



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

FORMER "TOTAL WOMAN" RETAIL SPACE

9244 FLORIDA BLVD, SUITE 2C, BATON ROUGE, LA 70815

2,281 SF



OFFERING SUMMARY

Lease Rate Suite 2-C:	\$12.00 SF/yr (NNN)
CAM:	\$2.00 SF/yr
Available SF:	2,281 SF
Zoning:	C

PROPERTY HIGHLIGHTS

- Suite 2-C: 2,281 SF
- Large, Open Space
- Existing Retail/Checkout Counter
- 6 Private Dressing Rooms
- Existing Wall Racks & Shelving - can be used if needed
- Existing Security Cameras inside
- Perfect for another Clothing Store, Boutique, or any other Retail Use requiring Display Features
- Previous Tenant occupied space 30 years
- Priced to move fast!!



MIKE STINSON, CCIM

Commercial Sales & Leasing
225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



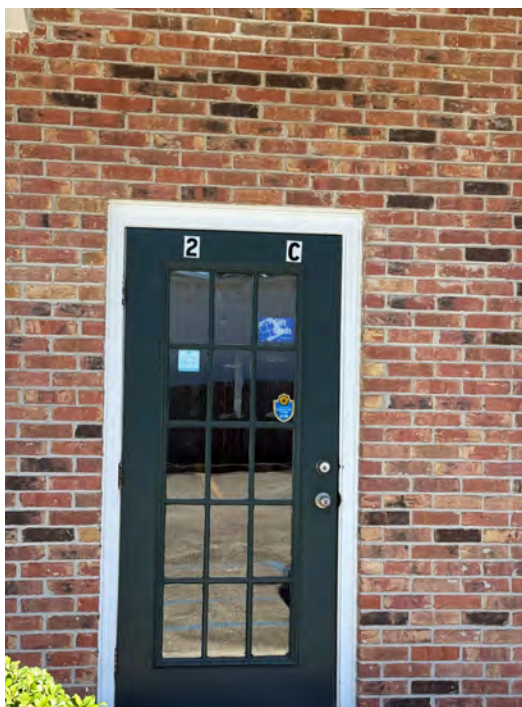
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FORMER "TOTAL WOMAN" RETAIL SPACE

9244 FLORIDA BLVD, SUITE 2C, BATON ROUGE, LA 70815

FOR LEASE

2,281 SF



MIKE STINSON, CCIM
Commercial Sales & Leasing
225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

RETAIL MAP

FORMER "TOTAL WOMAN" RETAIL SPACE

9244 FLORIDA BLVD, SUITE 2C, BATON ROUGE, LA 70815

2,281 SF



MIKE STINSON, CCIM
Commercial Sales & Leasing
225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



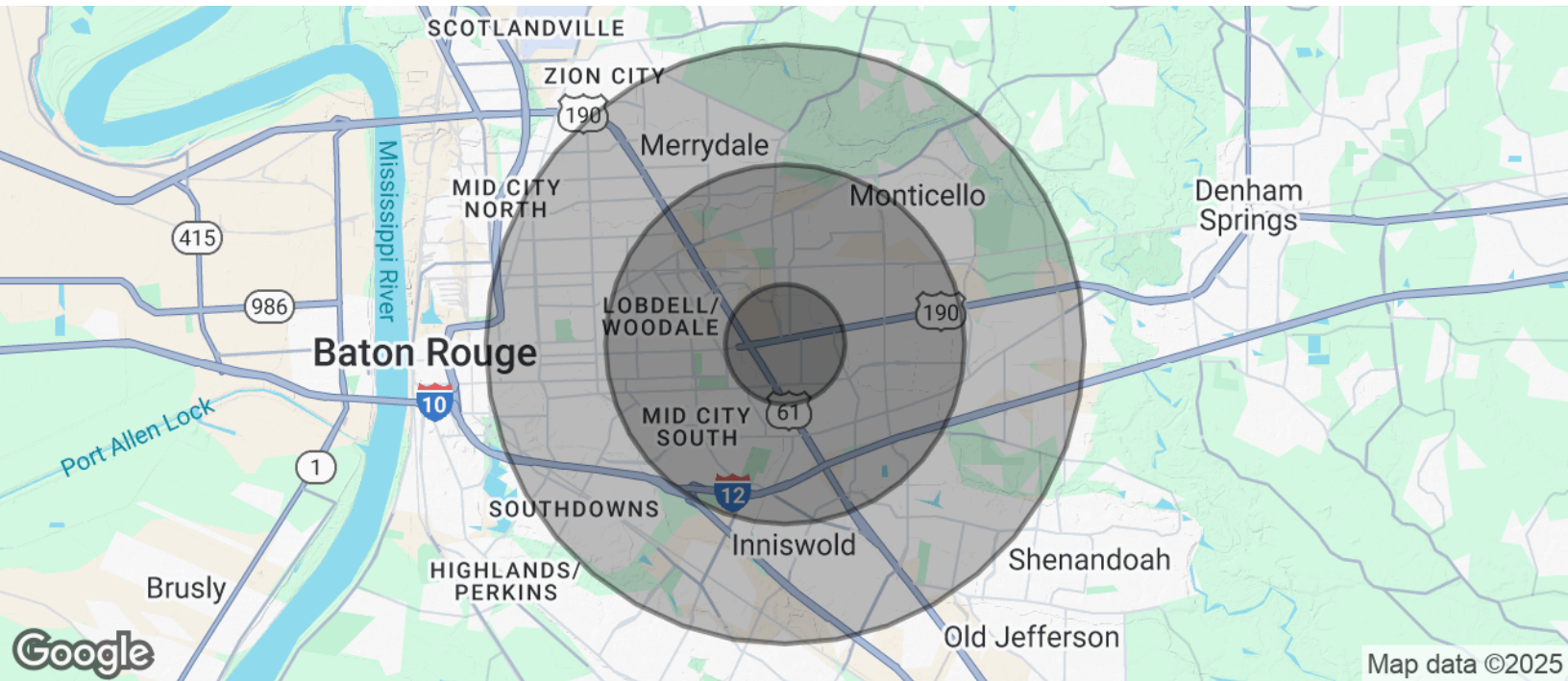
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

FORMER "TOTAL WOMAN" RETAIL SPACE

9244 FLORIDA BLVD, SUITE 2C, BATON ROUGE, LA 70815

2,281 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,848	74,932	198,133
Average Age	41	39	40
Average Age (Male)	39	38	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,912	31,315	82,984
# Of Persons Per HH	2.4	2.4	2.4
Average HH Income	\$75,466	\$74,714	\$78,378
Average House Value	\$229,414	\$260,967	\$263,024

Demographics data derived from AlphaMap

MIKE STINSON, CCIM
Commercial Sales & Leasing
225.907.7793
mike@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.