



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
Commercial Sales & Leasing
225.907.7793
mike@sr-cre.com

BROOKS THORNTON
Commercial Sales & Leasing
225.436.0161
brooks@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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SUITE F

841 SF



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SAURAGE ROTENBERG™
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RETAIL AMP

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AERIAL

841 SF



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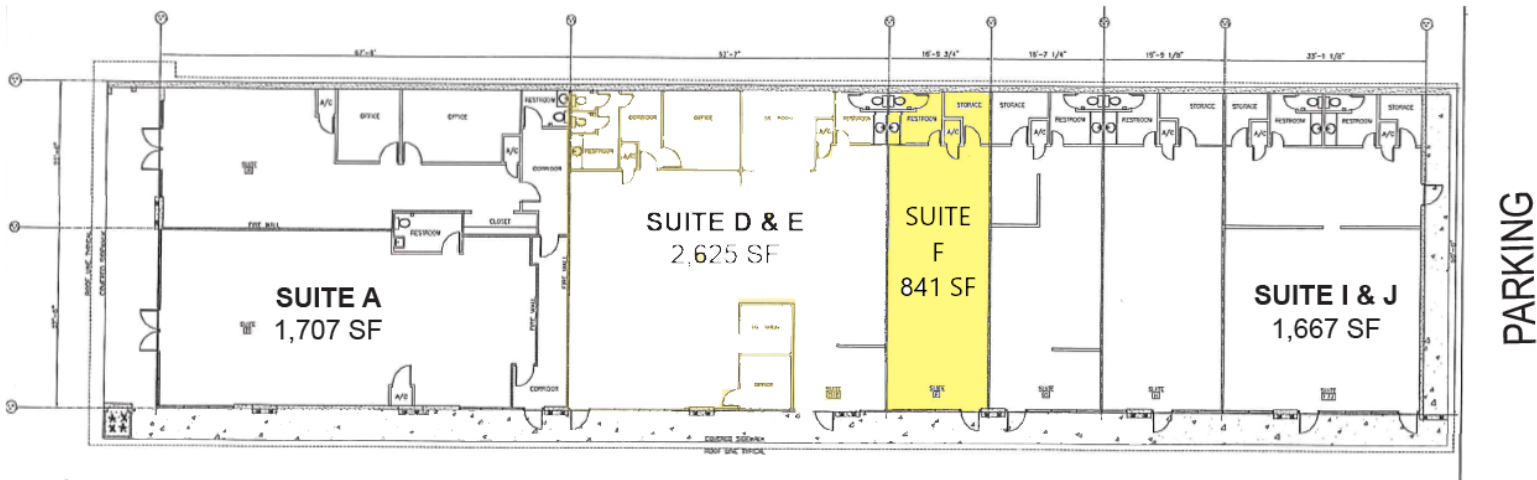
FLOOR PLAN

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FLORIDA BOULEVARD



PARKING

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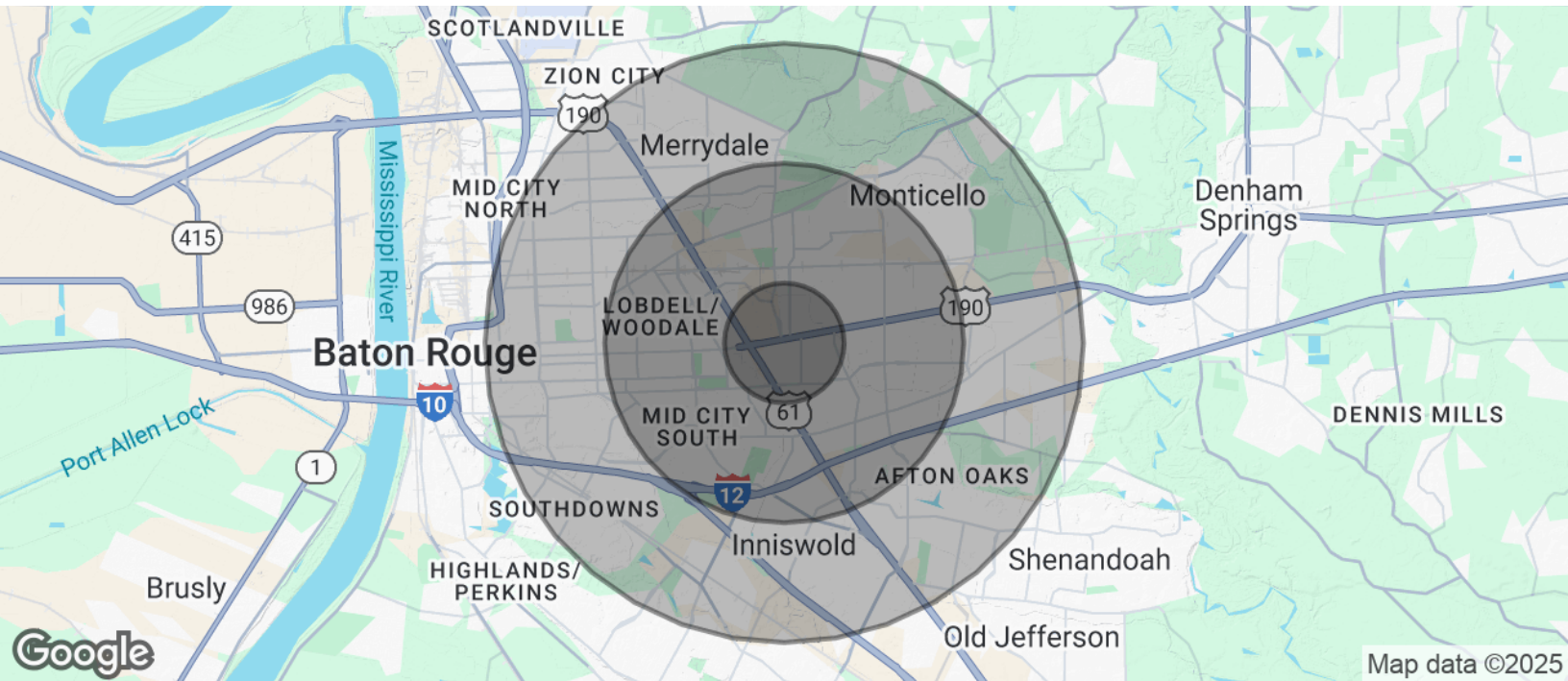
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
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
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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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