



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE ON FLORIDA BLVD. NEAR AIRLINE HWY.

9244 FLORIDA BLVD., BATON ROUGE, LA 70815

FOR LEASE

1,400 SF

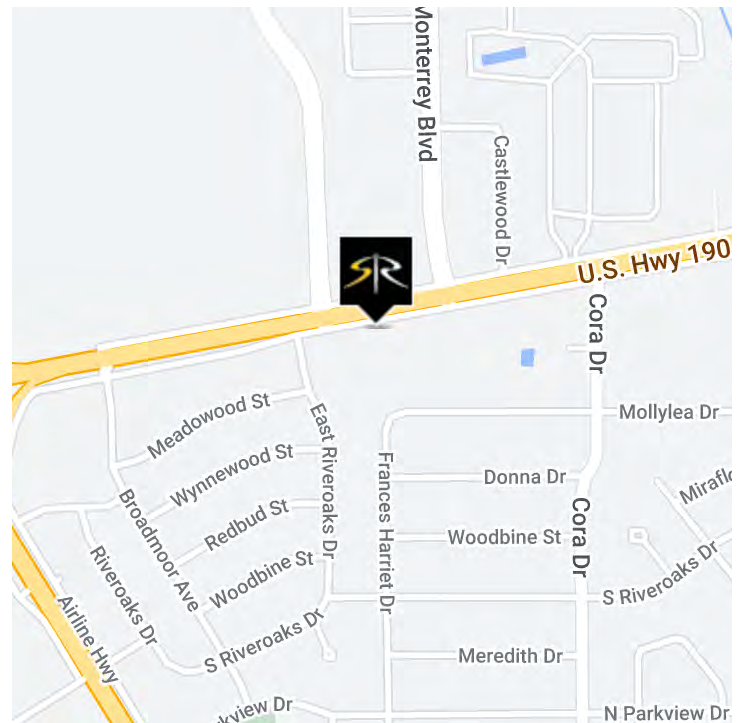


OFFERING SUMMARY

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
225.907.7793
mike@sr-cre.com

BROOKS THORNTON
Commercial Sales & Leasing
225.436.0161
brooks@sr-cre.com

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5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
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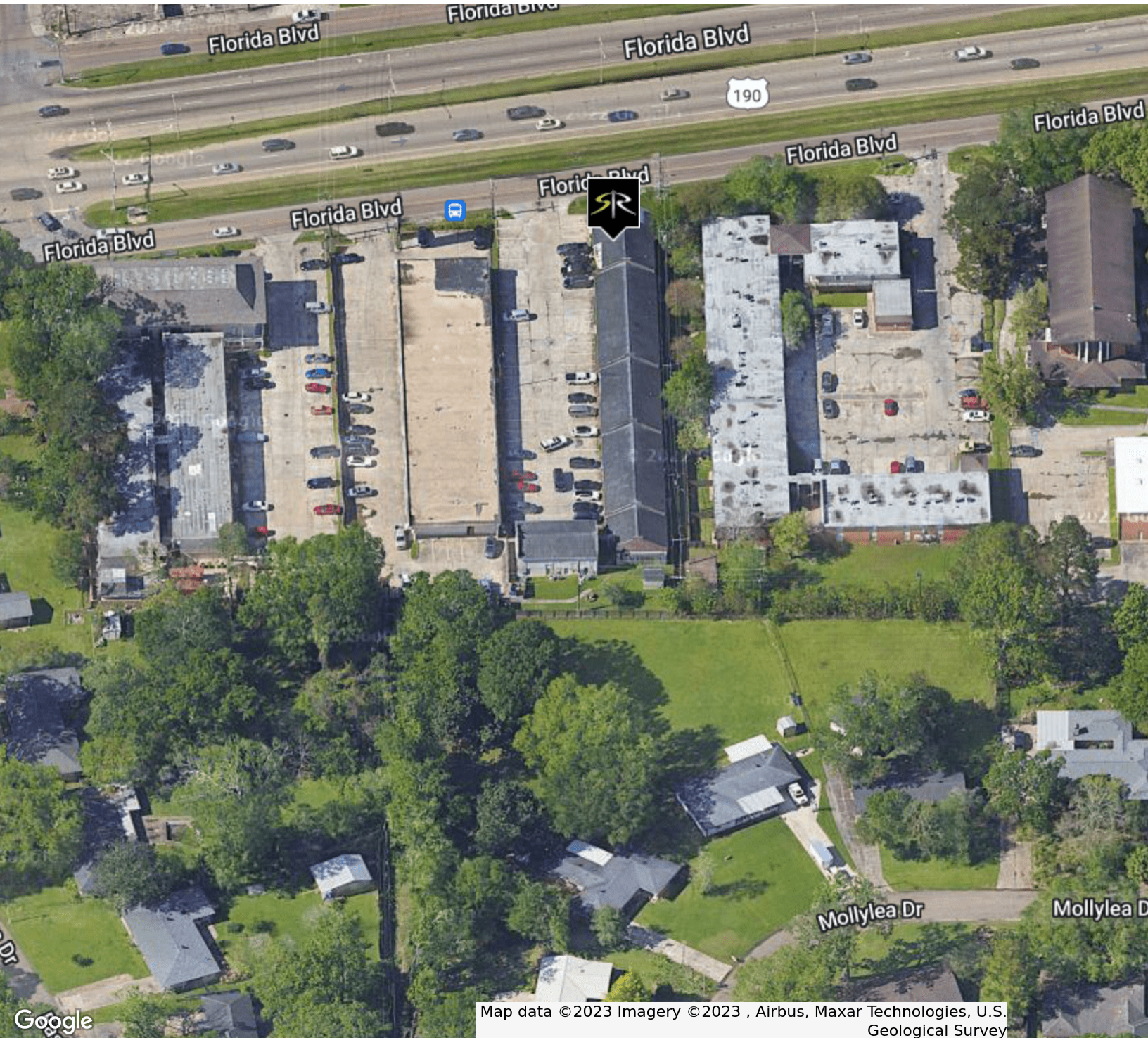
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AERIAL OVERVIEW

1,400 SF



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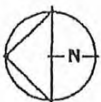
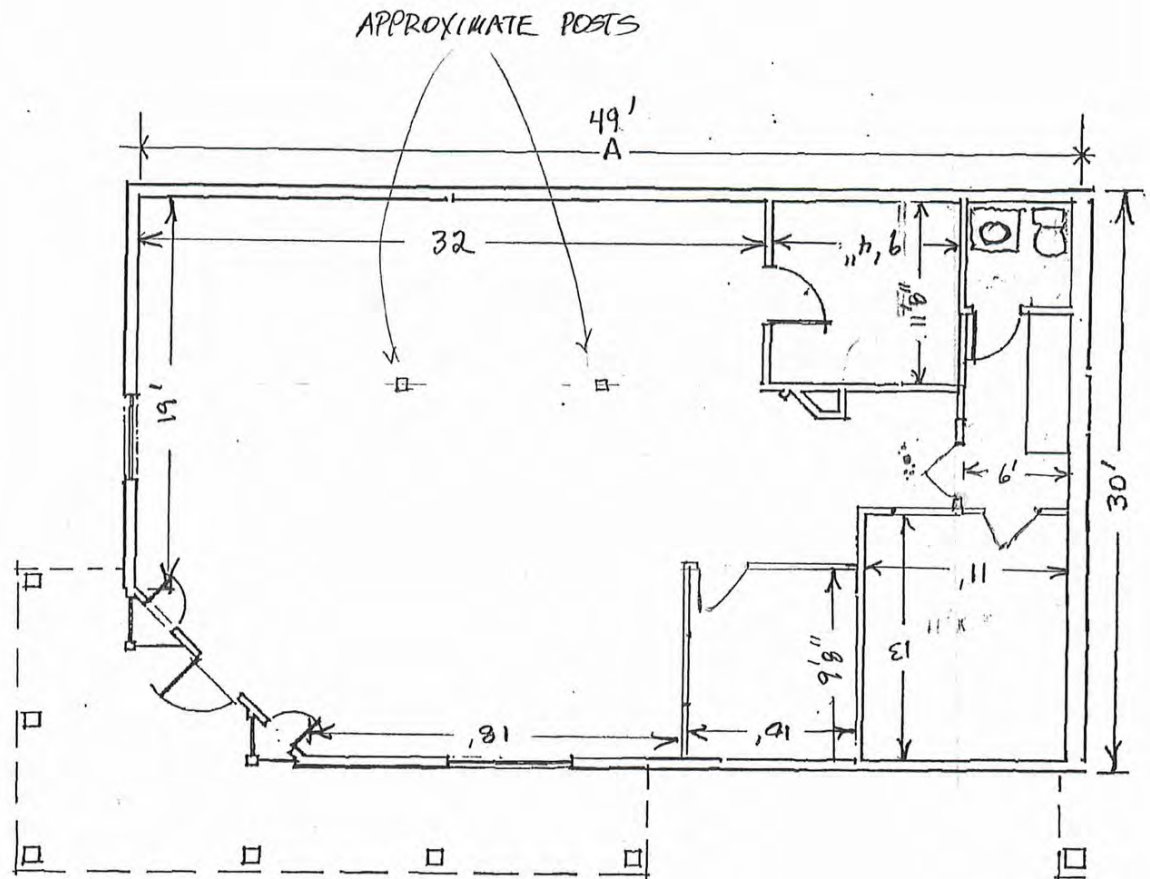


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9244 FLORIDA BLVD.
1/8" = 1' - 0"

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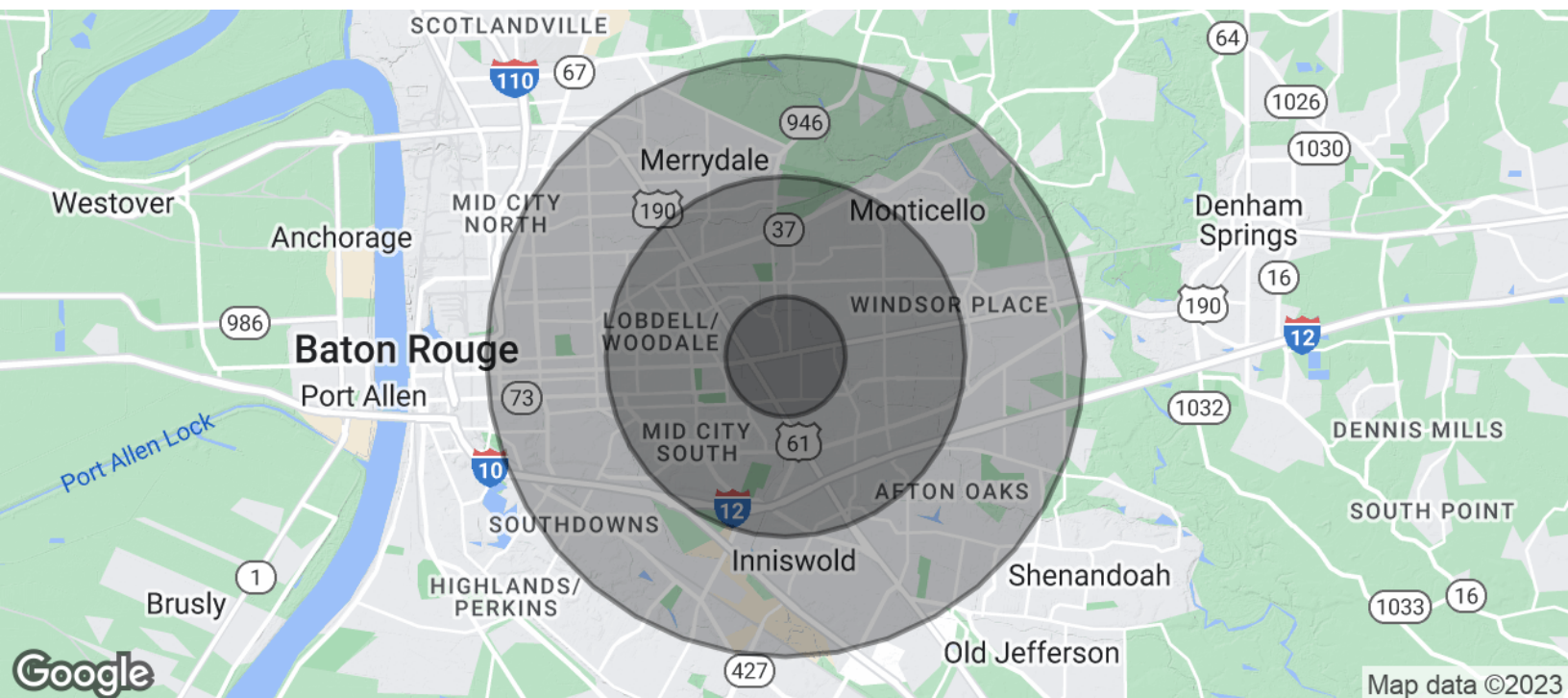


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,206	75,288	200,645
Average Age	47.3	36.7	36.8
Average Age (Male)	43.6	34.2	34.9
Average Age (Female)	48.1	39.3	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,965	34,669	91,783
# 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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