



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

I-12 FRONTAGE: SHOWROOM/RETAIL/WAREHOUSE

8976 INTERLINE AVE, BATON ROUGE, LA 70809

FOR LEASE

6,000 SF

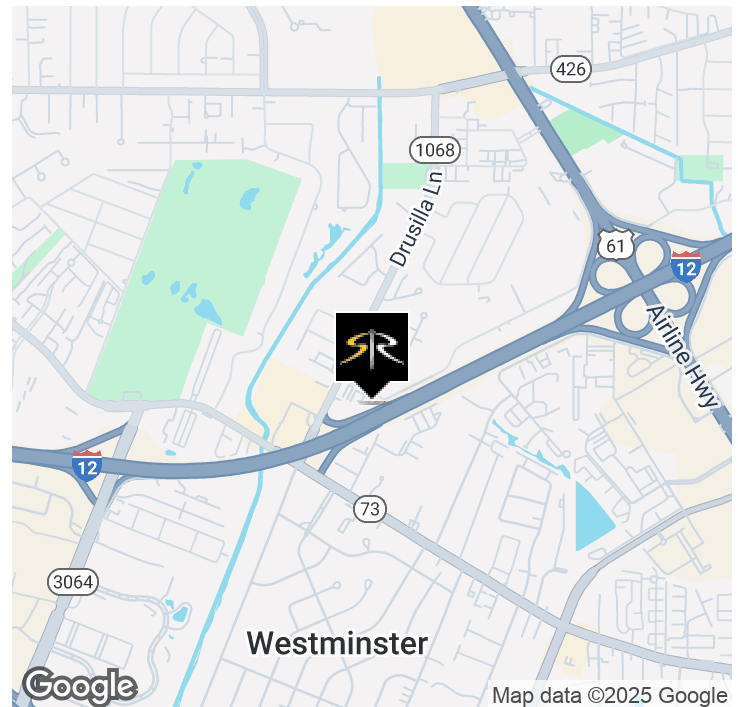


OFFERING SUMMARY

Lease Rate:	\$20.25 SF/yr (NNN)
Building Size:	6,000 SF

PROPERTY HIGHLIGHTS

- 6,000 SqFt Retail/Office/Showroom with Warehouse
- Available for Sublease - Prime I-12 Frontage & Easy Access
- Maximum Exposure to >100,000 VPD with Tall Pylon Sign & Max On-Building Signage
- Visible prior to I-12 Westbound Off-Ramp. Easy On/Off Access
- Zoned C2
- 19 Dedicated Parking Spots
- Grade Level Door
- Remodeled October 2022
- Base Rent: \$10,125.00/month (\$20.25/ft NNN)
- NNN: \$1,236.16/month (\$2.47/ft)
- Total Monthly Rent: \$11,361.16
- Do Not Disturb Tenant - Need 24 Hour Notice to Show
- 2,450 SqFt Warehouse
- 1,600 SqFt Showroom
- 1,950 SqFt Office
- Owner/Agent



MATTHEW SHIRLEY

Associate Broker
225.907.5214
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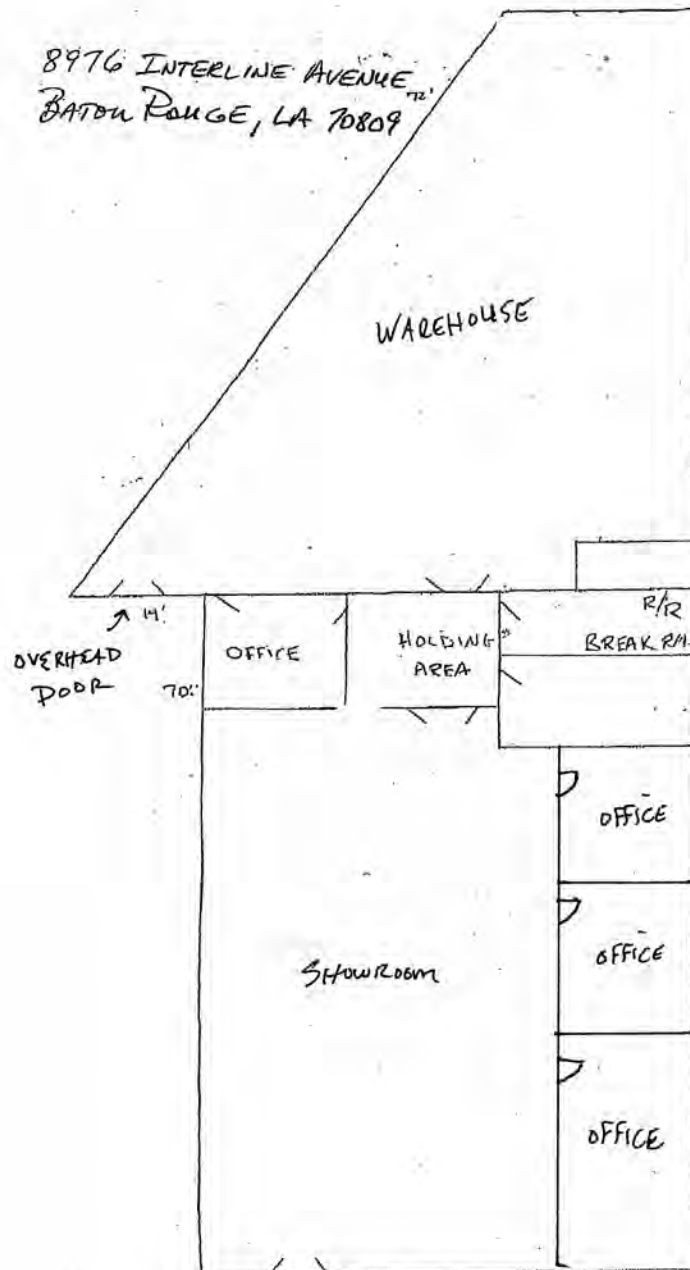
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FLOOR PLAN

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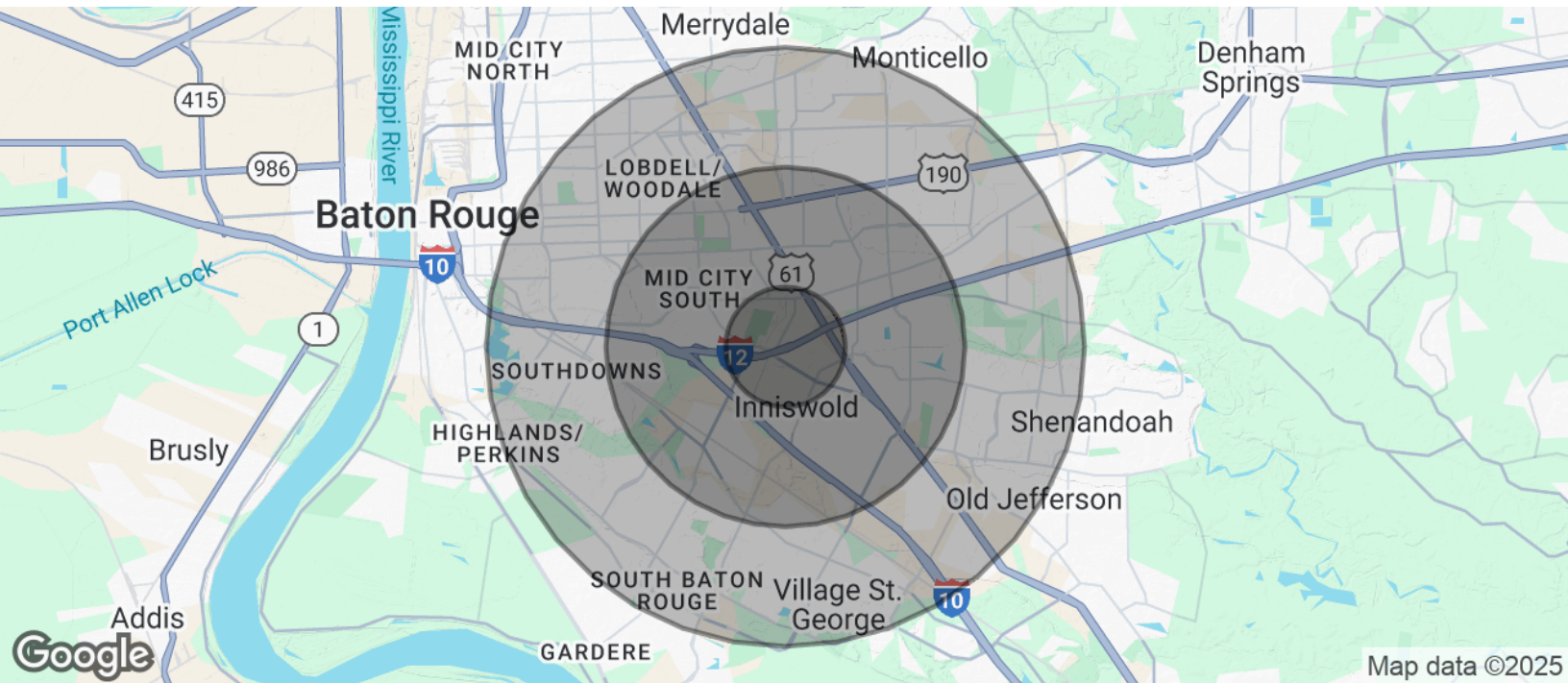
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Map data ©2025

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,540	73,590	216,522
Average Age	44	41	40
Average Age (Male)	42	40	38
Average Age (Female)	46	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,637	33,620	91,748
# Of Persons Per HH	2.1	2.2	2.4
Average HH Income	\$102,482	\$97,608	\$92,335
Average House Value	\$356,172	\$345,844	\$325,495

* Demographic data derived from 2020 ACS - US Census

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