



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

# RETAIL COMMERCIAL FOR LEASE

9230 FLORIDA BLVD, BATON ROUGE, LA 70815

**841 SF**

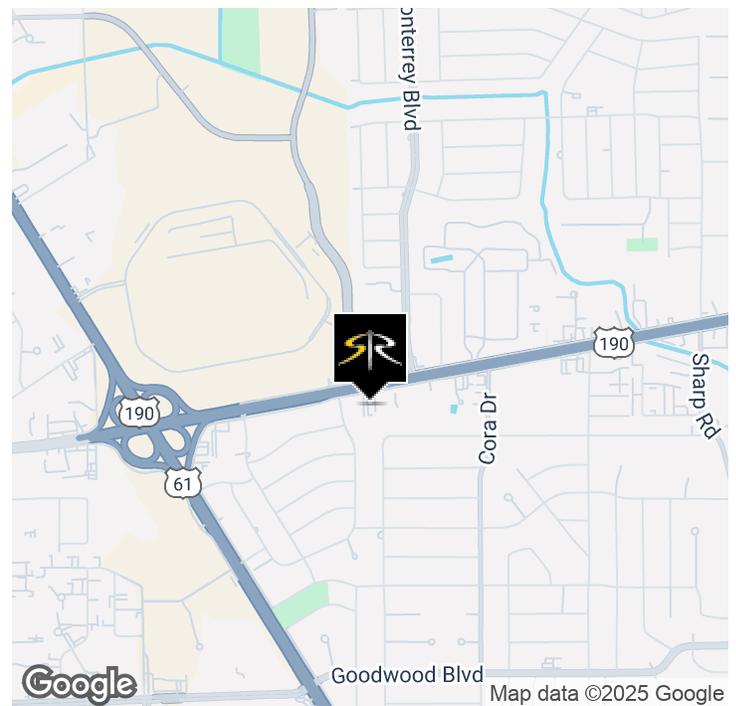


## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	841 SF
Zoning:	LC1

## PROPERTY HIGHLIGHTS

- Retail/Office Space located near the intersection of Florida Blvd. and Airline Hwy.
- SUITE F: 841 SF \$12 PSF NNN
- Across from the new Amazon Fulfillment Center
- Easy Access
- High Traffic Counts
- Good Signage
- Priced to Lease to Right Tenant
- Landlord to possibly Contribute to TI Allowance
- Current Tenants are a Finance Company, Cash Allowance Company, Hair Salon and Fitness Studio



## MIKE STINSON, CCIM

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## SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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**SAURAGE ROTENBERG™**  
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# SUITE F RETAIL COMMERCIAL FOR LEASE

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841 SF



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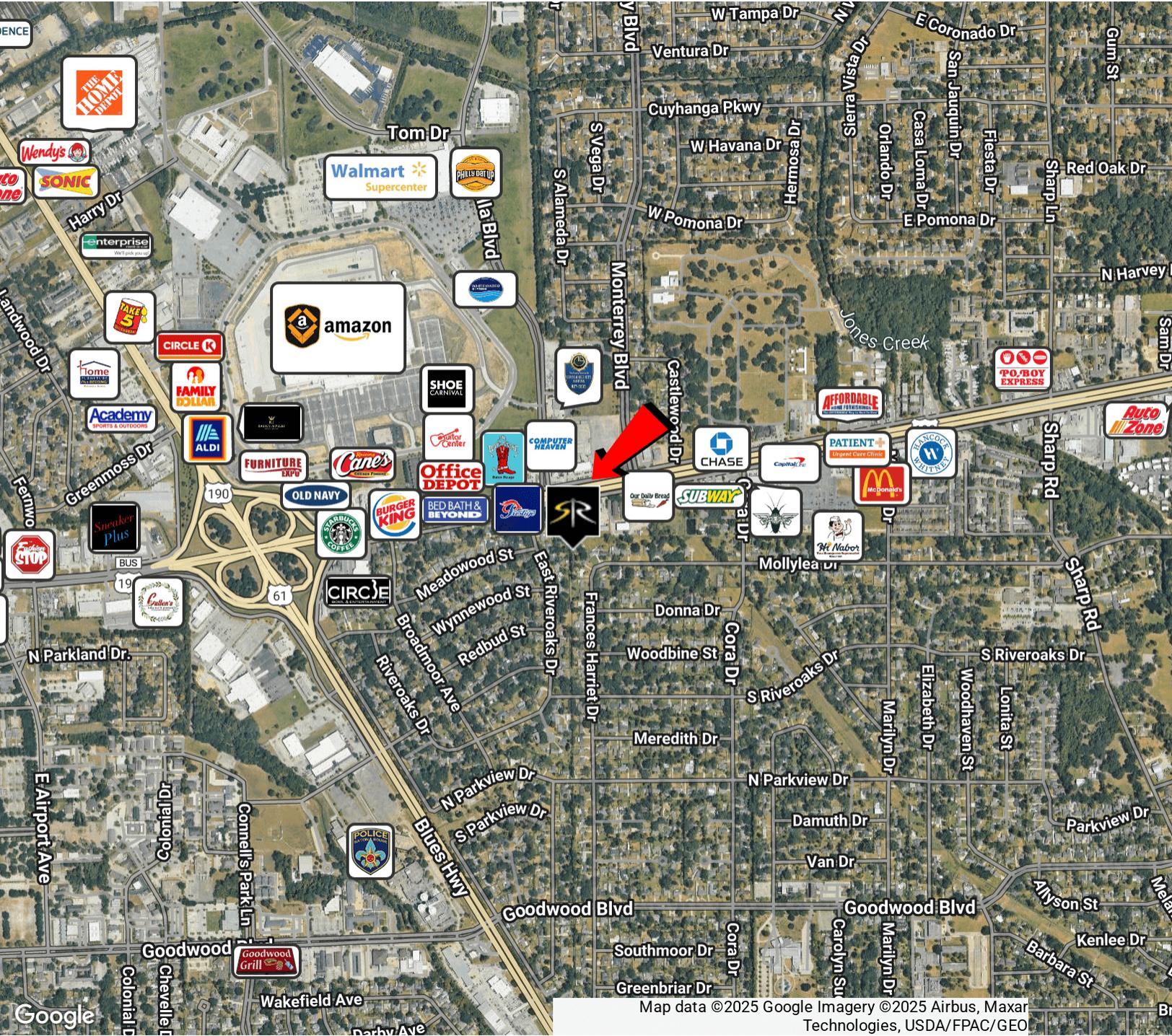


**SAURAGE ROTENBERG™**  
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# RETAIL AMP RETAIL COMMERCIAL FOR LEASE

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841 SF



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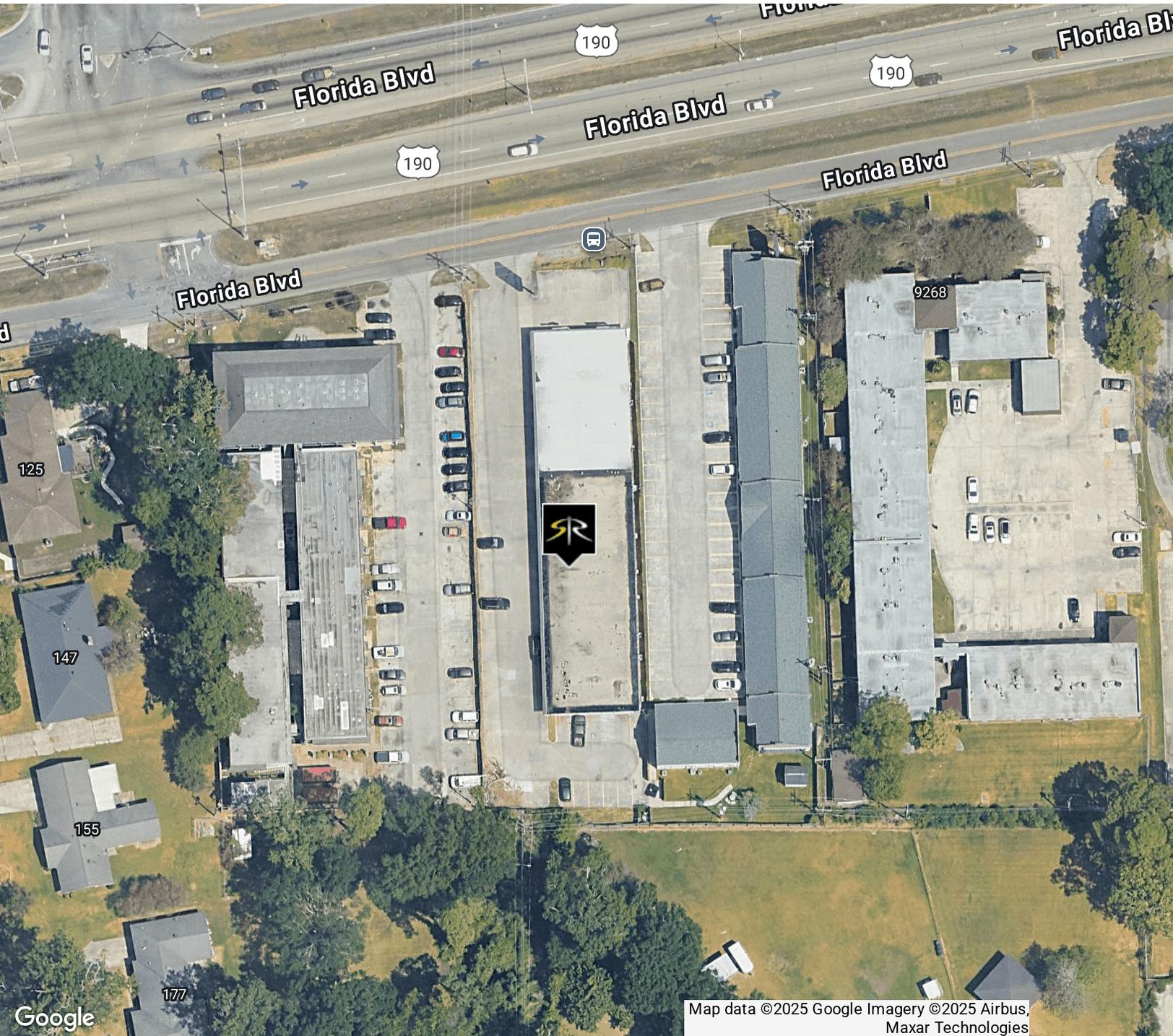


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# AERIAL RETAIL COMMERCIAL FOR LEASE

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**841 SF**



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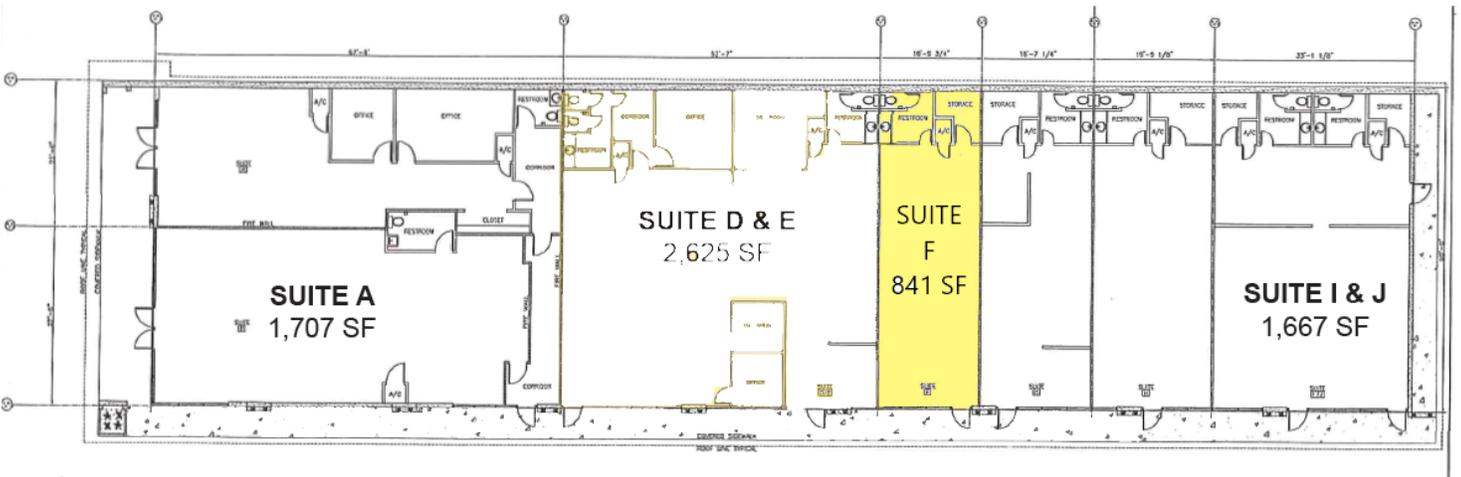
# FLOOR PLAN

## RETAIL COMMERCIAL FOR LEASE

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**841 SF**

FLORIDA BOULEVARD



PARKING

PARKING

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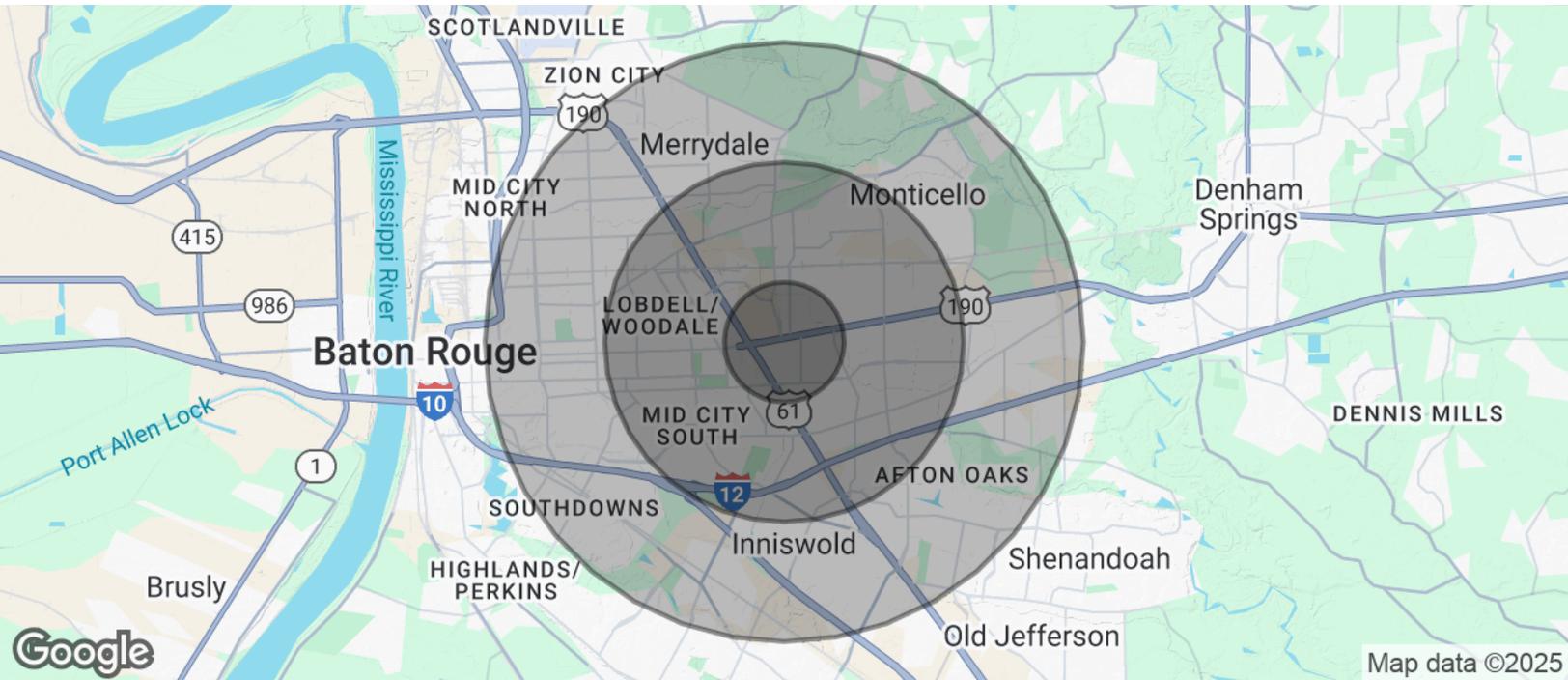
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DEMOGRAPHICS

# RETAIL COMMERCIAL FOR LEASE

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**841 SF**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,520	74,932	198,133
Average Age	41	39	40
Average Age (Male)	39	38	38
Average Age (Female)	42	41	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,783	31,315	82,984
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$75,983	\$74,714	\$78,378
Average House Value	\$231,009	\$260,967	\$263,024

Demographics data derived from AlphaMap

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