



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE ON FLORIDA BLVD. NEAR AIRLINE HWY.

9244 FLORIDA BLVD., BATON ROUGE, LA 70815

FOR LEASE

1,400 SF

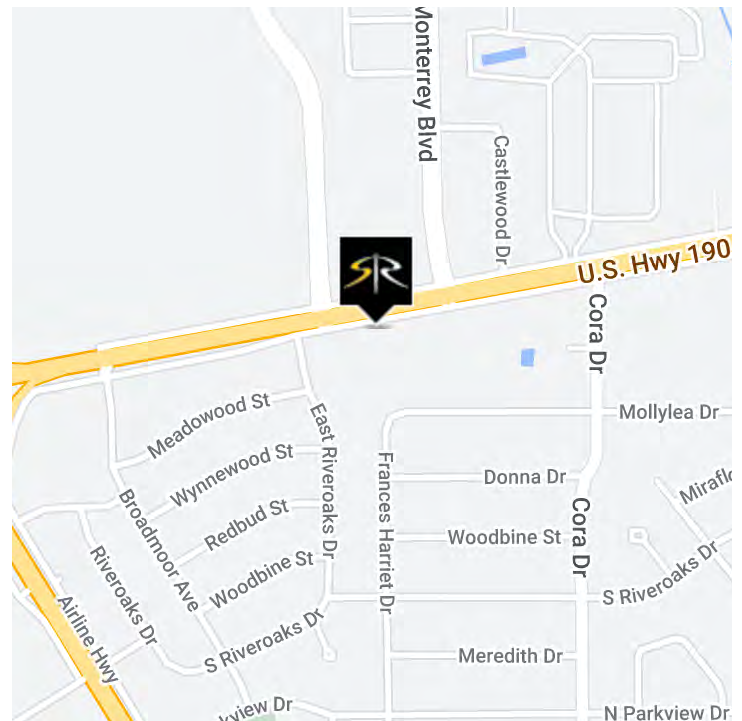


OFFERING SUMMARY

Lease Rate:	\$15.00 PSF/yr
Available SF:	1,400 SF
Zoning:	C

PROPERTY HIGHLIGHTS

- Office Suite Available:
- Suite A: 1,400 SF Office, formerly Franklin Financial, (Tenant Relocating)
- Large Main Area with room for 4-5 Desks/Workspaces
- Three (3) Private Offices
- Kitchenette
- Reception Area
- One (1) Restroom
- Located on Highly Trafficked Florida Boulevard across from Amazon Distribution Center
- Easy Access. Excellent Visibility and Signage



MIKE STINSON, CCIM

Commercial Sales & Leasing
(D)225.907.7793
mike@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.



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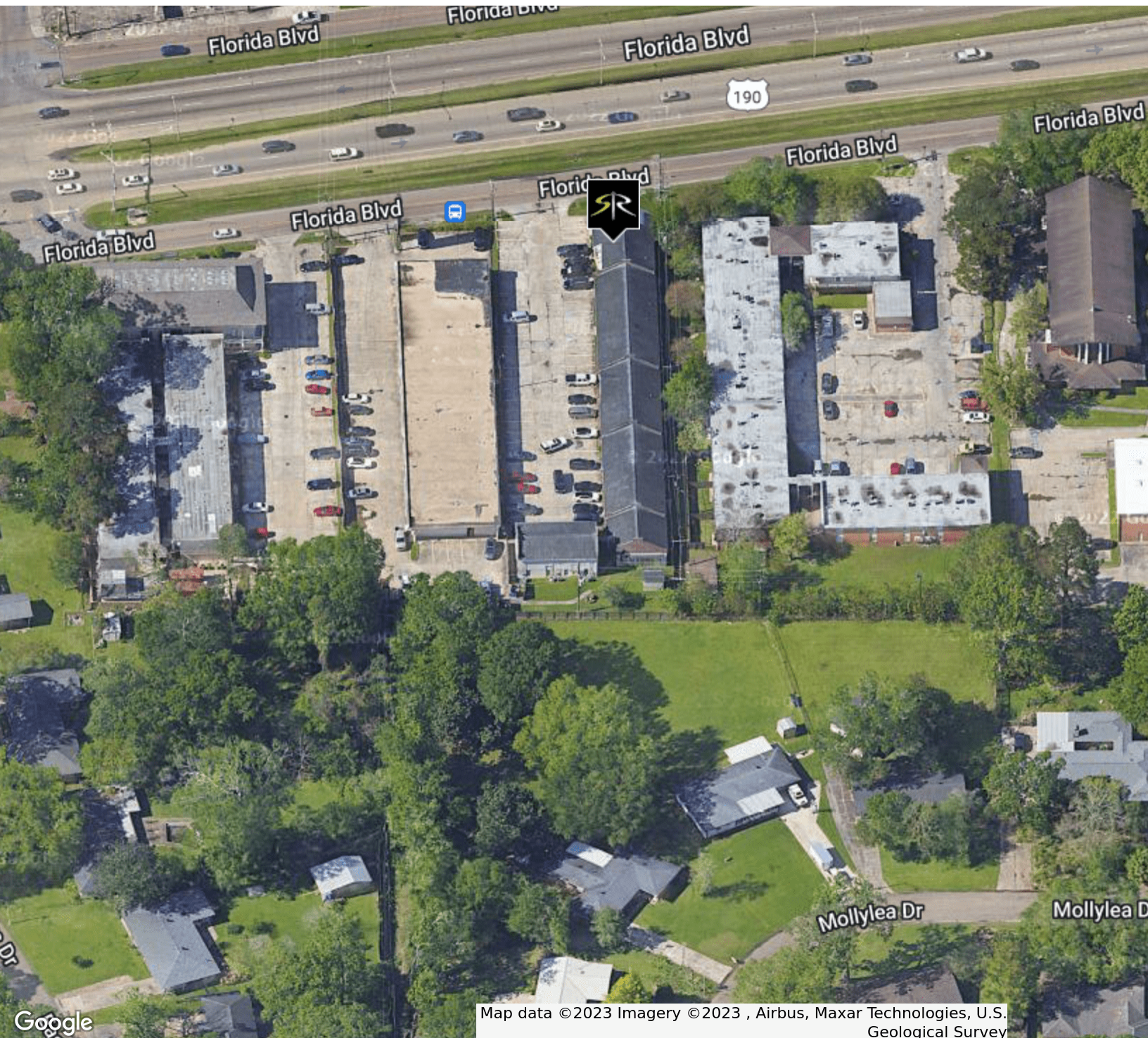
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AERIAL OVERVIEW

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9244 FLORIDA BLVD.
1/8" = 1' - 0"

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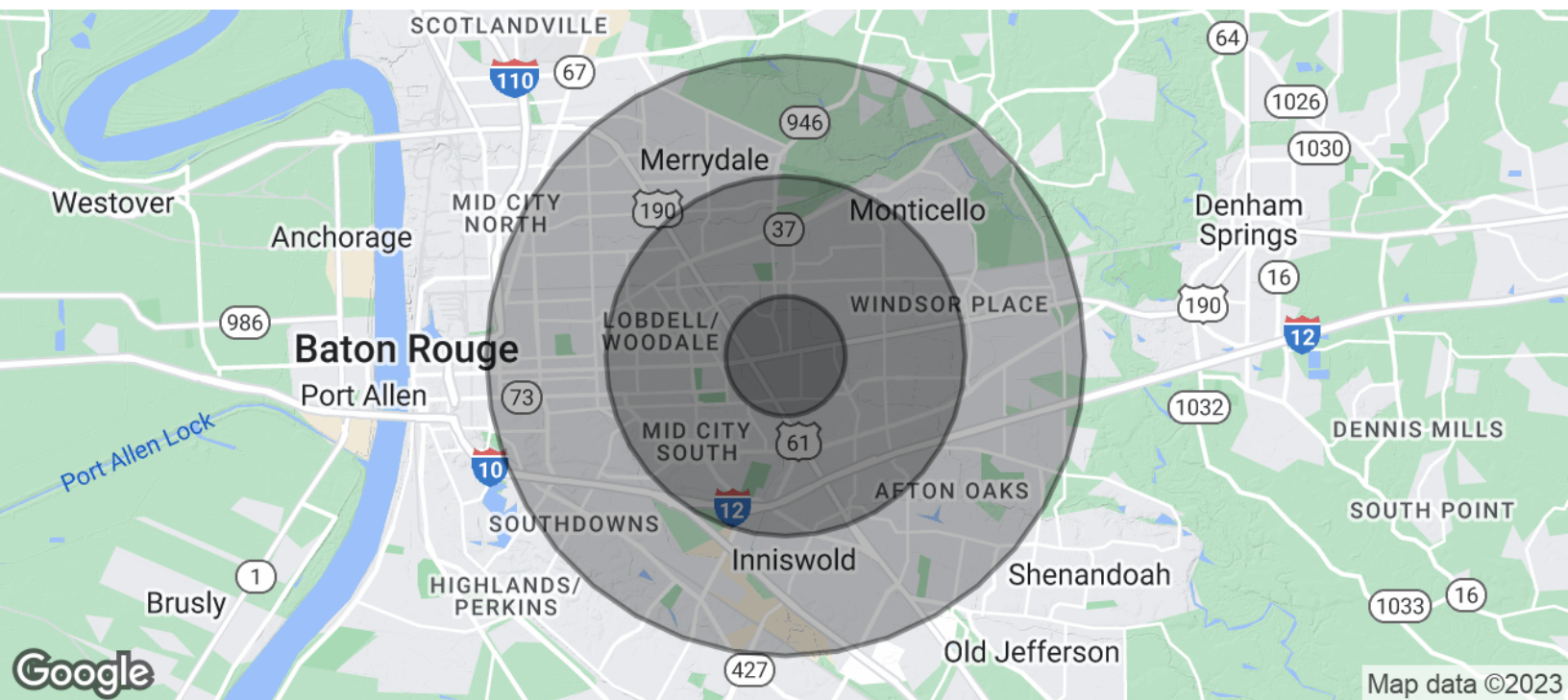


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,206	75,288	200,645
Average Age	47.3	36.7	36.8
Average Age (Male)	43.6	34.2	34.9
Average Age (Female)	48.1	39.3	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,965	34,669	91,783
# Of Persons Per HH	2.1	2.2	2.2
Average HH Income	\$57,261	\$61,240	\$67,398
Average House Value	\$178,592	\$171,087	\$185,268

* Demographic data derived from 2020 ACS - US Census

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