



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

NEW RETAIL CENTER

3373 BLUEBONNET BOULEVARD, BATON ROUGE, LA 70809

2,000 SF

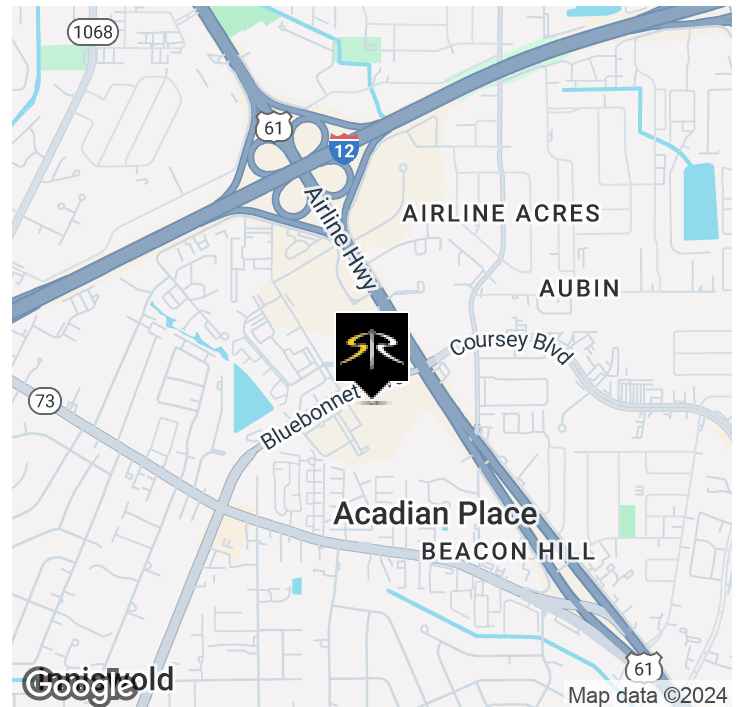


OFFERING SUMMARY

Lease Rate:	\$36.00 SF/yr (NNN)
Total Available:	4,000 SF
Suite A:	2,000 SF
Suite C:	2,000 SF

PROPERTY HIGHLIGHTS

- New Bluebonnet Retail Center w/ Drive thru Available
- Suite A: 2,000 SF End Cap with Drive-Thru
- Suite C: 2,000 SF End Cap with Drive-Thru
- Contact Agent for additional Information



BOB KIRBY

Commercial Investment Specialist
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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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.



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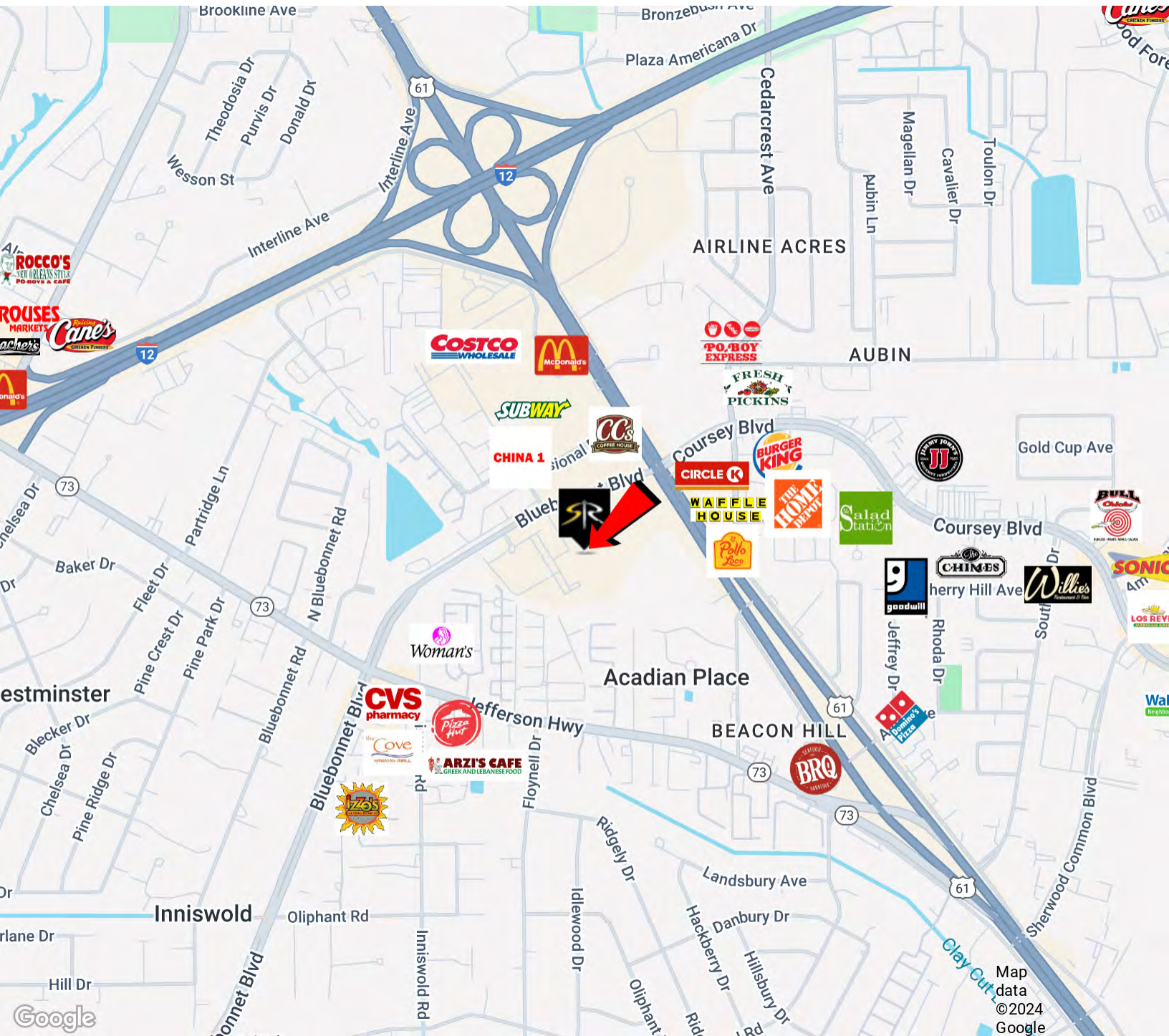
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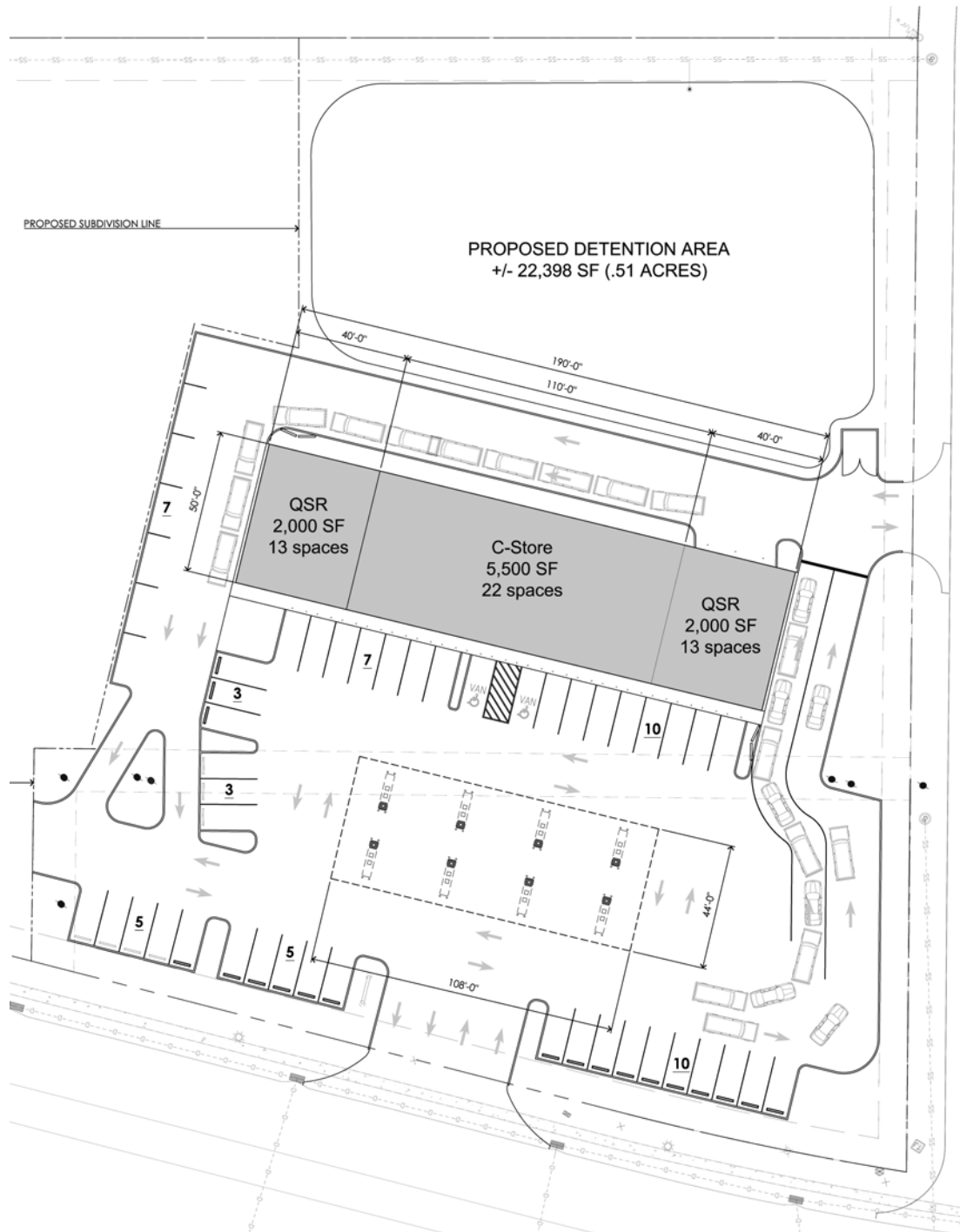
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SITE PLAN

NEW RETAIL CENTER

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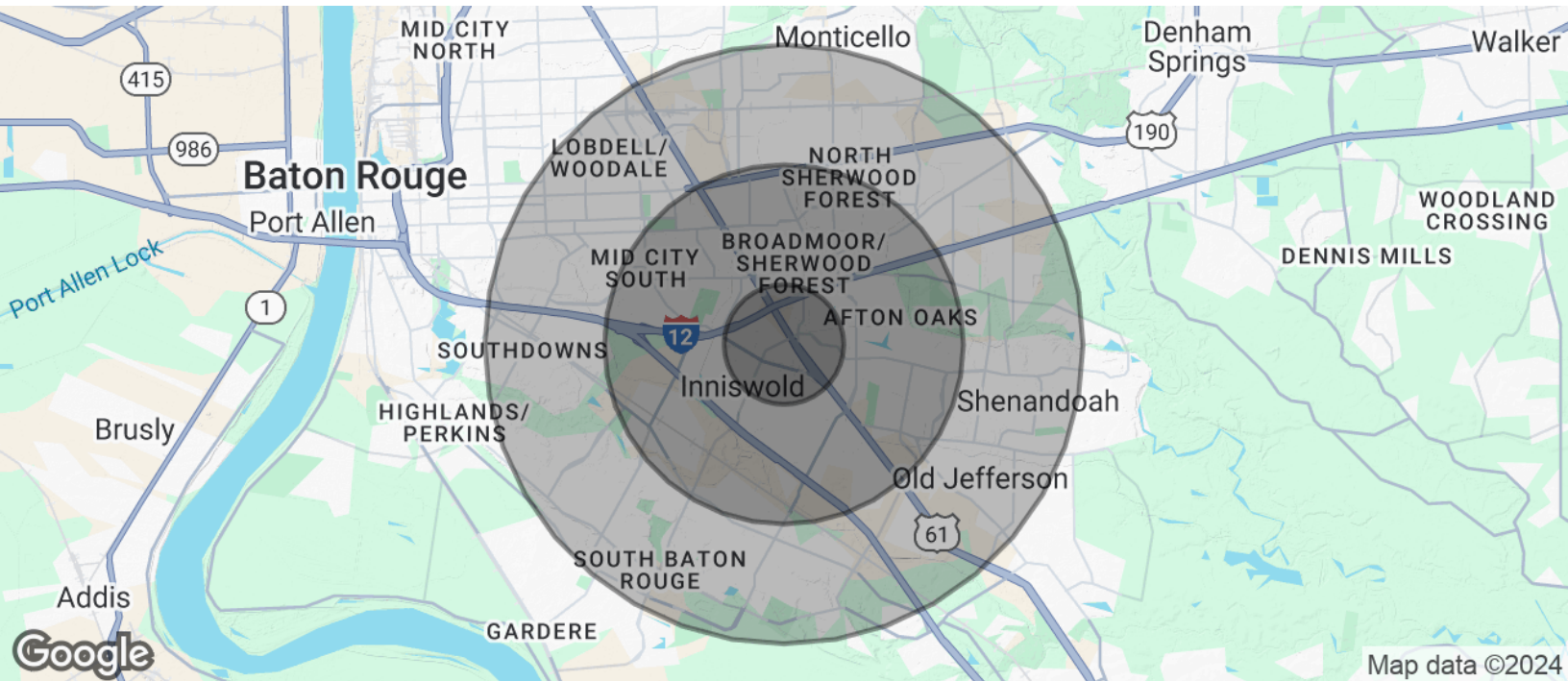
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DEMOGRAPHICS

NEW RETAIL CENTER

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2,000 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,830	72,881	197,918
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,978	32,729	84,364
# Of Persons Per HH	2.2	2.2	2.3
Average HH Income	\$91,502	\$93,979	\$94,928
Average House Value	\$251,349	\$315,963	\$320,401

Demographics data derived from AlphaMap

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