

HIGHLY VISIBLE ENTERTAINMENT SPACE ALONG INTERSTATE 10

2610 Citiplace Ct, Baton Rouge, LA 70808



Sale / Lease Brochure



- This highly visible entertainment space along Baton Rouge's I-10 is now available for sale or lease.
- Located within the Citiplace development, the site benefits from surrounding retail, hospitality, office, and residential density.
- The 51,838 SF building is currently configured for a movie theatre and includes 45,193 SF on the ground level and a 6,646 SF mezzanine. Existing buildout features 10 theater rooms, a full bar, and commercial kitchen infrastructure in place.
- The property fronts the interstate and is visible to 199,000+ vehicles daily. 116,600+ people work within a 10-minute drive, supporting strong customer draw.
- The site includes 300+ parking spaces.
- **Do not disturb current tenant. Contact agent for additional details.**

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PRICING OVERVIEW

Sale Price	Contact Broker
Lease Rate	\$23.50 PSF
Available Space	51,838 SF
Lease Type	NNN

PROPERTY INFORMATION

Full Address	2610 Citiplace Ct, Baton Rouge, LA 70808
Parish	East Baton Rouge
Total Units	1
Number of Buildings	1

The information contained herein is believed to be accurate but is not warranted. JRE Brokerage makes no express or implied guarantees as to its accuracy. All figures, including square footage and building age, are approximate. Prospective parties should independently verify all details.

EXTERIORS

Buff Teague
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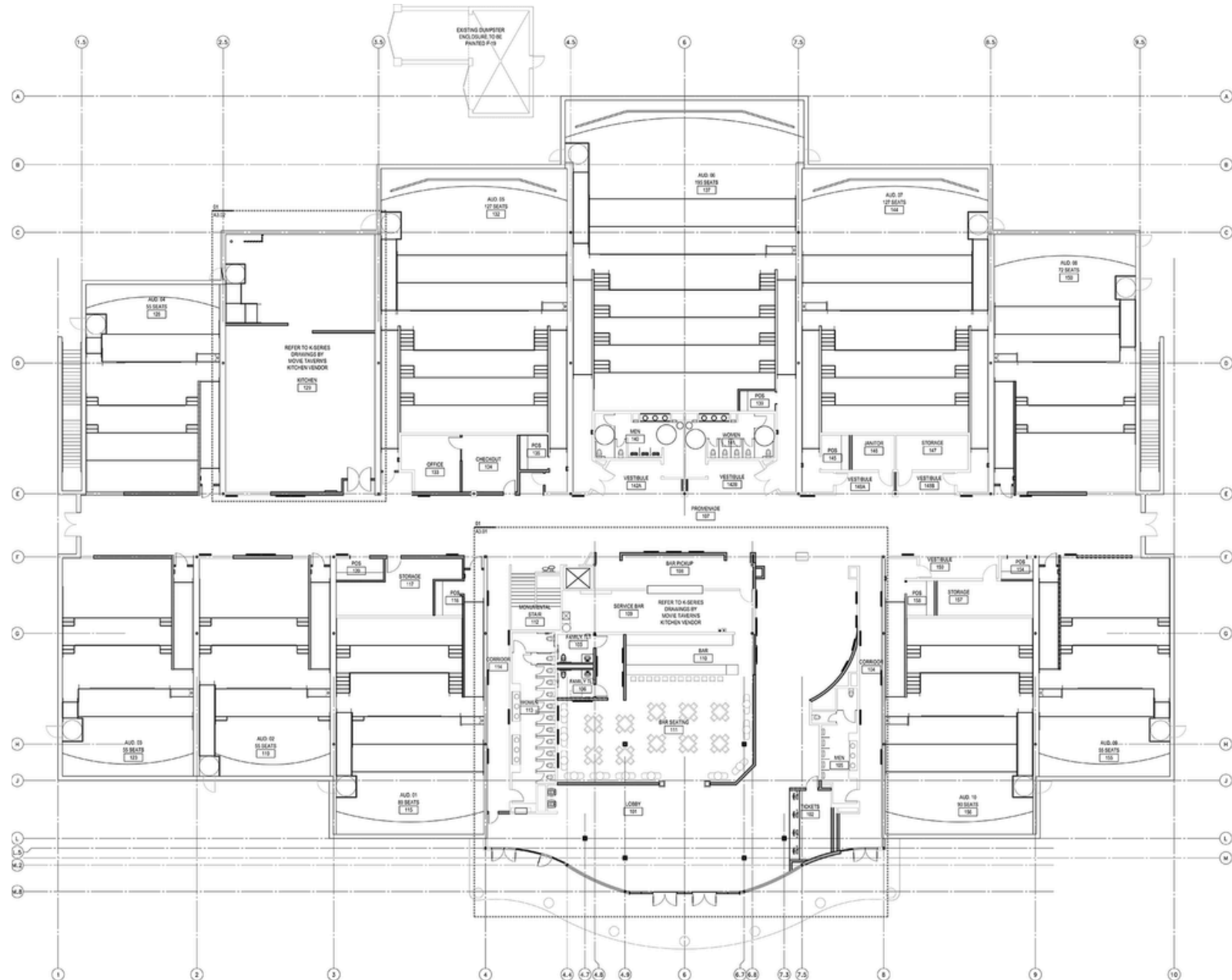


FLOOR PLAN

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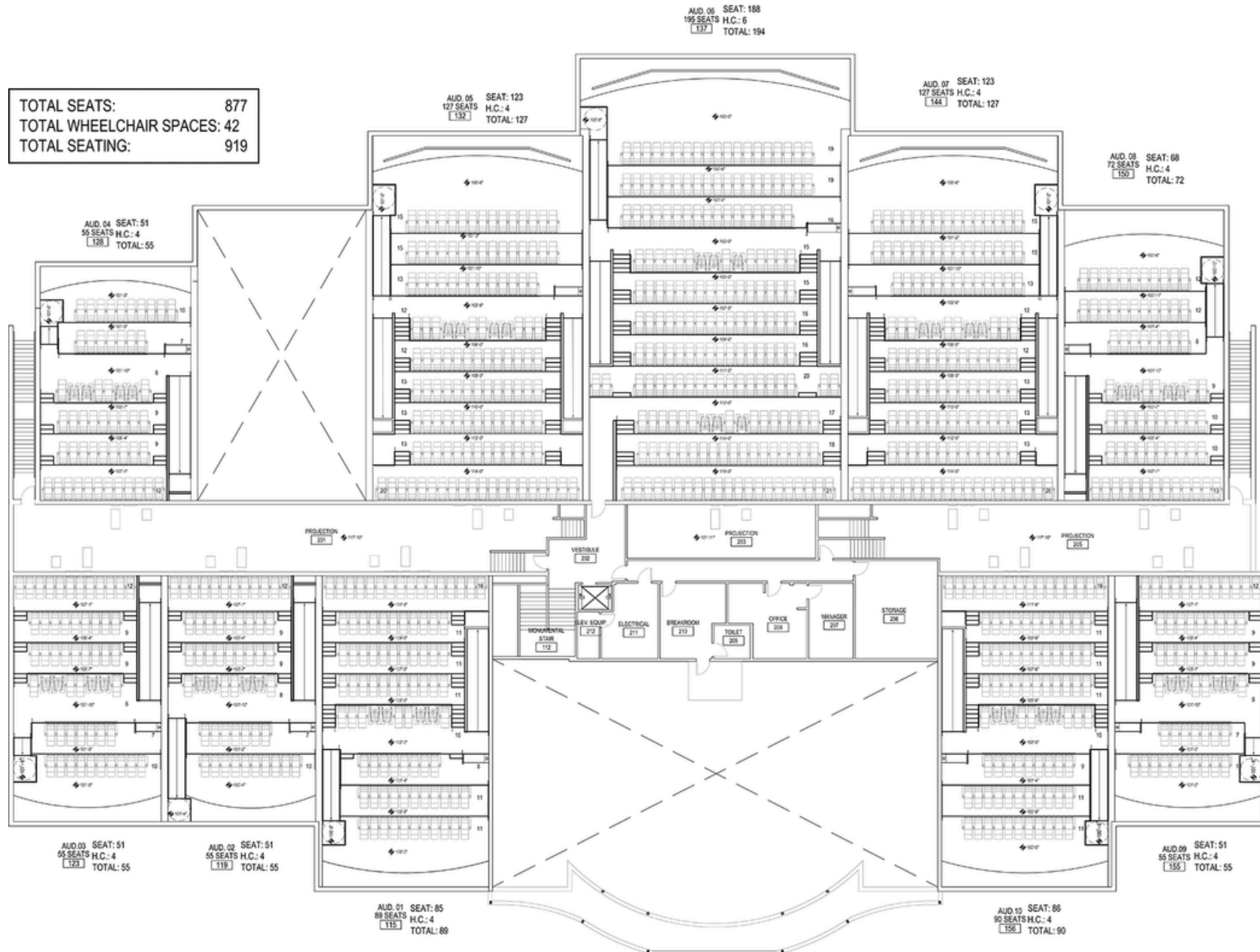


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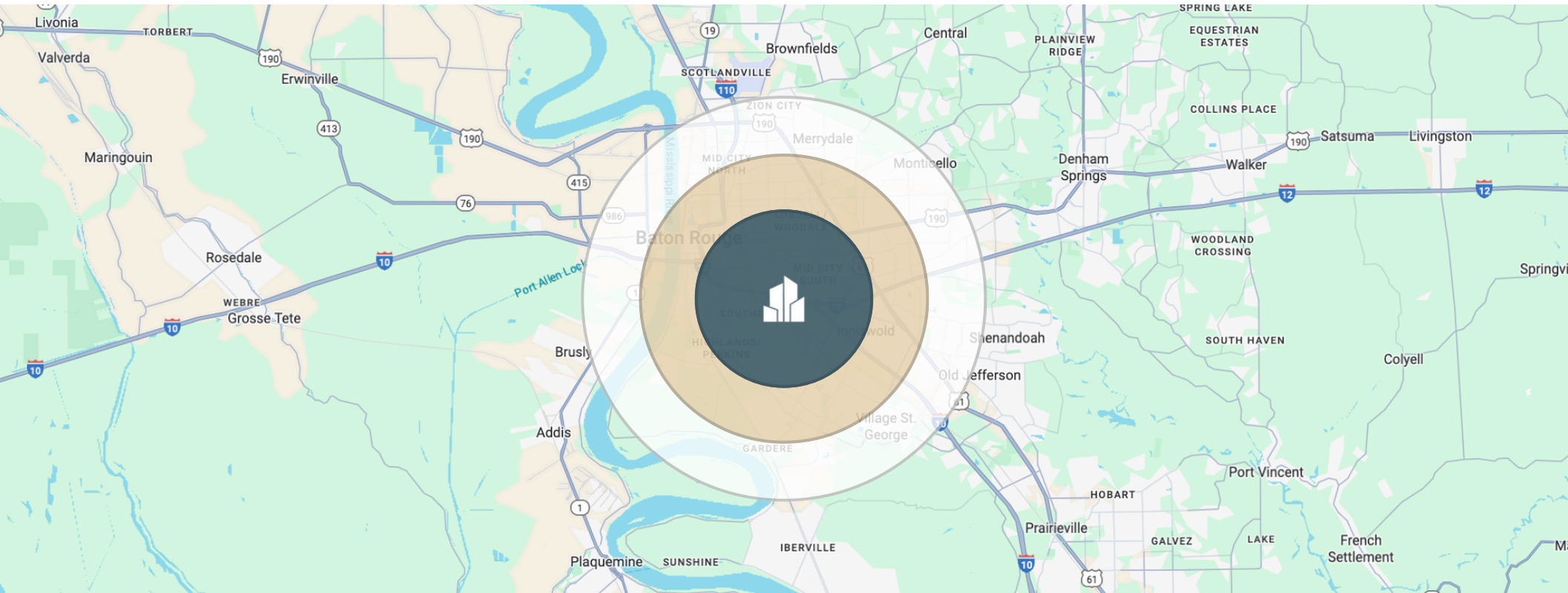


DEMOGRAPHICS

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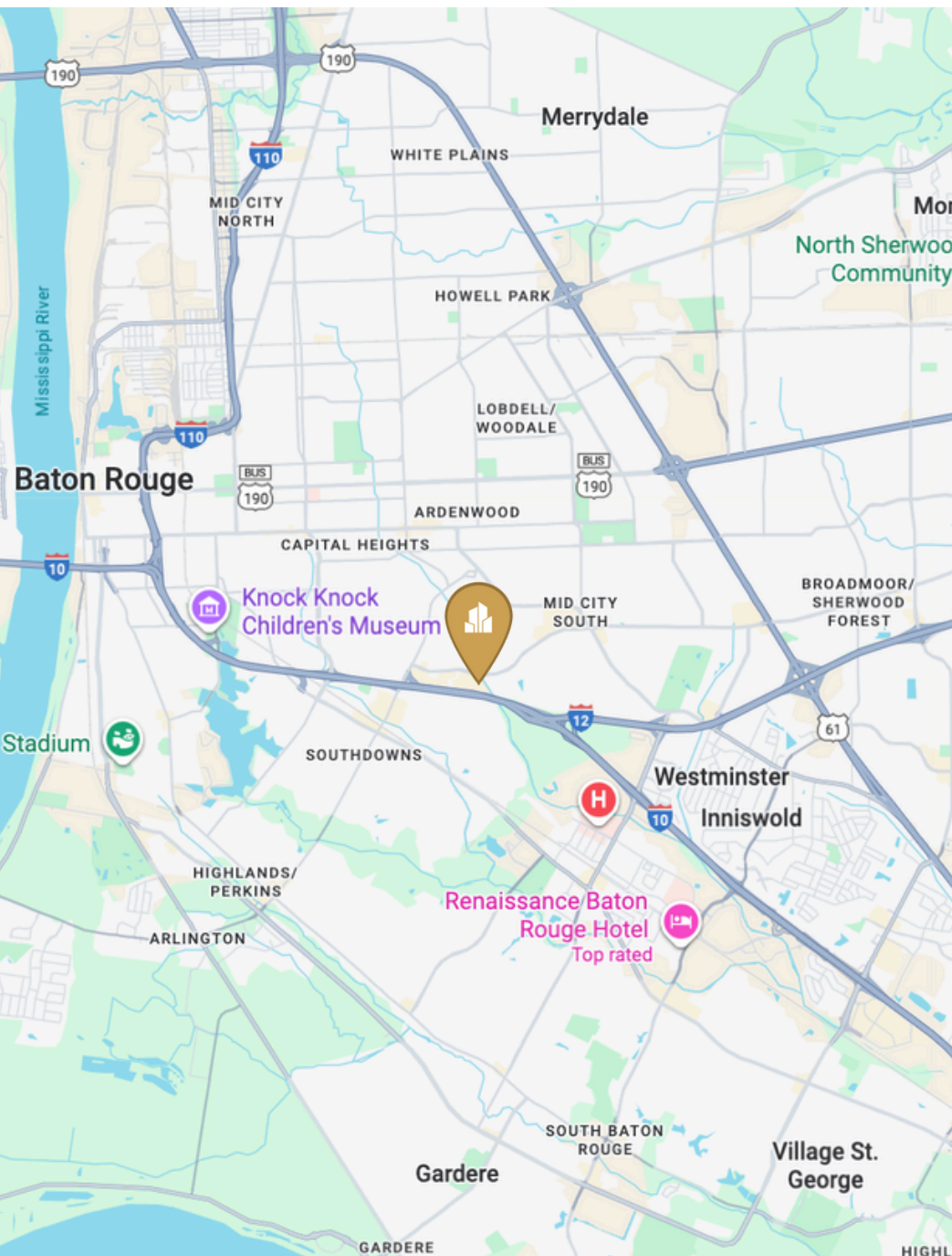
	3 MILES	5 MILES	7 MILES
Total Households	34,048	89,023	127,744
Total Population	74,135	208,058	308,017
Persons per Household	2.2	2.3	2.4
Average Household Income	\$96,569	\$78,895	\$81,241
Average House Value	\$413,227	\$321,972	\$301,595
Average Age	41	38	38
Average Age Male	39	37	37
Average Age Female	42	39	39

LOCATION

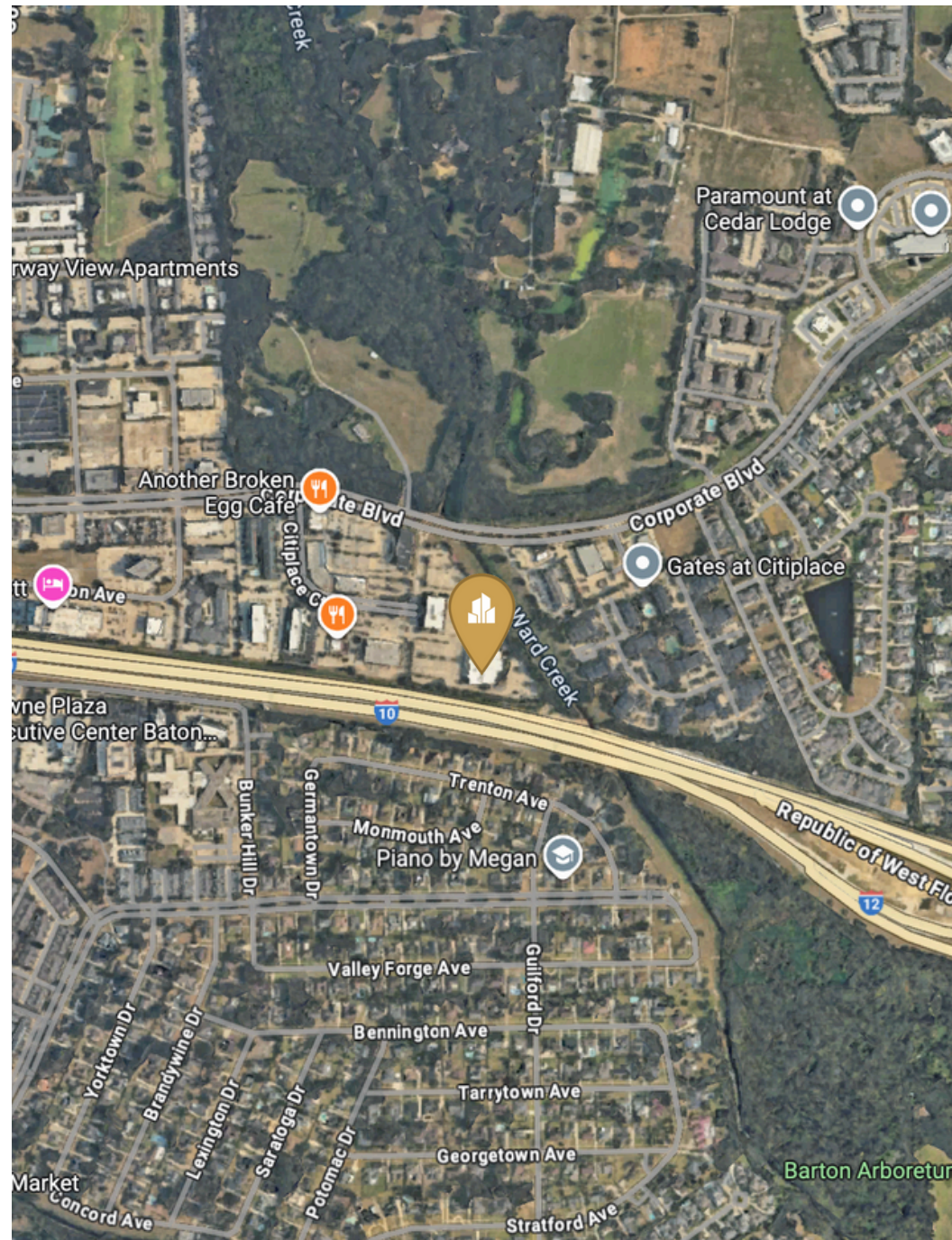
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BATON ROUGE, LOUISIANA

Louisiana's capital city continues to outperform as a cost-effective, talent-rich metro with a strong mix of industries, an educated workforce, and one of the South's most accessible regional hubs. With a population of nearly 900,000 and over 50,000 college students, Baton Rouge combines generational stability with dynamic spending power.

Positioned at the crossroads of petrochemical, biomedical, software, and higher education, the city draws regional traffic from across southern Louisiana—and is increasingly on the radar for retailers, restaurateurs, and service brands looking to enter a market with room to grow.

Beyond the numbers, Baton Rouge is deeply cultural and highly connected—a city where food, music, and community are central to daily life. From LSU game days to seasonal festivals and a year-round outdoor lifestyle, it's a market where people gather, spend, and stay engaged with their neighborhoods.

MAJOR ECONOMIC DRIVERS

- Petrochemical & Oil
- Government & Military
- Biomedical & Healthcare
- Software & Innovation
- Tourism & Hospitality
- Agriculture & Food Science



THE CAPITAL CITY

876,139
METRO POPULATION — 2024

50,000+
COLLEGE STUDENTS
LSU, SOUTHERN, BRCC, OLOL COLLEGE

13.1M
ANNUAL AIRPORT PASSENGERS
BTR

#1
COST-FRIENDLY BUSINESS LOCATION
ACROSS MID-SIZED U.S. CITIES

\$843M
STATE TOURISM TAX REVENUE

Sources: Visit Baton Rouge, KPMG, Area Development & Business Facilities



CONTACT



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