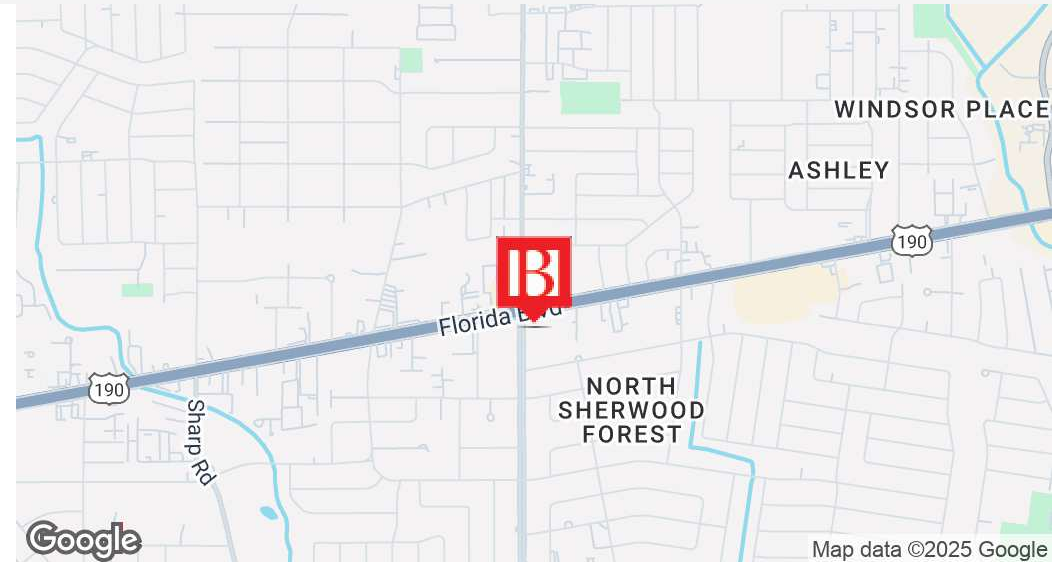


# Former CVS Freestanding Hard Corner

## 11430 Florida Blvd Baton Rouge, LA 70815

### EXECUTIVE SUMMARY



### Offering Summary

Lease Rate:	\$9.00 SF/yr (NN)
Building Size:	10,908 SF
Available SF:	10,908 SF
Lot Size:	48,643 SF
Year Built:	2002
Zoning:	C-2
Parking:	60 Spaces

### Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	302	953	4,121
Total Population	896	2,775	11,712
Average HH Income	\$80,481	\$75,399	\$74,403

### Matthew Pittman, CCIM

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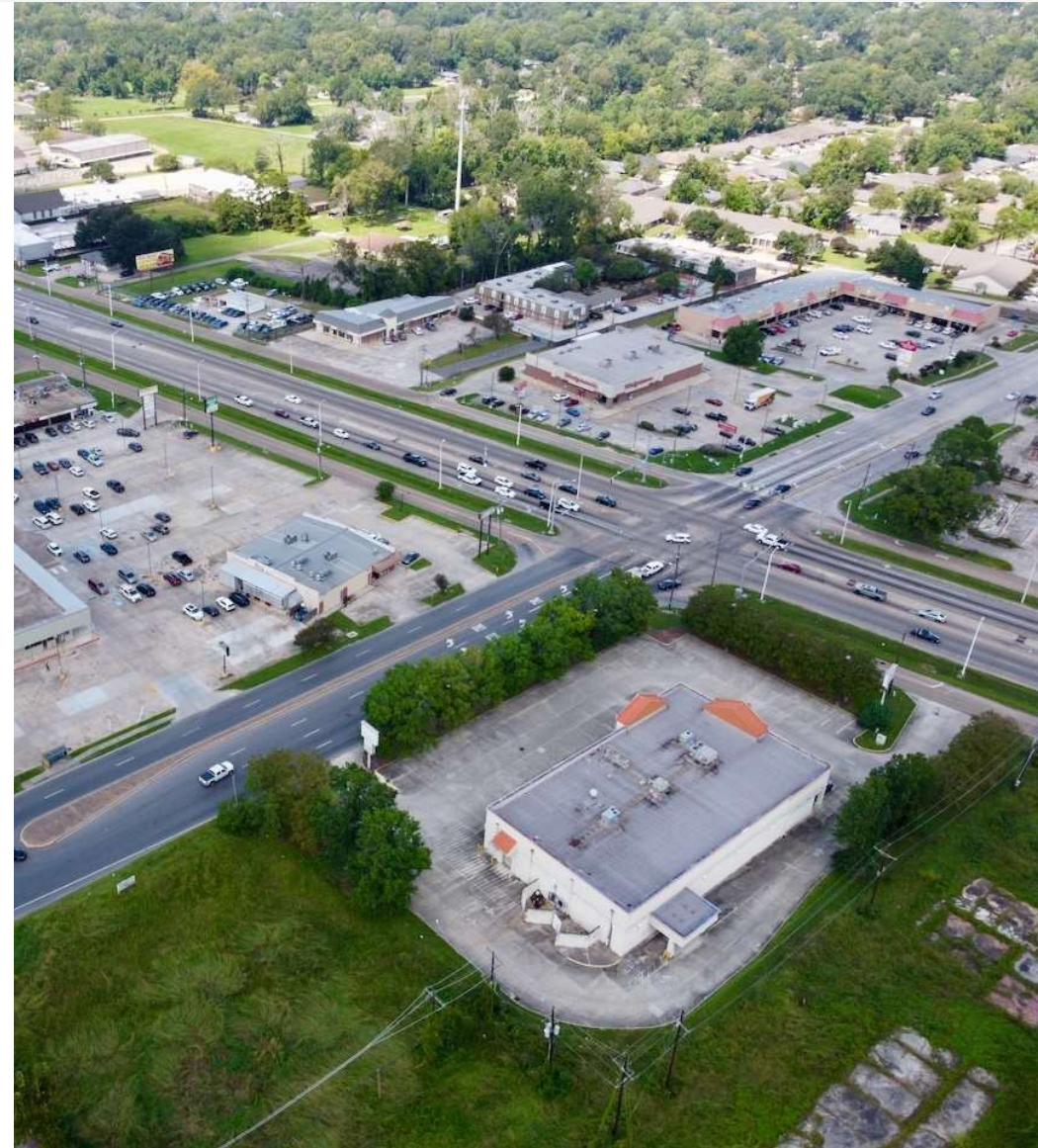




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AERIAL PHOTOS



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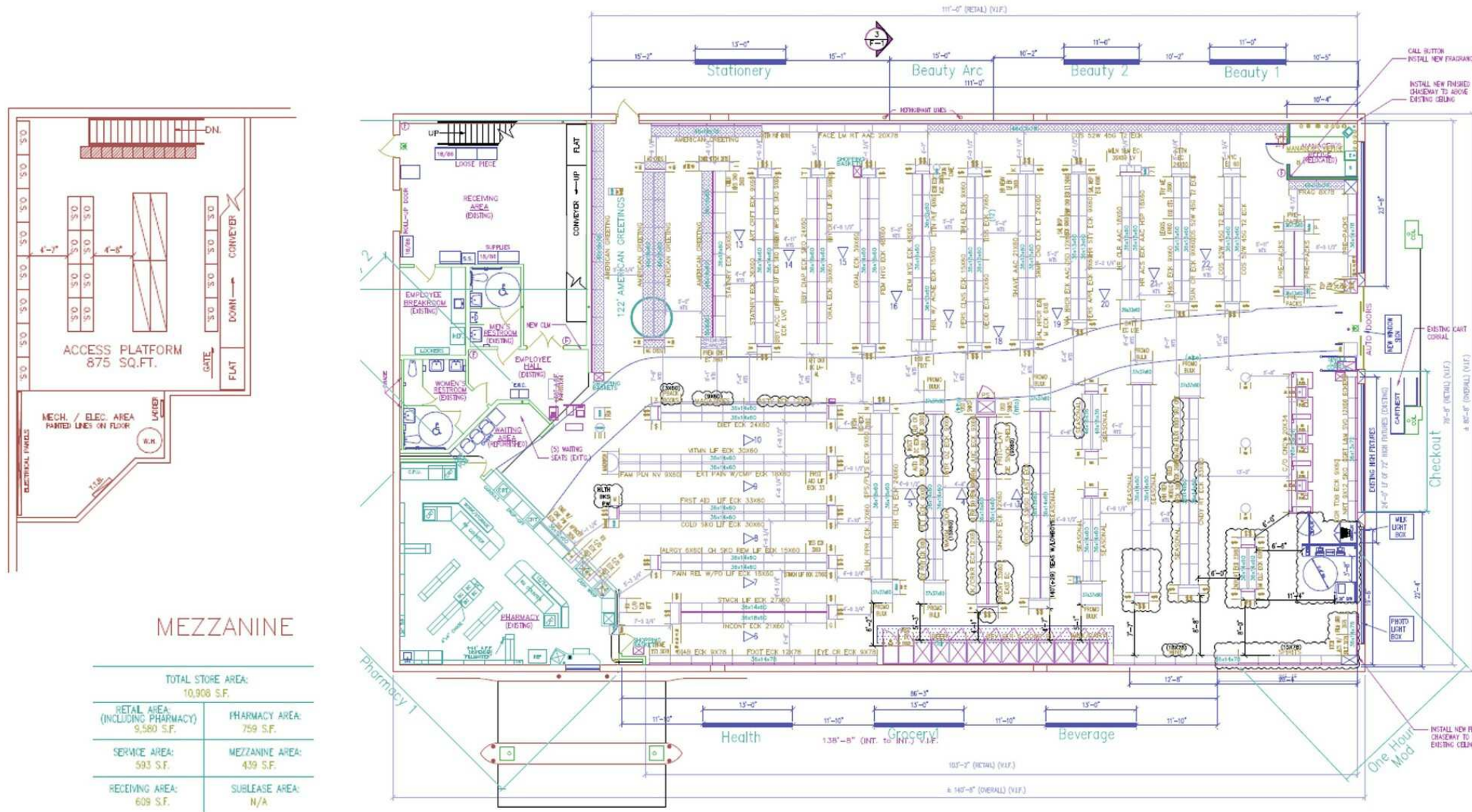




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### FLOOR PLAN



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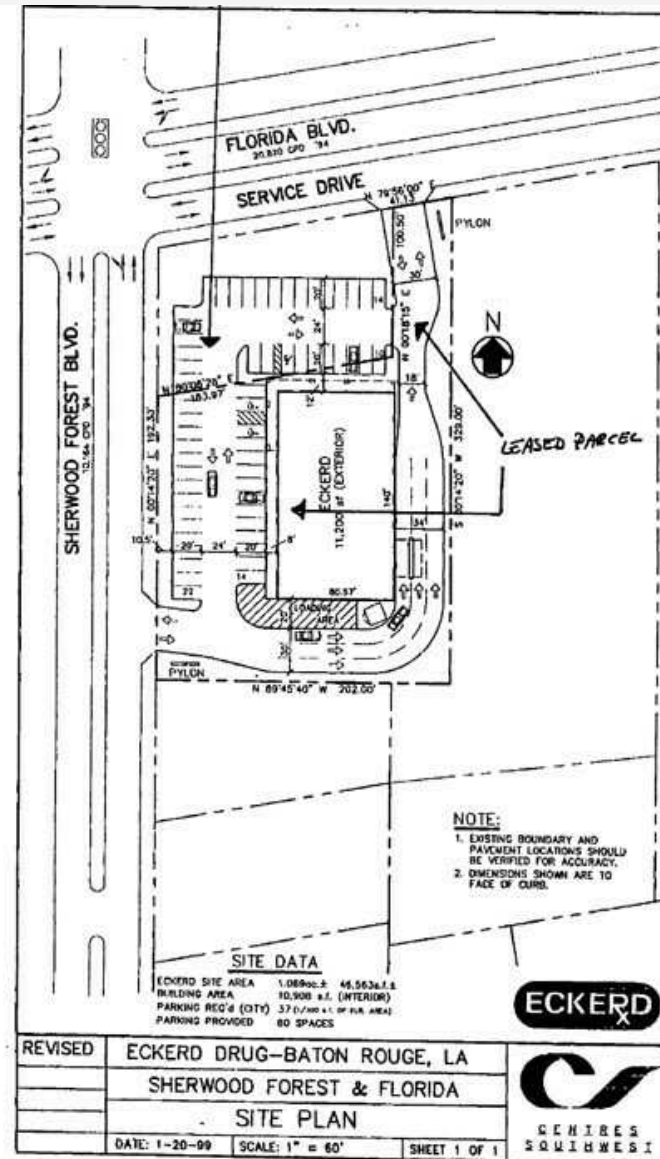
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## SITE PLAN



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## INTERIOR PHOTOS



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