

3151 College Dr
Baton Rouge, LA 70808

 **LOGO** COMING
SOON

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MLS# 2025018659



\$400,000

Exceptional opportunity to secure a 0.5 acre parcel immediately adjacent to an established retail center on College Drive in Baton Rouge, LA. This highly visible site offers flexible options and is available for sale, ground lease, or build to suit development. It is ideal for national or regional retailers, quick service restaurants, medical or office users, or other commercial concepts seeking a premier Baton Rouge location. Highlights 0.50 acres with direct frontage and access from College Dr. Adjacent to a busy retail center with strong co-tenancy and consistent traffic Prime visibility in one of Baton Rouge s most active commercial corridors Flexible ownership structure with sale, lease, or build to suit available High daytime population and traffic counts support retail and service-oriented uses



Alexis Davis

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For full listing details, please scan:

