SIGN B - SKIP BERTMAN DRIVE







2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE		
POPULATION	11,888	55,989	117,923	AVG. HH INCOME	\$29,287	\$68,480	\$76,977	HOUSEHOLDS	4,799	25,689	52,783