SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

5627-5637 SUPERIOR DR.

BATON ROUGE, LA 70816

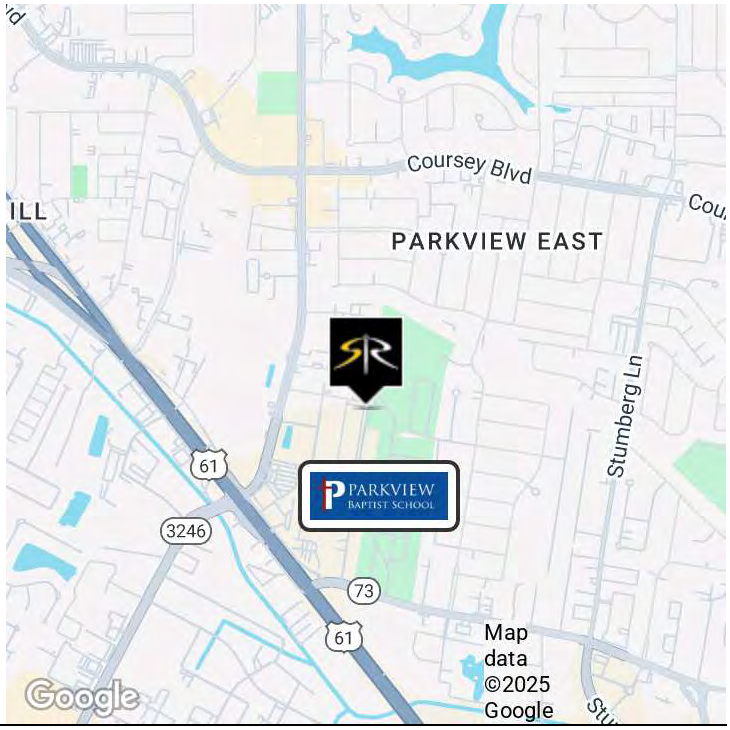
8,100 SF

OFFERING SUMMARY

Lease Rate:	**$745 - 770 per month (MG)**
Building Size:	**8,100 SF**
Renovated:	**2020**

PROPERTY HIGHLIGHTS

- RENOVATED! Well-located, Affordable Office Suites
- Located right off of Sherwood Forest Blvd. near Airline Hwy. and Jefferson Hwy.
- New Ownership / Currently undergoing Extensive Renovations:
- All New Hardwood Flooring and Paint Throughout
- New LED Lights and Fixtures
- Beautifully Landscaped Courtyard
- Covered Parking Available
- Modified Gross Lease
- Tenant pays Base Rent plus Expenses
- Tenant pays Utilities
- Sign Fee (18x24) $100
- 3-yr Lease Minimum ($50 Annual Increases)



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LEASE INFORMATION

Lease Type:	Modified Gross (MG)	Lease Term:	36 months
Total Space:	695 - 1,000 SF	Lease Rate:	$745 - 770 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A-4	1,000 SF	Modified Gross	$770 per month	Remodeled. Tenant pays base rent $770/mo.+ $126/mo. fees
B-6	695 SF	Modified Gross	$745 per month	Remodeled. Tenant pays base rent $745/mo.+ $150/mo. fees

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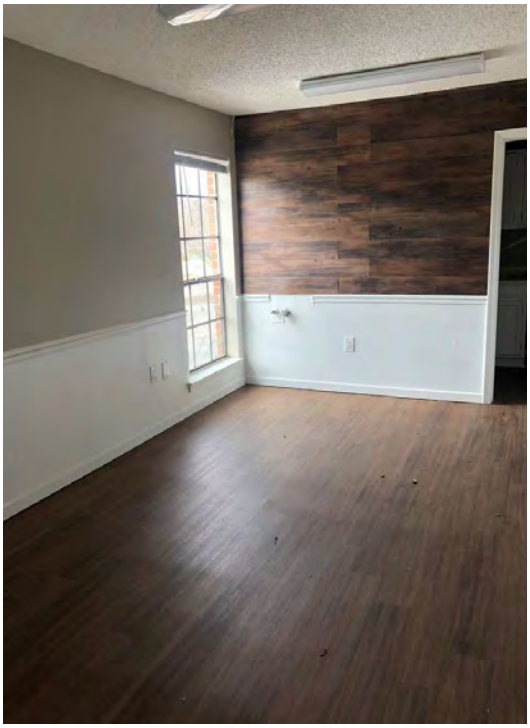

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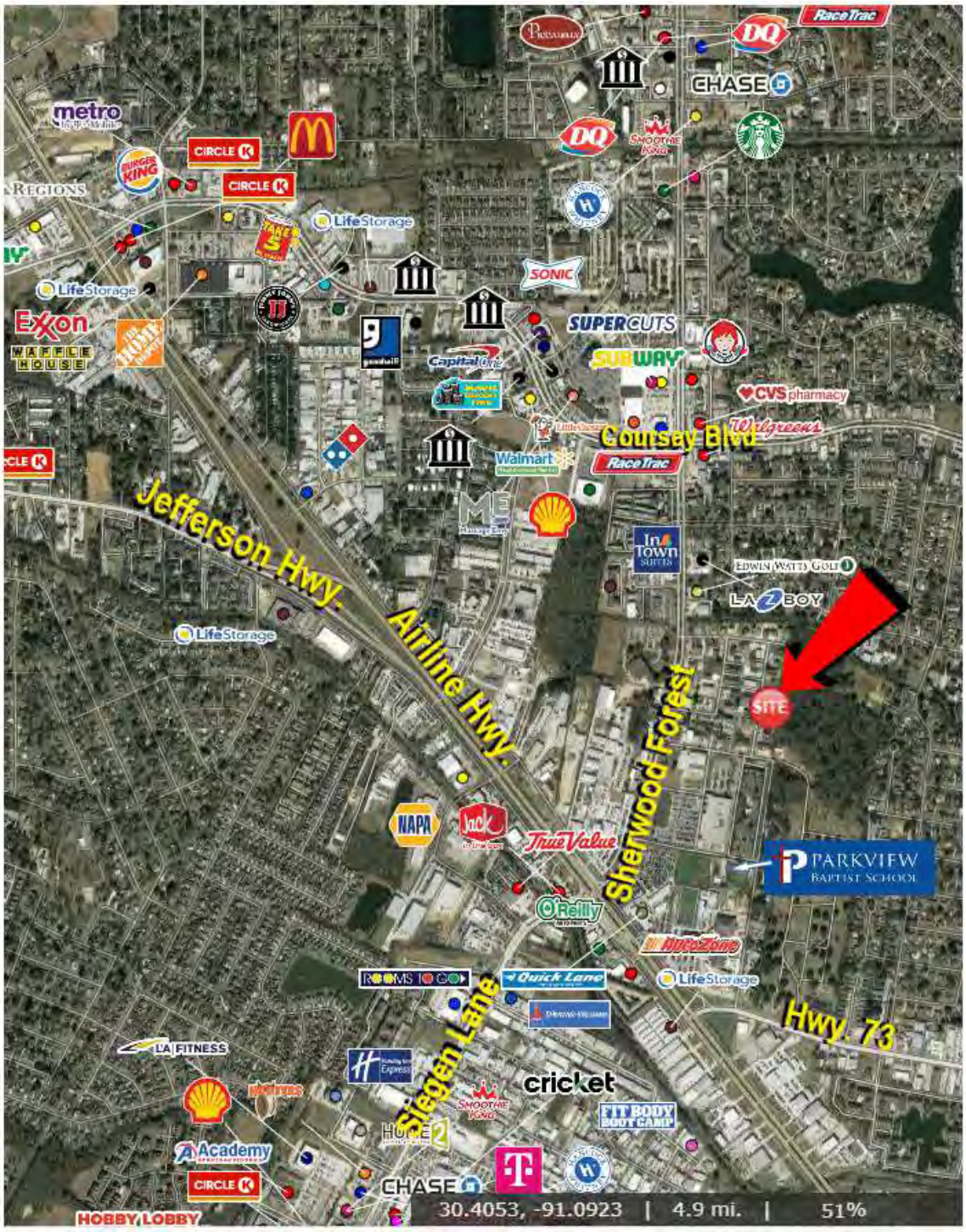

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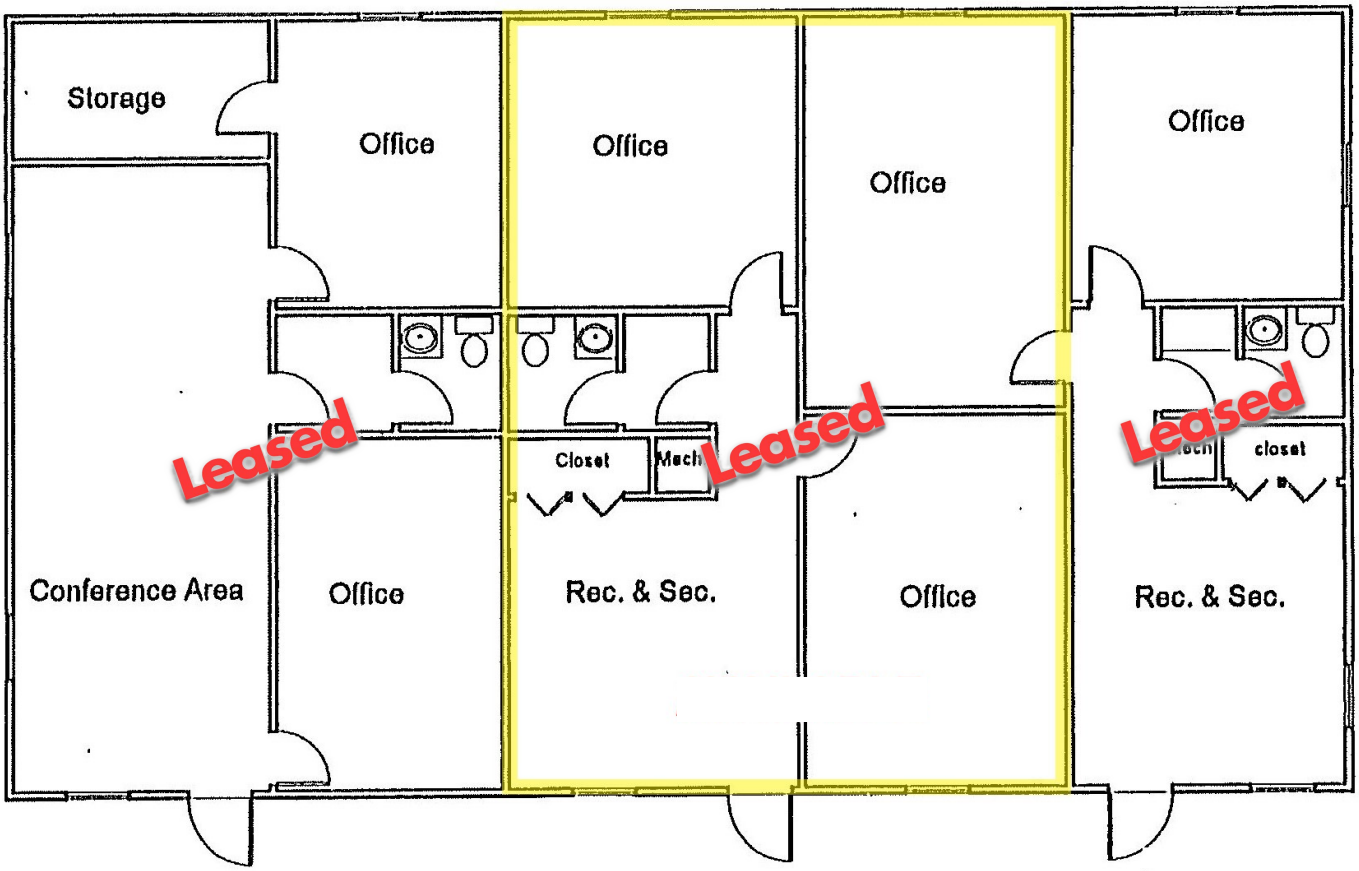
FLOOR PLAN: BUILDNG A

5627-5637 SUPERIOR DR.

BATON ROUGE, LA 70816

8,100 SF

5627 Superior Dr.
Building A



695 ± SF
A-1

695 ± SF
A-2

695 ± SF

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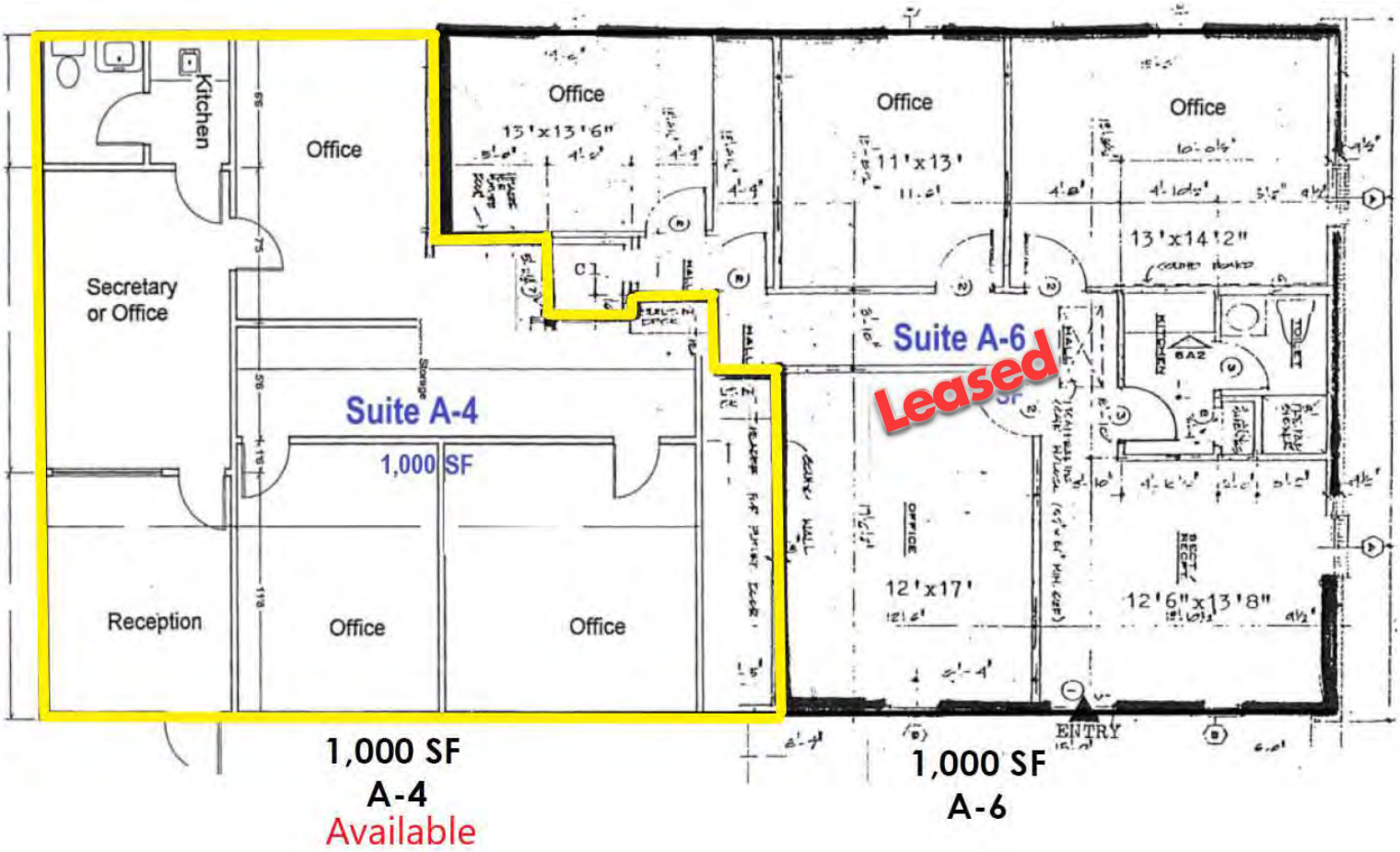
8,100 SF



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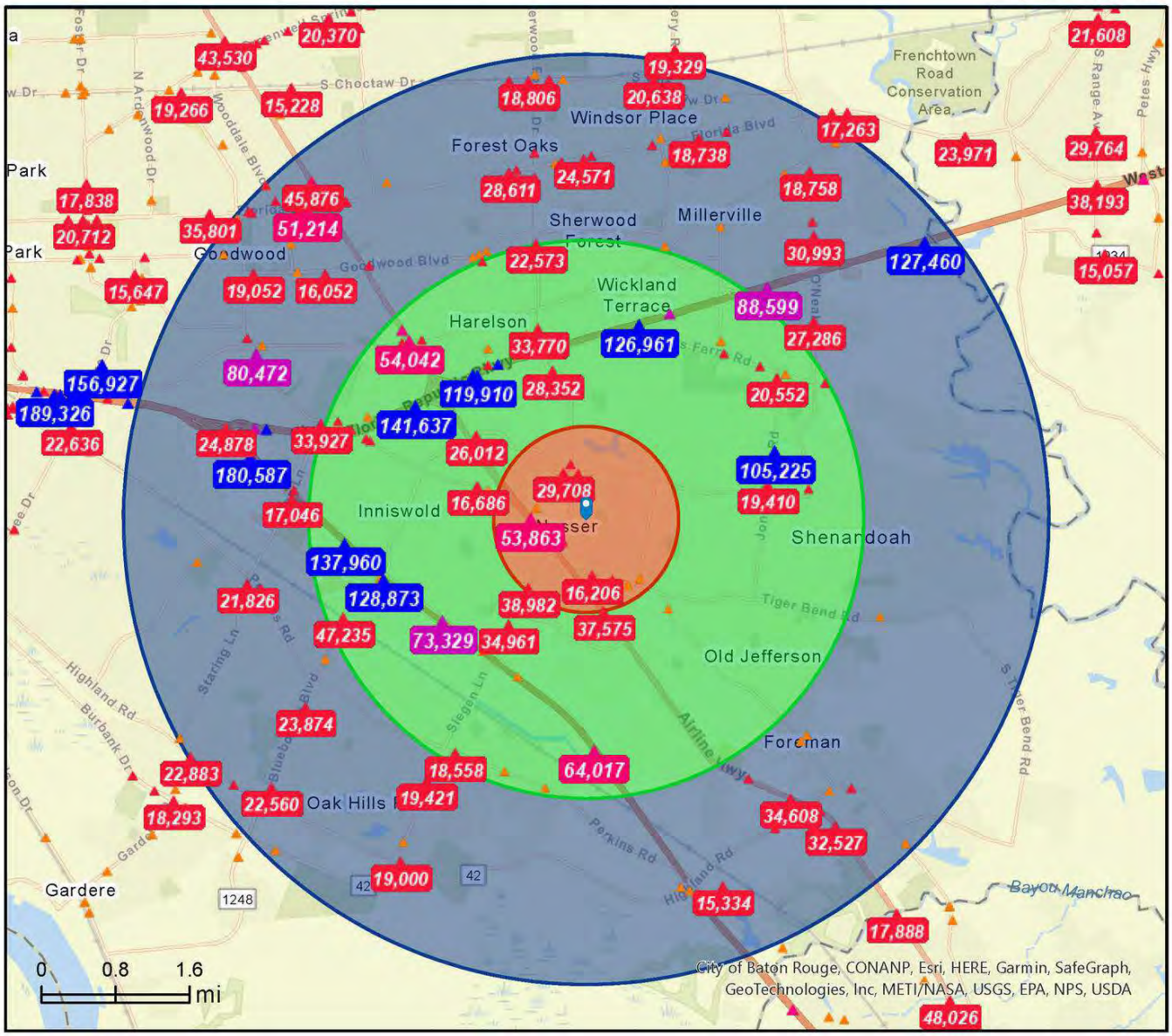
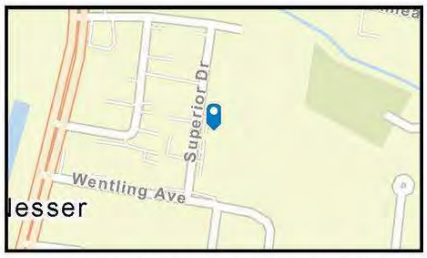
TRAFFIC COUNT MAP

5627-5637 SUPERIOR DR.

BATON ROUGE, LA 70816

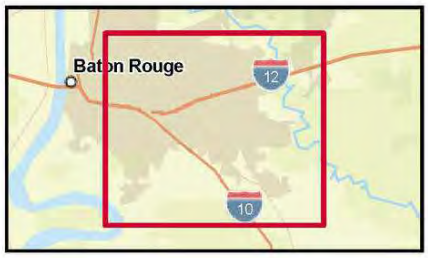
8,100 SF





Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



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DRIVE TIME MAP

5627-5637 SUPERIOR DR.

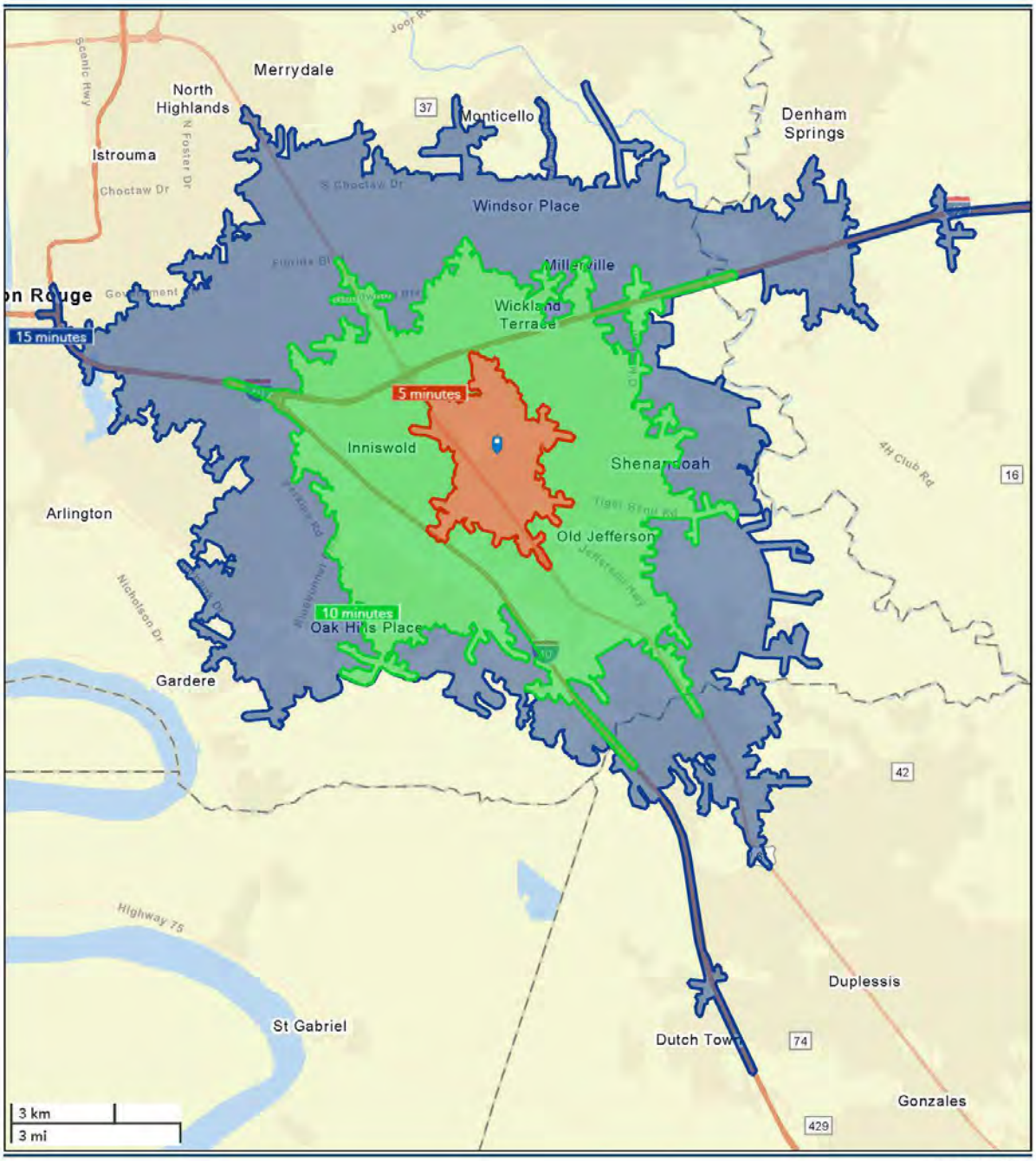
BATON ROUGE, LA 70816

8,100 SF

esri

Drive Time Map: 5, 10, 15 Minutes

5637 Superior Dr, Baton Rouge, LA, 70816, USA



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Executive Summary

5637 Superior Dr, Baton Rouge, Louisiana, 70816
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 30.40390
Longitude: -91.04875

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	11,220	58,594	96,505
2020 Population	11,922	62,625	98,981
2023 Population	11,829	63,568	97,953
2028 Population	11,687	64,114	96,936
2010-2020 Annual Rate	0.61%	0.67%	0.25%
2020-2023 Annual Rate	-0.24%	0.46%	-0.32%
2023-2028 Annual Rate	-0.24%	0.17%	-0.21%
2023 Male Population	48.1%	48.1%	48.2%
2023 Female Population	51.9%	51.9%	51.8%
2023 Median Age	37.2	37.8	38.9

In the identified area, the current year population is 97,953. In 2020, the Census count in the area was 98,981. The rate of change since 2020 was -0.32% annually. The five-year projection for the population in the area is 96,936 representing a change of -0.21% annually from 2023 to 2028. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 38.9, compared to U.S. median age of 39.1.

Race and Ethnicity			
2023 White Alone	49.0%	51.2%	50.7%
2023 Black Alone	29.9%	31.9%	32.1%
2023 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2023 Asian Alone	6.1%	5.2%	5.3%
2023 Pacific Islander Alone	0.1%	0.0%	0.0%
2023 Other Race	7.7%	4.4%	5.4%
2023 Two or More Races	7.1%	7.0%	6.1%
2023 Hispanic Origin (Any Race)	13.3%	9.3%	9.7%

Persons of Hispanic origin represent 9.7% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.5 in the identified area, compared to 72.1 for the U.S. as a whole.

Households			
2023 Wealth Index	77	85	111
2010 Households	5,086	24,876	39,081
2020 Households	5,521	26,322	40,817
2023 Households	5,499	26,703	40,842
2028 Households	5,474	27,133	40,826
2010-2020 Annual Rate	0.82%	0.57%	0.44%
2020-2023 Annual Rate	-0.12%	0.44%	0.02%
2023-2028 Annual Rate	-0.09%	0.32%	-0.01%
2023 Average Household Size	2.15	2.35	2.37

The household count in this area has changed from 40,817 in 2020 to 40,842 in the current year, a change of 0.02% annually. The five-year projection of households is 40,826, a change of -0.01% annually from the current year total. Average household size is currently 2.37, compared to 2.40 in the year 2020. The number of families in the current year is 24,972 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

July 18, 2023

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Executive Summary

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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2023 Percent of Income for Mortgage	26.5%	23.8%	24.0%
Median Household Income			
2023 Median Household Income	$57,691	$62,742	$66,050
2028 Median Household Income	$63,963	$71,438	$75,373
2023-2028 Annual Rate	2.09%	2.63%	2.68%
Average Household Income			
2023 Average Household Income	$90,675	$97,785	$109,724
2028 Average Household Income	$104,189	$112,290	$124,809
2023-2028 Annual Rate	2.82%	2.80%	2.61%
Per Capita Income			
2023 Per Capita Income	$40,405	$41,569	$45,595
2028 Per Capita Income	$46,797	$48,058	$52,389
2023-2028 Annual Rate	2.98%	2.94%	2.82%
GINI Index			
2023 Gini Index	42.2	41.9	42.2

Households by Income

Current median household income is $66,050 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $75,373 in five years, compared to $82,410 for all U.S. households

Current average household income is $109,724 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $124,809 in five years, compared to $122,048 for all U.S. households

Current per capita income is $45,595 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $52,389 in five years, compared to $47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	95	106	105
2010 Total Housing Units	5,470	26,532	42,157
2010 Owner Occupied Housing Units	2,527	14,688	26,352
2010 Renter Occupied Housing Units	2,566	10,181	12,728
2010 Vacant Housing Units	384	1,656	3,076
2020 Total Housing Units	6,027	29,110	44,947
2020 Vacant Housing Units	506	2,788	4,130
2023 Total Housing Units	6,064	29,888	45,474
2023 Owner Occupied Housing Units	2,649	17,221	27,331
2023 Renter Occupied Housing Units	2,850	9,482	13,511
2023 Vacant Housing Units	565	3,185	4,632
2028 Total Housing Units	6,080	30,412	45,741
2028 Owner Occupied Housing Units	2,683	17,793	27,560
2028 Renter Occupied Housing Units	2,792	9,341	13,265
2028 Vacant Housing Units	606	3,279	4,915
Socioeconomic Status Index			
2023 Socioeconomic Status Index	57.2	52.2	52.2

Currently, 60.1% of the 45,474 housing units in the area are owner occupied; 29.7%, renter occupied; and 10.2% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 44,947 housing units in the area and 9.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.36%. Median home value in the area is $264,064, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 3.69% annually to $316,496.

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Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

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Demographic and Income Profile

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Ring band: 0 - 1 mile radius

Prepared by Esri
Latitude: 30.40390
Longitude: -91.04875

Summary	Census 2010	Census 2020	2023	2028
Population	11,220	11,922	11,829	11,687
Households	5,086	5,521	5,499	5,474
Families	2,957	-	3,029	2,998
Average Household Size	2.20	2.15	2.15	2.13
Owner Occupied Housing Units	2,527	-	2,649	2,683
Renter Occupied Housing Units	2,566	-	2,850	2,792
Median Age	34.7	-	37.2	37.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.24%	-0.02%	0.30%
Households	-0.09%	0.18%	0.49%
Families	-0.21%	0.08%	0.44%
Owner HHs	0.26%	0.36%	0.66%
Median Household Income	2.09%	2.08%	2.57%

	2023		2028	
Households by Income	Number	Percent	Number	Percent
<$15,000	351	6.4%	318	5.8%
$15,000 - $24,999	531	9.7%	420	7.7%
$25,000 - $34,999	589	10.7%	509	9.3%
$35,000 - $49,999	802	14.6%	746	13.6%
$50,000 - $74,999	1,175	21.4%	1,138	20.8%
$75,000 - $99,999	595	10.8%	616	11.3%
$100,000 - $149,999	571	10.4%	625	11.4%
$150,000 - $199,999	491	8.9%	631	11.5%
$200,000+	394	7.2%	471	8.6%
Median Household Income	$57,691		$63,963	
Average Household Income	$90,675		$104,189	
Per Capita Income	$40,405		$46,797	

	Census 2010		2023		2028	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	761	6.8%	663	5.6%	682	5.8%
5 - 9	697	6.2%	650	5.5%	619	5.3%
10 - 14	622	5.5%	637	5.4%	593	5.1%
15 - 19	644	5.7%	668	5.6%	608	5.2%
20 - 24	961	8.6%	933	7.9%	986	8.4%
25 - 34	1,979	17.6%	1,965	16.6%	1,934	16.6%
35 - 44	1,450	12.9%	1,611	13.6%	1,598	13.7%
45 - 54	1,495	13.3%	1,253	10.6%	1,223	10.5%
55 - 64	1,342	12.0%	1,387	11.7%	1,257	10.8%
65 - 74	704	6.3%	1,215	10.3%	1,141	9.8%
75 - 84	381	3.4%	621	5.2%	774	6.6%
85+	185	1.6%	226	1.9%	270	2.3%

	Census 2010		Census 2020		2023		2028	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,061	62.9%	5,991	50.3%	5,798	49.0%	5,467	46.8%
Black Alone	3,037	27.1%	3,512	29.5%	3,531	29.9%	3,500	30.0%
American Indian Alone	25	0.2%	32	0.3%	32	0.3%	35	0.3%
Asian Alone	456	4.1%	711	6.0%	716	6.1%	727	6.2%
Pacific Islander Alone	6	0.1%	6	0.1%	6	0.1%	6	0.1%
Some Other Race Alone	424	3.8%	868	7.3%	911	7.7%	1,039	8.9%
Two or More Races	211	1.9%	802	6.7%	835	7.1%	912	7.8%
Hispanic Origin (Any Race)	975	8.7%	1,506	12.6%	1,579	13.3%	1,735	14.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

July 18, 2023

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Demographic and Income Profile

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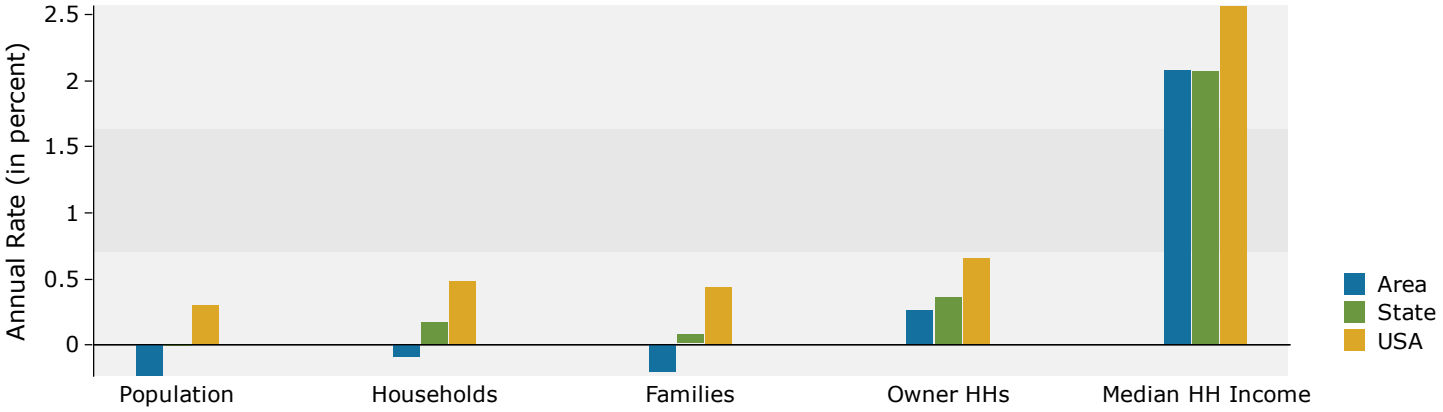
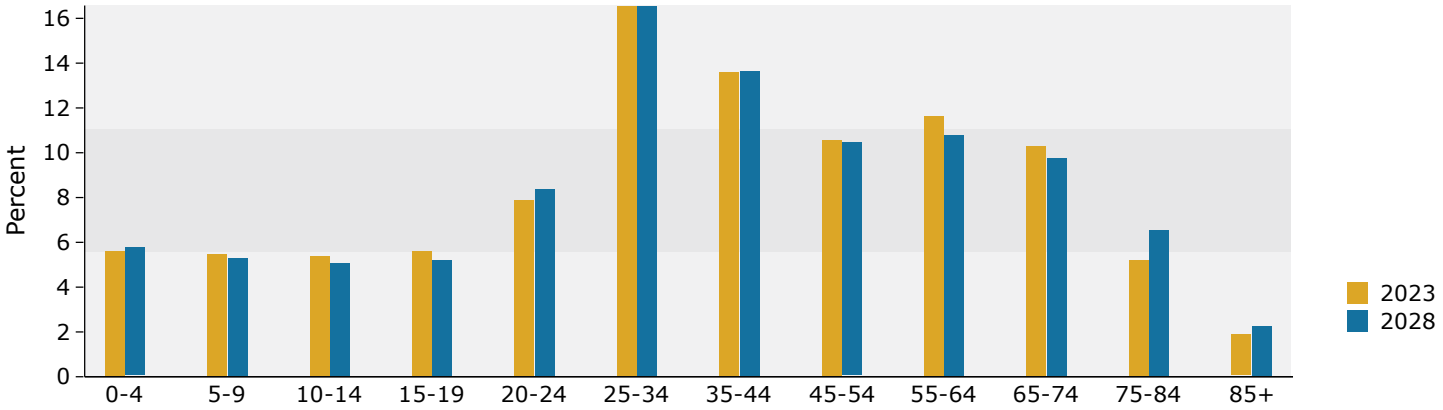
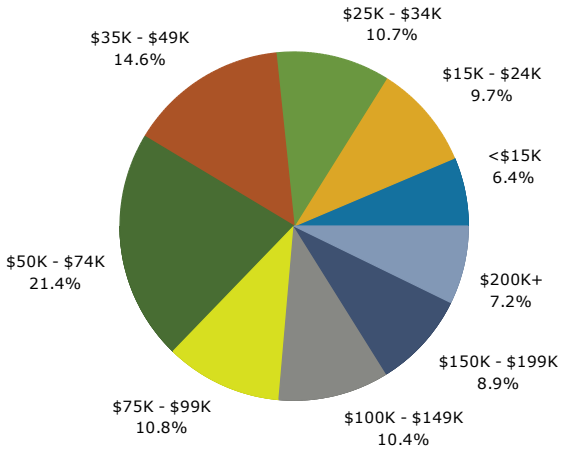
Trends 2023-2028



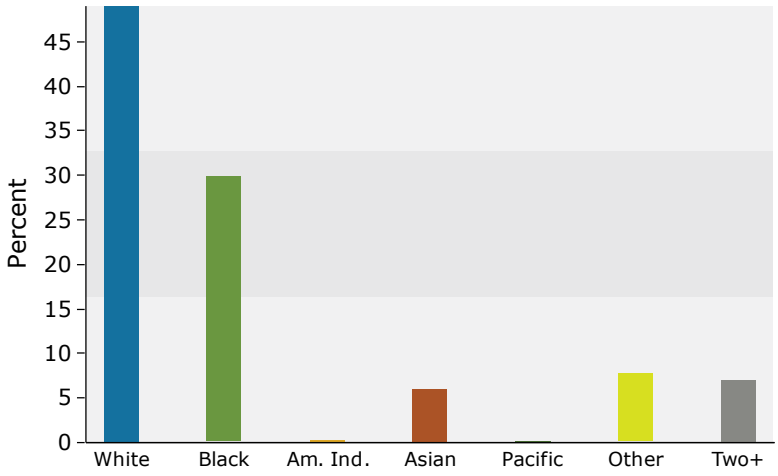
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin:13.3%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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Demographic and Income Profile

5637 Superior Dr, Baton Rouge, Louisiana, 70816
Ring band: 1 - 3 mile radius

Prepared by Esri
Latitude: 30.40390
Longitude: -91.04875

Summary	Census 2010	Census 2020	2023	2028
Population	58,594	62,625	63,568	64,114
Households	24,876	26,322	26,703	27,133
Families	14,977	-	15,257	15,426
Average Household Size	2.33	2.35	2.35	2.34
Owner Occupied Housing Units	14,688	-	17,221	17,793
Renter Occupied Housing Units	10,181	-	9,482	9,341
Median Age	34.6	-	37.8	39.0

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.17%	-0.02%	0.30%
Households	0.32%	0.18%	0.49%
Families	0.22%	0.08%	0.44%
Owner HHs	0.66%	0.36%	0.66%
Median Household Income	2.63%	2.08%	2.57%

	2023		2028	
Households by Income	Number	Percent	Number	Percent
<$15,000	2,113	7.9%	1,872	6.9%
$15,000 - $24,999	1,868	7.0%	1,459	5.4%
$25,000 - $34,999	2,234	8.4%	1,918	7.1%
$35,000 - $49,999	3,893	14.6%	3,583	13.2%
$50,000 - $74,999	5,341	20.0%	5,276	19.4%
$75,000 - $99,999	2,900	10.9%	3,033	11.2%
$100,000 - $149,999	3,461	13.0%	3,858	14.2%
$150,000 - $199,999	2,595	9.7%	3,368	12.4%
$200,000+	2,297	8.6%	2,764	10.2%
Median Household Income	$62,742		$71,438	
Average Household Income	$97,785		$112,290	
Per Capita Income	$41,569		$48,058	

	Census 2010		2023		2028	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,019	6.9%	3,707	5.8%	3,813	5.9%
5 - 9	3,524	6.0%	3,661	5.8%	3,644	5.7%
10 - 14	3,321	5.7%	3,636	5.7%	3,594	5.6%
15 - 19	3,424	5.8%	3,424	5.4%	3,354	5.2%
20 - 24	4,805	8.2%	4,085	6.4%	4,168	6.5%
25 - 34	10,585	18.1%	10,373	16.3%	9,477	14.8%
35 - 44	7,006	12.0%	9,208	14.5%	10,002	15.6%
45 - 54	7,752	13.2%	6,642	10.4%	7,010	10.9%
55 - 64	7,049	12.0%	7,478	11.8%	6,547	10.2%
65 - 74	3,744	6.4%	6,681	10.5%	6,748	10.5%
75 - 84	2,367	4.0%	3,370	5.3%	4,244	6.6%
85+	999	1.7%	1,301	2.0%	1,512	2.4%

	Census 2010		Census 2020		2023		2028	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	38,384	65.5%	32,821	52.4%	32,561	51.2%	31,474	49.1%
Black Alone	15,906	27.1%	19,677	31.4%	20,270	31.9%	20,643	32.2%
American Indian Alone	175	0.3%	155	0.2%	159	0.3%	164	0.3%
Asian Alone	2,104	3.6%	3,186	5.1%	3,300	5.2%	3,441	5.4%
Pacific Islander Alone	24	0.0%	17	0.0%	17	0.0%	18	0.0%
Some Other Race Alone	1,059	1.8%	2,571	4.1%	2,786	4.4%	3,316	5.2%
Two or More Races	942	1.6%	4,198	6.7%	4,476	7.0%	5,058	7.9%
Hispanic Origin (Any Race)	2,806	4.8%	5,444	8.7%	5,903	9.3%	6,679	10.4%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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Demographic and Income Profile

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Latitude: 30.40390
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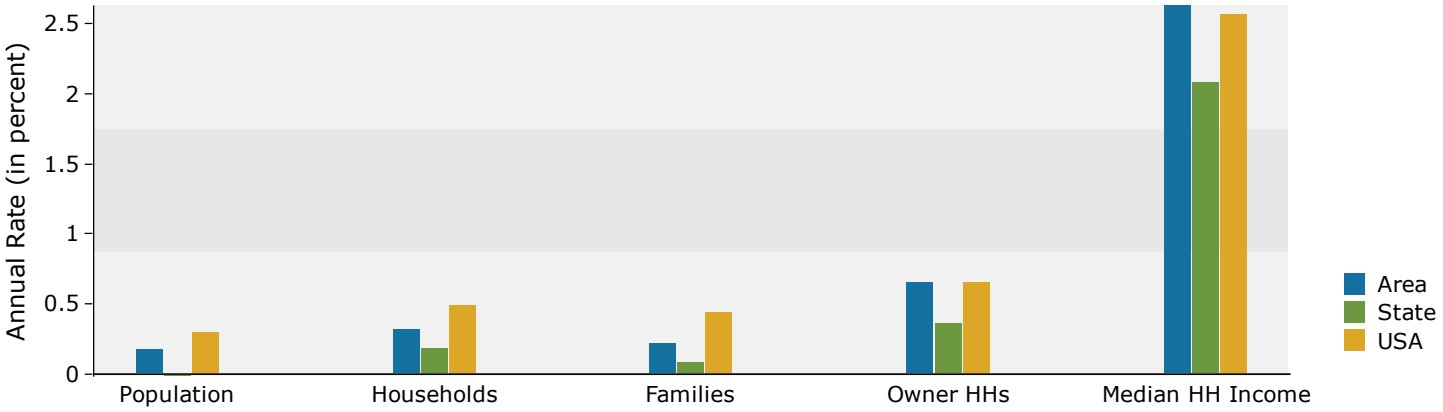
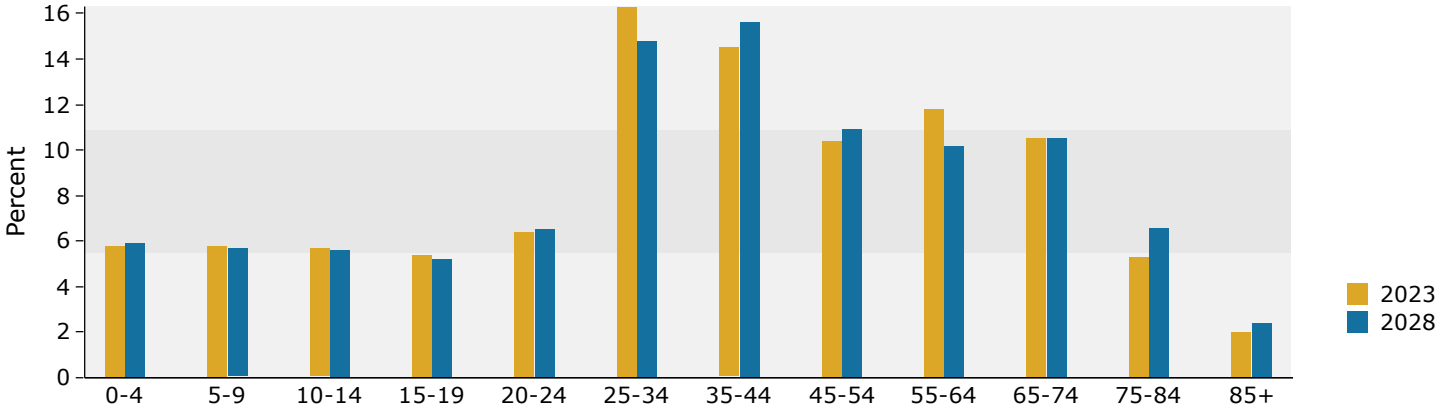
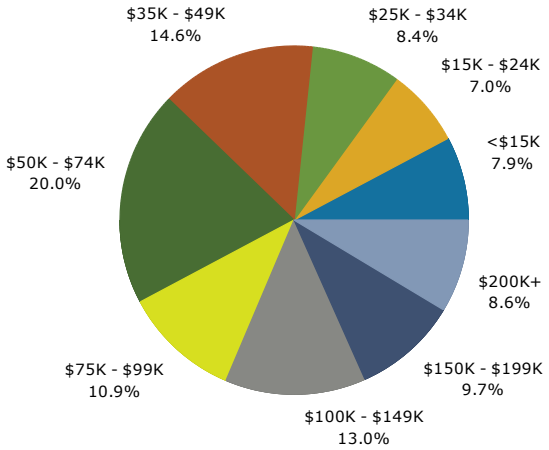
Trends 2023-2028



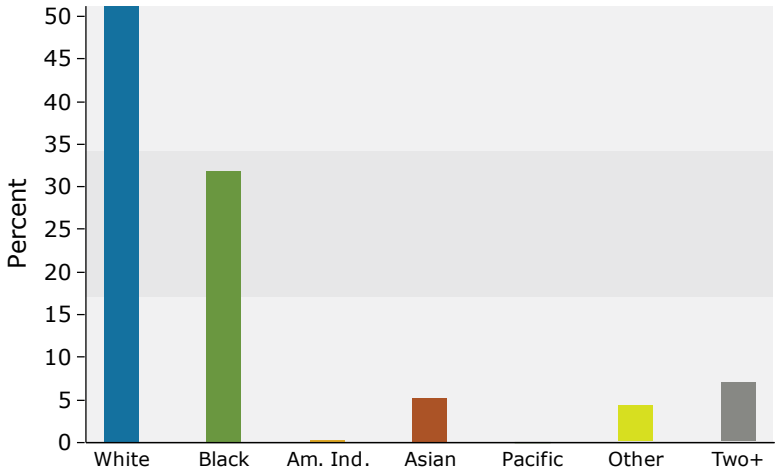
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin:9.3%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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Demographic and Income Profile

5637 Superior Dr, Baton Rouge, Louisiana, 70816
Ring band: 3 - 5 mile radius

Prepared by Esri
Latitude: 30.40390
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Summary	Census 2010	Census 2020	2023	2028
Population	96,505	98,981	97,953	96,936
Households	39,081	40,817	40,842	40,826
Families	25,255	-	24,972	24,813
Average Household Size	2.45	2.40	2.37	2.34
Owner Occupied Housing Units	26,352	-	27,331	27,560
Renter Occupied Housing Units	12,728	-	13,511	13,265
Median Age	36.5	-	38.9	39.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.21%	-0.02%	0.30%
Households	-0.01%	0.18%	0.49%
Families	-0.13%	0.08%	0.44%
Owner HHs	0.17%	0.36%	0.66%
Median Household Income	2.68%	2.08%	2.57%

	2023		2028	
Households by Income	Number	Percent	Number	Percent
<$15,000	3,014	7.4%	2,673	6.5%
$15,000 - $24,999	2,530	6.2%	1,973	4.8%
$25,000 - $34,999	3,573	8.7%	3,066	7.5%
$35,000 - $49,999	5,551	13.6%	4,963	12.2%
$50,000 - $74,999	7,941	19.4%	7,656	18.8%
$75,000 - $99,999	4,086	10.0%	4,247	10.4%
$100,000 - $149,999	5,456	13.4%	5,850	14.3%
$150,000 - $199,999	3,858	9.4%	4,819	11.8%
$200,000+	4,834	11.8%	5,579	13.7%
Median Household Income	$66,050		$75,373	
Average Household Income	$109,724		$124,809	
Per Capita Income	$45,595		$52,389	

	Census 2010		2023		2028	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,256	6.5%	5,523	5.6%	5,548	5.7%
5 - 9	5,957	6.2%	5,772	5.9%	5,603	5.8%
10 - 14	6,160	6.4%	5,875	6.0%	5,646	5.8%
15 - 19	6,157	6.4%	5,522	5.6%	5,266	5.4%
20 - 24	7,229	7.5%	6,049	6.2%	5,816	6.0%
25 - 34	14,698	15.2%	14,407	14.7%	13,482	13.9%
35 - 44	11,780	12.2%	13,755	14.0%	14,347	14.8%
45 - 54	13,511	14.0%	10,932	11.2%	11,320	11.7%
55 - 64	12,298	12.7%	12,027	12.3%	10,619	11.0%
65 - 74	6,730	7.0%	10,584	10.8%	10,408	10.7%
75 - 84	4,034	4.2%	5,363	5.5%	6,498	6.7%
85+	1,695	1.8%	2,146	2.2%	2,382	2.5%

	Census 2010		Census 2020		2023		2028	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	59,954	62.1%	51,350	51.9%	49,693	50.7%	47,351	48.8%
Black Alone	28,052	29.1%	31,344	31.7%	31,468	32.1%	31,280	32.3%
American Indian Alone	268	0.3%	355	0.4%	365	0.4%	379	0.4%
Asian Alone	4,670	4.8%	5,182	5.2%	5,200	5.3%	5,259	5.4%
Pacific Islander Alone	38	0.0%	16	0.0%	16	0.0%	16	0.0%
Some Other Race Alone	2,062	2.1%	5,009	5.1%	5,260	5.4%	6,055	6.2%
Two or More Races	1,460	1.5%	5,725	5.8%	5,951	6.1%	6,595	6.8%
Hispanic Origin (Any Race)	4,944	5.1%	9,047	9.1%	9,523	9.7%	10,567	10.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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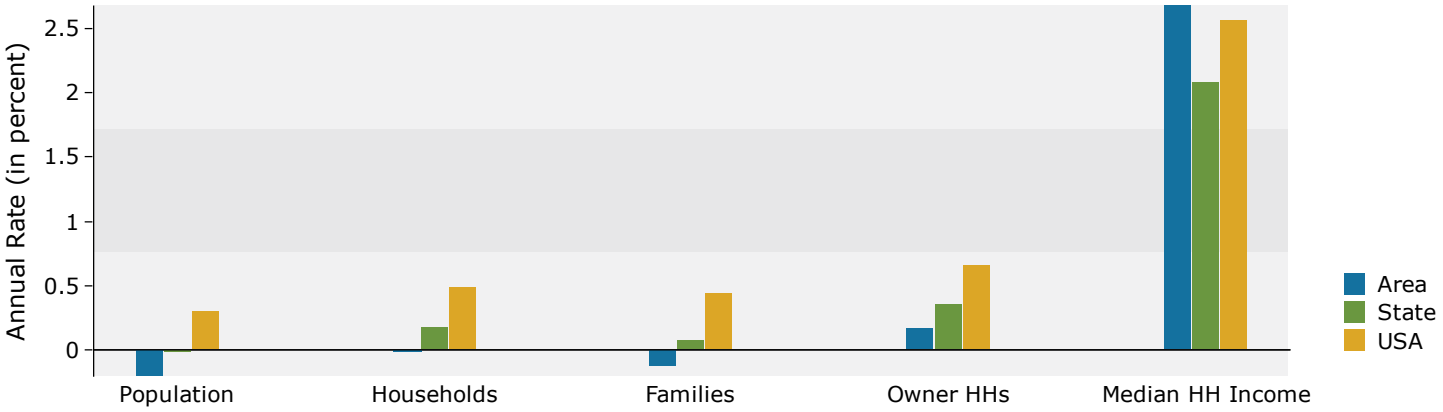
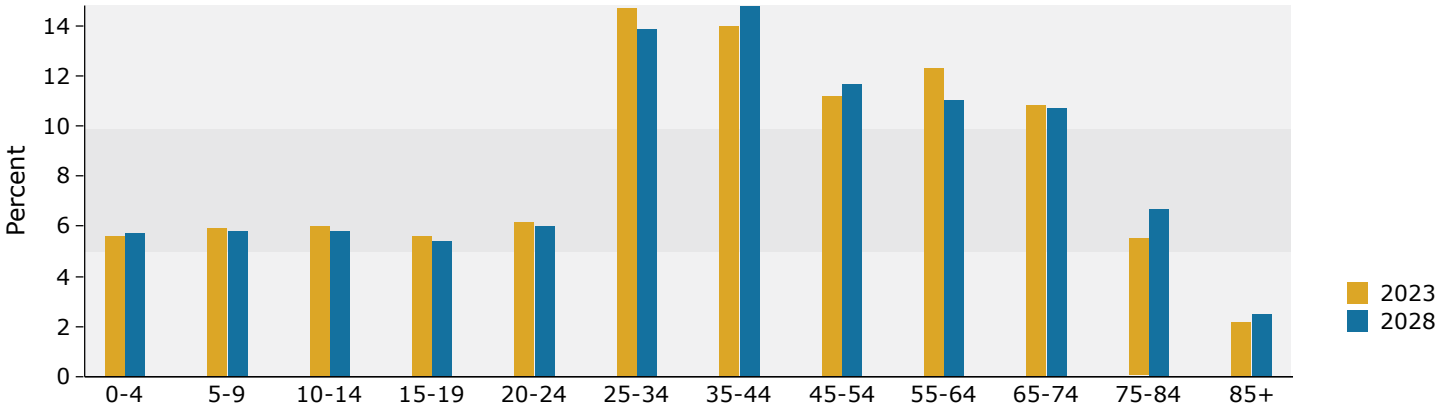
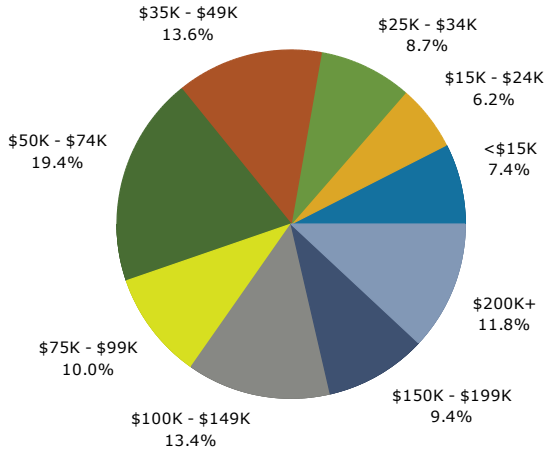


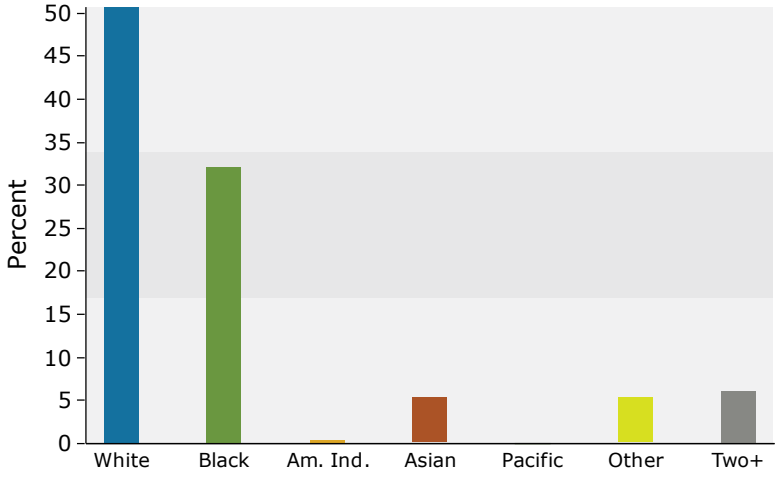
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin:9.7%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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