



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

**FOR LEASE
M-1 ZONING
FORMER
DOLLAR
GENERAL ON
CHOCTAW DR.**

**3939 Choctaw Dr
Baton Rouge, LA 70805**

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

M-1 ZONING- FORMER DOLLAR GENERAL ON CHOCTAW DRIVE

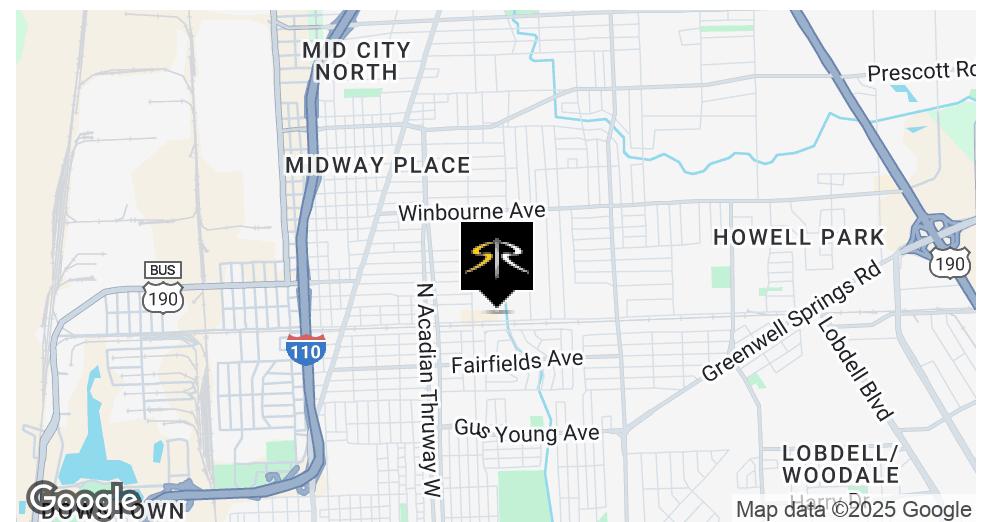
3939 CHOCTAW DR, BATON ROUGE, LA 70805

±12,649 SF



OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr
Building Size:	±12,649 SF
Lot Size:	±1.326 Acres
Price / SF:	\$39.13
Year Built:	2010
Zoning:	M-1
Parking Spaces:	42
Traffic Count:	17,616 /ADT
Opportunity Zone:	Yes
Tenancy:	Single



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@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.



FOR SALE

M-1 ZONING- FORMER DOLLAR GENERAL ON CHOCTAW DRIVE

3939 CHOCTAW DR, BATON ROUGE, LA 70805

±12,649 SF



PROPERTY OVERVIEW

- M-1 Zoning- Former Dollar General on Choctaw Drive
- For Lease at \$9.00/SF
- Positioned along one of Baton Rouge's key industrial-commercial corridors, this freestanding ±12,649 SF building on ±1.326 acres offers exceptional visibility, flexible zoning, and easy access to Airline Hwy, Florida Blvd, and the entire Choctaw industrial district.
- The property was previously occupied by Dollar General and features open retail floor space, 12' clear heights, rear loading capability, and generous on-site parking.
- With **M1 Light Industrial zoning**, the site accommodates a wide range of uses – including retail, wholesale, contractor service, warehouse/distribution, equipment rental, studio/creative space, and more.
- Located minutes from Amazon, Coca-Cola, ExxonMobil campuses, Walmart, Lowe's, and major logistics operators, this location benefits from strong daytime employment density and consistent traffic patterns along Choctaw Drive. Recent aerials highlight nearby redevelopment activity, improved corridor upgrades, and strong long-term demand for service-based industrial and commercial users.
- This site is ideal for an owner-user seeking affordable entry into a growing industrial submarket – or a tenant needing flexible space in a high-demand, centrally located Baton Rouge corridor.

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.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, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



FOR SALE

M-1 ZONING- FORMER DOLLAR GENERAL ON CHOCTAW DRIVE

3939 CHOCTAW DR, BATON ROUGE, LA 70805

±12,649 SF



PROPERTY HIGHLIGHTS

- ± 12,649 SF freestanding building
- ±1.326 acre site with ample parking
- Highly visible Choctaw Drive frontage
- **Zoned M1 – Light Industrial (very flexible)**
- Previous use: Dollar General
- Open retail/service floorplan
- Rear loading access
- Strong industrial corridor with surrounding national users
- Ideal for owner-user or value-add investor

LOCATION ADVANTAGES

- Minutes to Airline Hwy, Florida Blvd, I-110, and Downtown Baton Rouge
- Surrounded by major operators including: Amazon, Walmart, Lowe's, ExxonMobil, Coca-Cola, FedEx, AutoZone
- Strong daytime population and traffic counts along Choctaw Drive
- Corridor with ongoing redevelopment and service/industrial demand

PRICING & AVAILABILITY

- For Lease: \$9.00/SF
- Available Immediately

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

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



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.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, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



INDUSTRIAL
Electronic Supply, Inc.

Popeyes
CHICKEN & BISCUITS

metro
by T-Mobile

**FAMILY
DOLLAR**

CHOCTAW VILLAGE SHOPPING CENTER

17,616 ADT

±12,649 SF

3939

42 Parking Spaces
244'

CHOCTAW DR.

Ward Creek



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@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.



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@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

M-1 ZONING- FORMER DOLLAR GENERAL ON CHOCTAW DRIVE

3939 CHOCTAW DR, BATON ROUGE, LA 70805

±12,649 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@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.



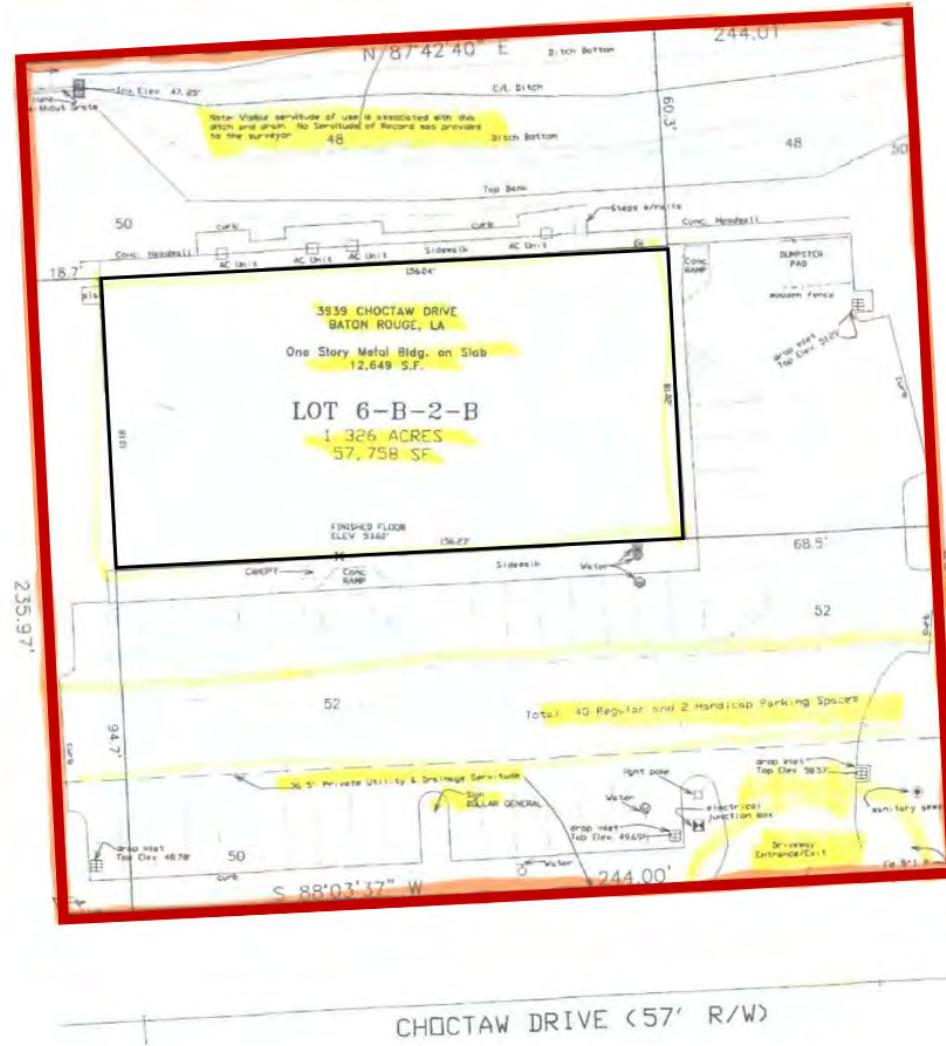
SAURAGE ROTENBERGTM

SURVEY

M-1 ZONING- FORMER DOLLAR GENERAL ON CHOCTAW DRIVE

3939 CHOCTAW DR, BATON ROUGE, LA 70805

±12,649 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

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



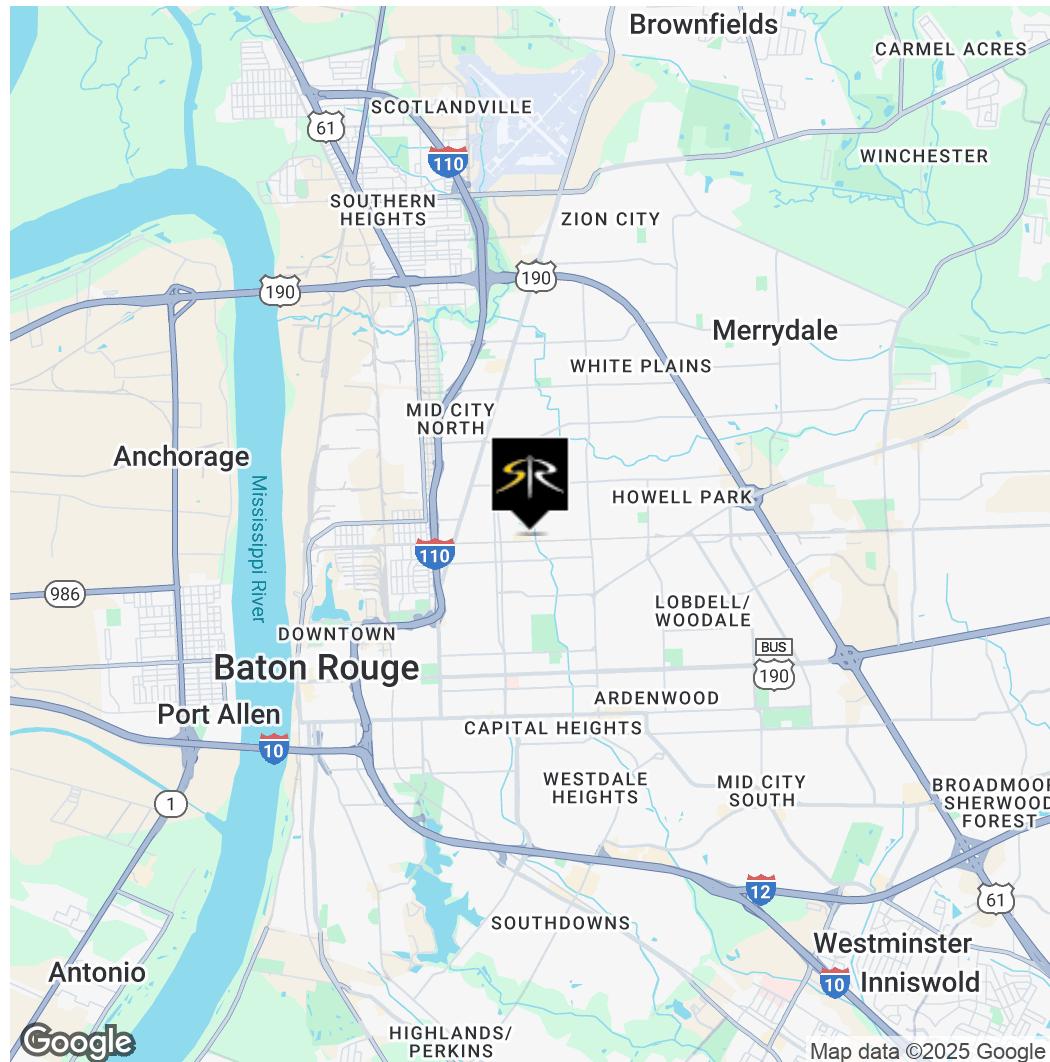
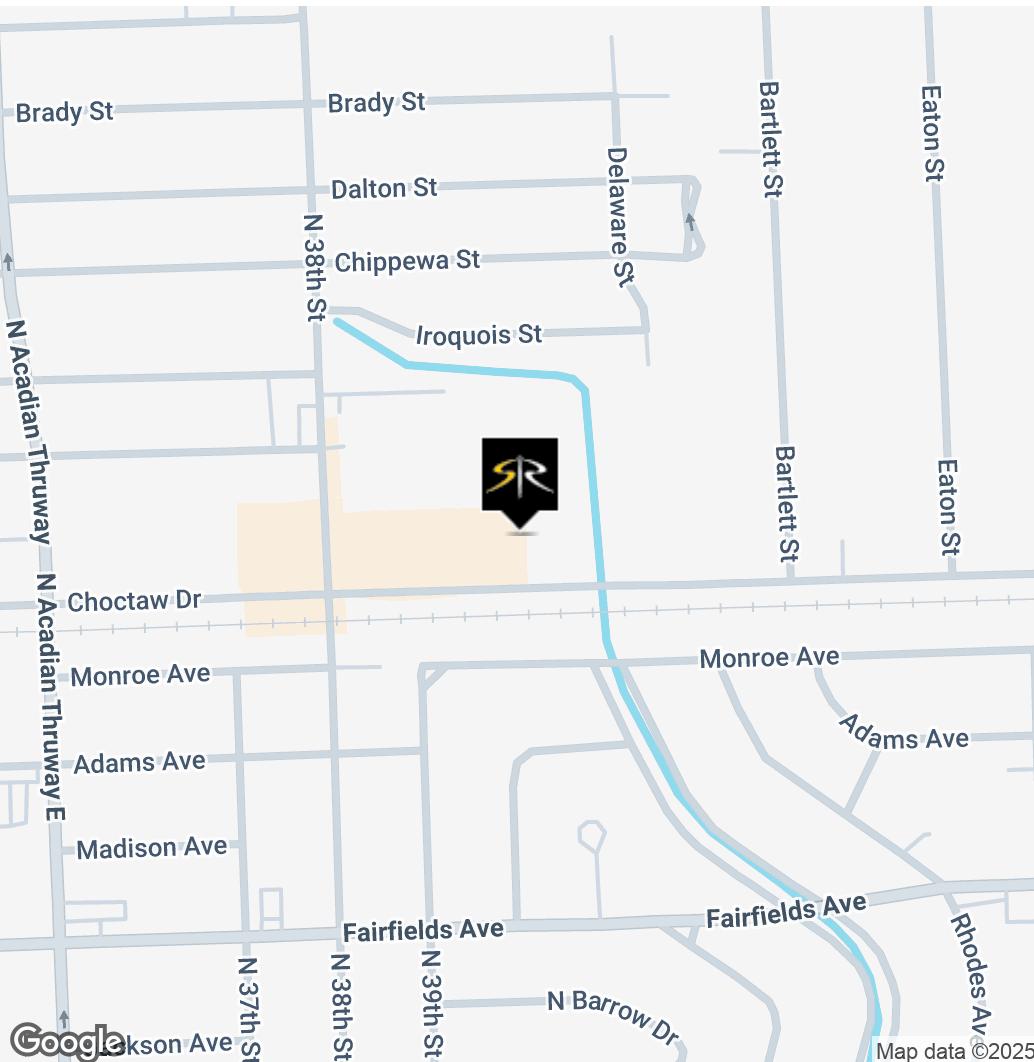
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

LOCATION MAPS

M-1 ZONING- FORMER DOLLAR GENERAL ON CHOCTAW DRIVE

3939 CHOCTAW DR, BATON ROUGE, LA 70805

±12,649 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@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.



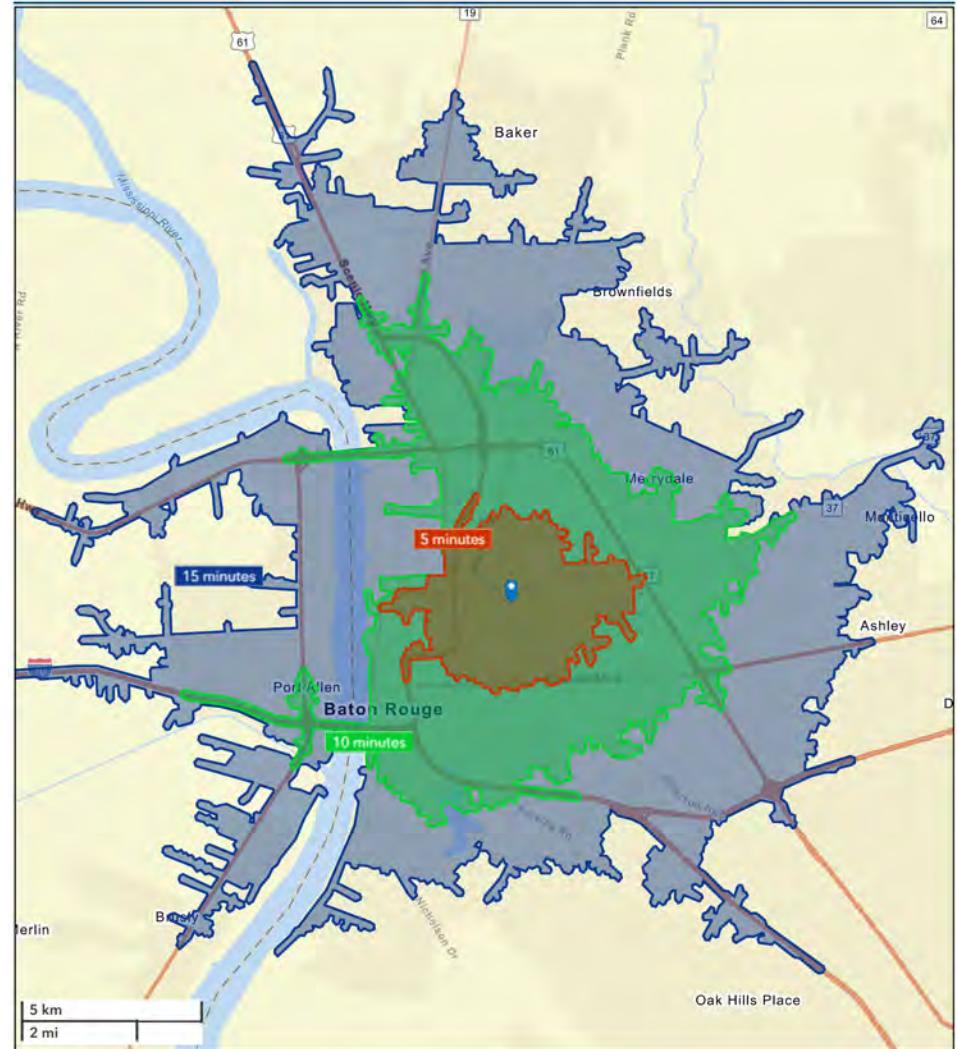
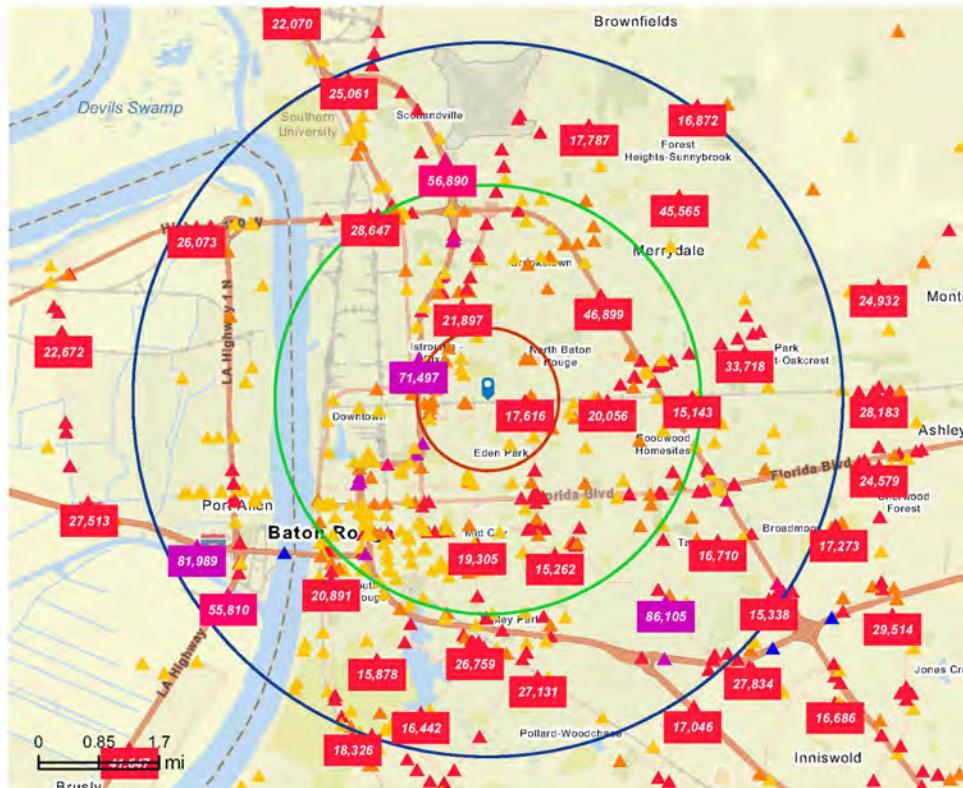
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII & DRIVE TIME MAP: 5, 10, 15 MINUTE RADII

M-1 ZONING- FORMER DOLLAR GENERAL ON CHOCTAW DRIVE

3939 CHOCTAW DR, BATON ROUGE, LA 70805

±12,649 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

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



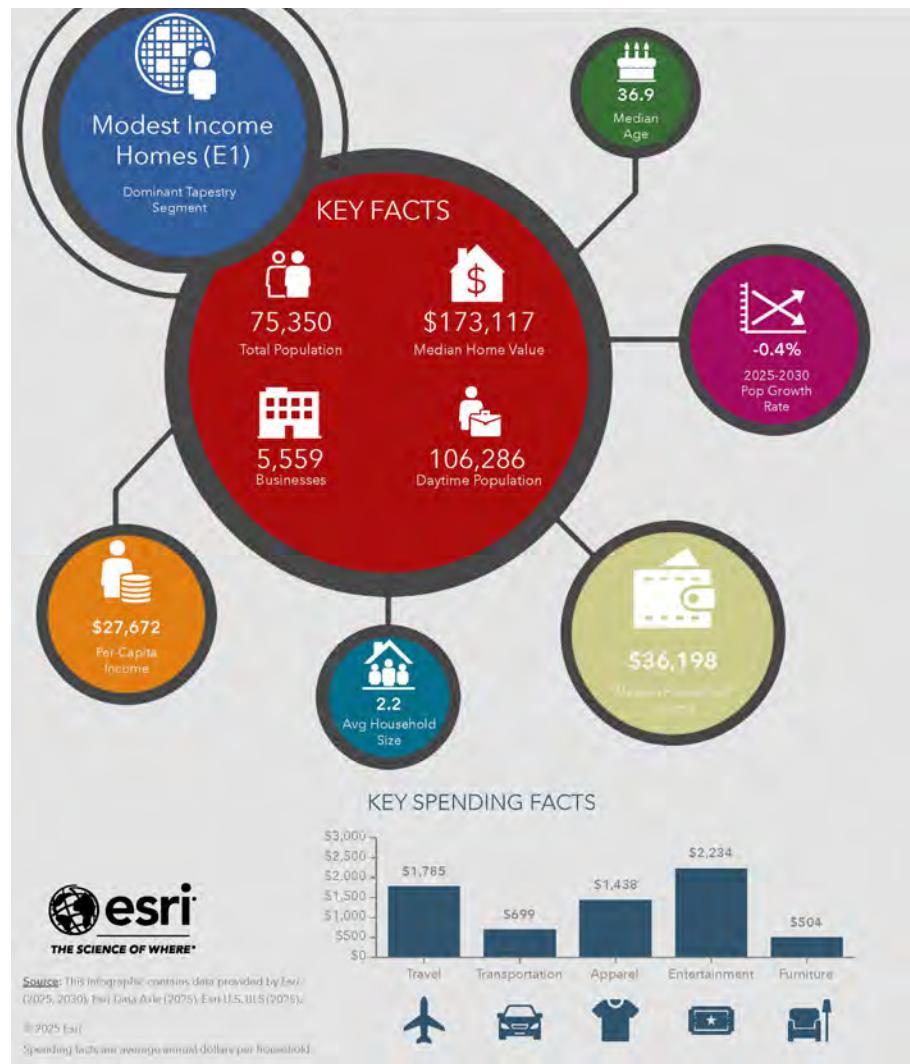
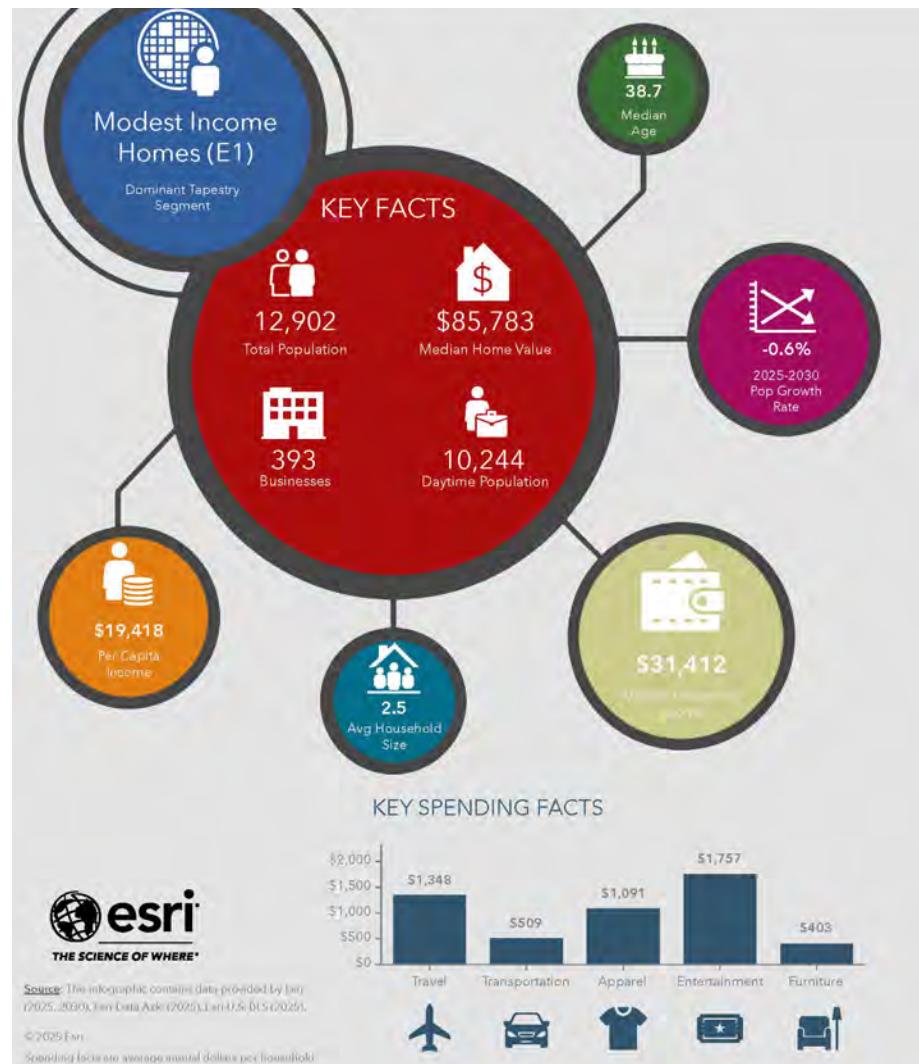
SAURAGE ROTENBERG®
COMMERCIAL REAL ESTATE

DEMOGRAPHIC KEY FACTS: 1 MILE (LEFT) 3 MILES (RIGHT)

M-1 ZONING- FORMER DOLLAR GENERAL ON CHOCTAW DRIVE

3939 CHOCTAW DR, BATON ROUGE, LA 70805

±12,649 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@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

DEMOGRAPHIC SUMMARY

M-1 ZONING- FORMER DOLLAR GENERAL ON CHOCTAW DRIVE

3939 CHOCTAW DR, BATON ROUGE, LA 70805

±12,649 SF

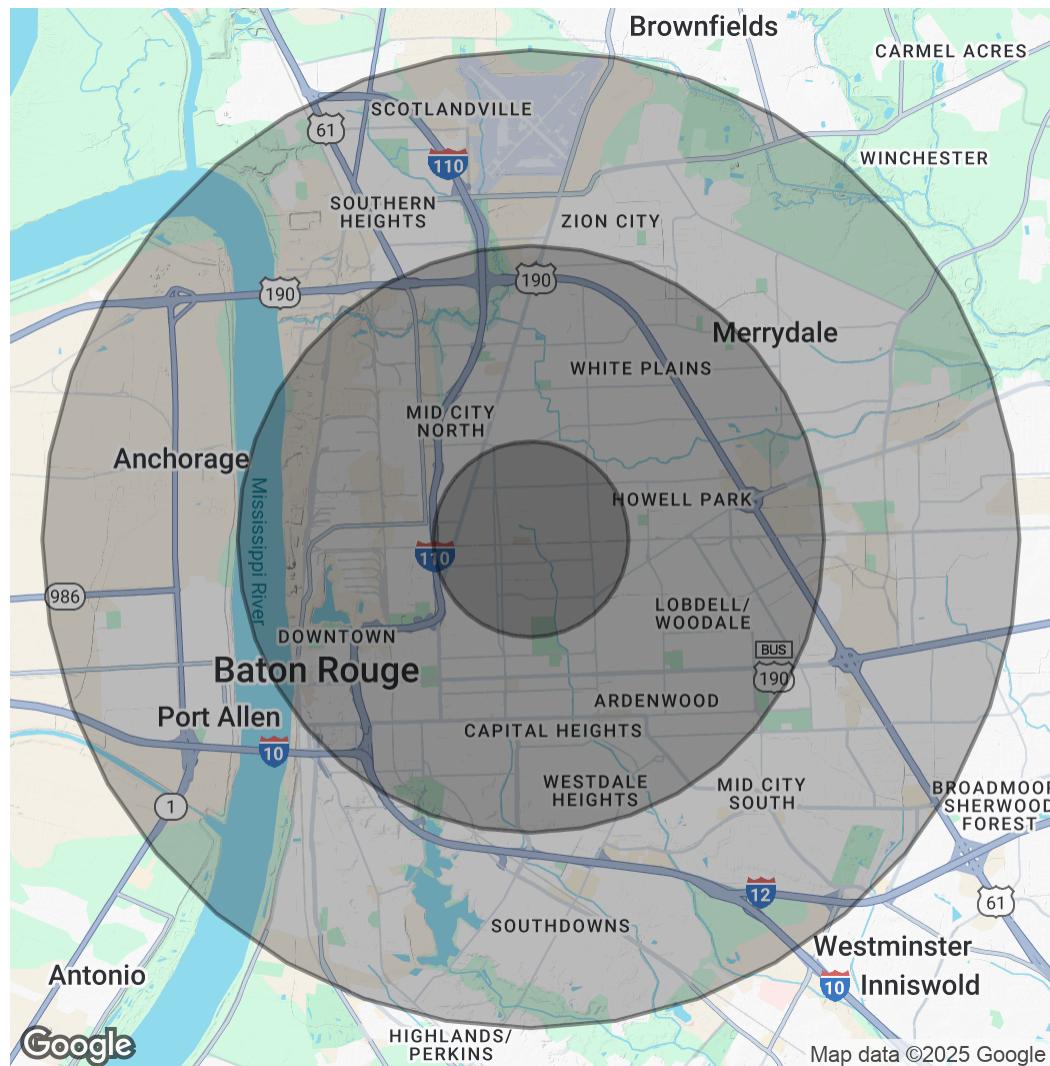
POPULATION	1 MILE	3 MILES	5 MILES
------------	--------	---------	---------

Total Population	13,311	73,634	152,002
Average Age	40	39	38
Average Age (Male)	38	37	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
---------------------	--------	---------	---------

Total Households	5,100	31,167	60,278
# Of Persons Per HH	2.6	2.4	2.5
Average HH Income	\$42,886	\$55,215	\$64,029
Average House Value	\$132,157	\$209,547	\$266,625

Demographics data derived from AlphaMap



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@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.

For more information, please contact:

CARMEN AUSTIN, MBA, CCIM, SIOR

Associate Broker & Retail Specialist

DIRECT: 225.930.6256
MOBILE: 225.328.1778
OFFICE: 225.766.0000
EMAIL: carmen@sr-cre.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BOULEVARD
BATON ROUGE, LA 70809

TEL: 225.766.0000

WEB: 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.

