

SUMMARY

AERIAL

GROUND FLOOR FLOOR PLAN

MEZZANINE FLOOR PLAN

DEMOGRAPHICS

EXTERIOR PHOTOS

INTERIOR PHOTOS

MULTI-PURPOSE COMMERCIAL BUILDING FOR LEASE OR SALE

PROPERTY OVERVIEW

- Prominent, high visibility commercial location in SE Baton Rouge
- Midway between 2 major N-S traffic arteries: 1.4 miles east of S. Sherwood Forest Blvd. & 0.8 miles west of Jones Creek Rd.
- Easy access to all parts of Baton Rouge & surrounding areas
- Name: Haghighi Rug Gallery (moving to 9125 Bluebonnet Blvd., Baton Rouge)
- Building: Freestanding 6,762± SF multi-purpose, pre-engineered, steel frame building on grade level concrete slab
- 1st Floor: 6,232± SF Total. 3,648± SF in showrooms, offices & restrooms, all central HVAC plus 2,584± SF climate-controlled warehouse (see attached floorplan)
- Mezzanine: 530± SF central HVAC. Large room for office or storage, restroom with shower, & equipment/storage room (see attached floorplan)
- Great visibility and accessibility to all passing traffic on 5-lane Coursey Blvd (no median)
- Approximately 31,575 vehicles pass this site daily.
- Parking: 13 striped, concrete-paved spaces. Room for more.
- Signage: Maximum exposure to all passing traffic using large, 2-sided, pylon sign
- Flood Zone: "X" (area of reduced flood risk due to levee, per 2008 Firm Map)
- Owner Occupied. Shown by appointment only!

LAND AREA

- 0.568± Acres (165' W x 150' D)

ZONING

- C-1 (Light commercial) on front 130'±
- B (Parking) on rear 20'±
- Potential for HC-1, 2, or 3 (Commercial) if needed

LEASE PRICING

- \$5,900 mo. (\$10.47± SF Yr.) NNN "As is" for Yr. 1 + 2% annual bumps thereafter. Current NNN charges for prop. taxes & insurance = \$830±/mo

SALE PRICING

- \$890,000 (\$132± SF) "As Is" minerals not included



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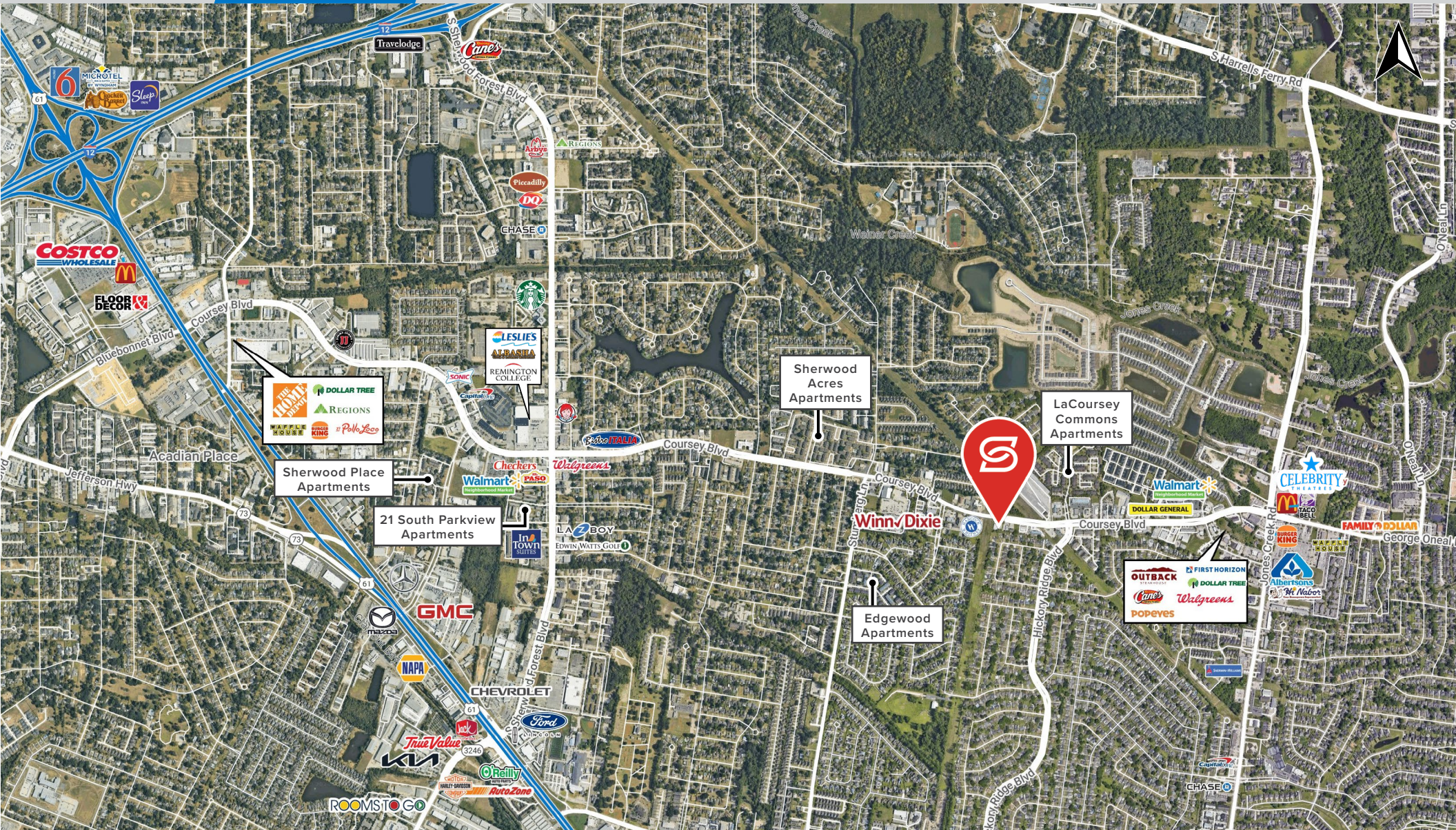
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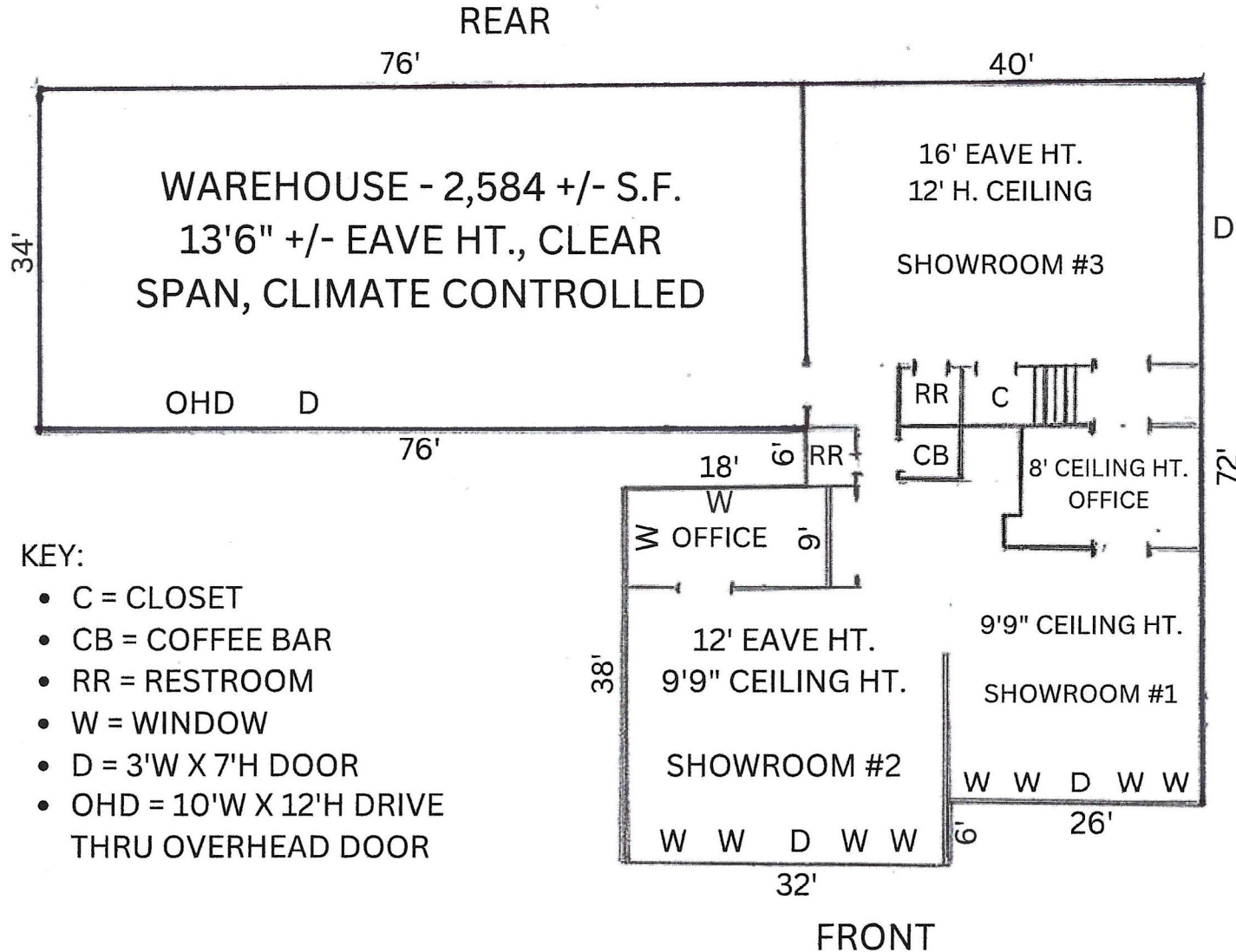
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KEY:

- C = CLOSET
- CB = COFFEE BAR
- RR = RESTROOM
- W = WINDOW
- D = 3'W X 7'H DOOR
- OHD = 10'W X 12'H DRIVE THRU OVERHEAD DOOR

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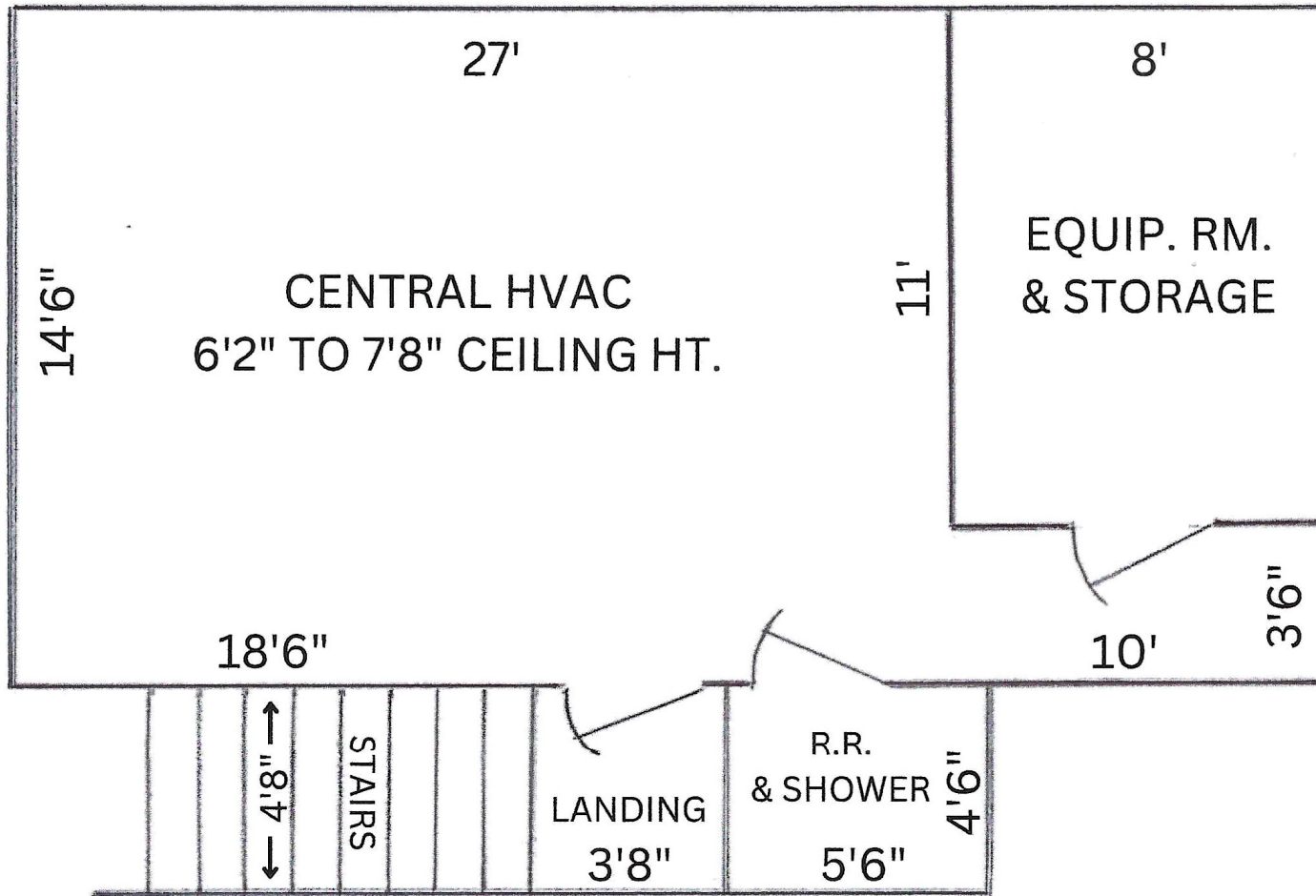
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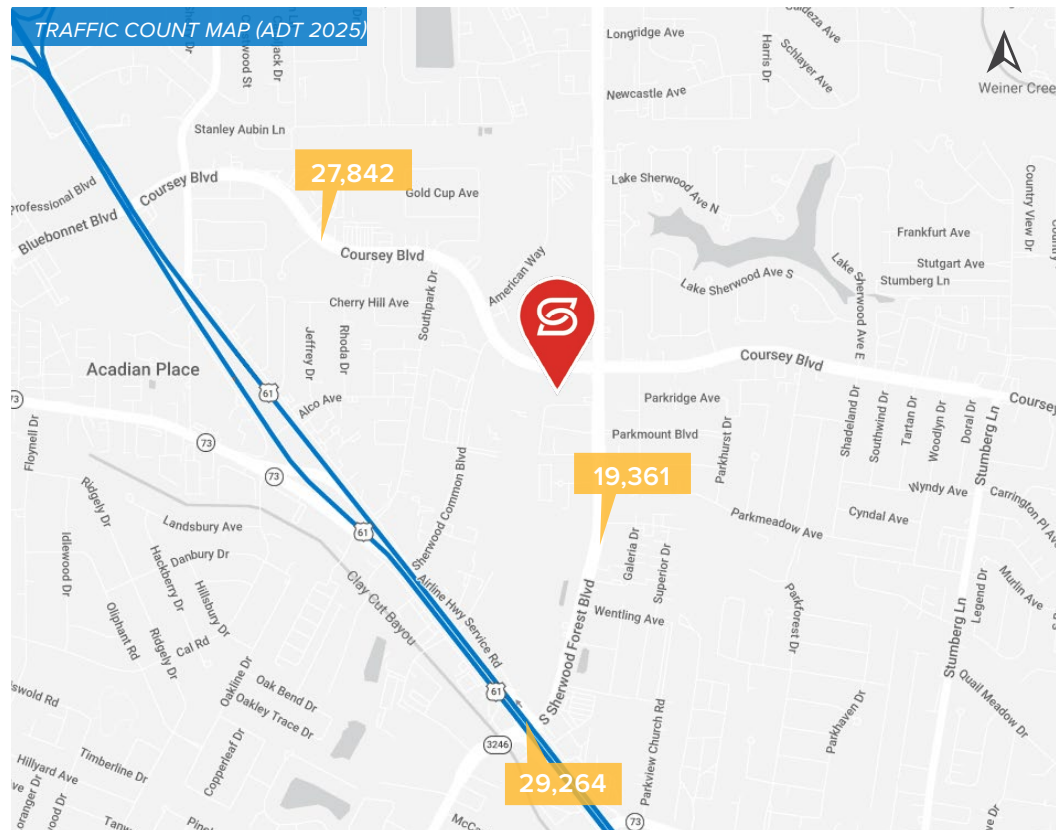
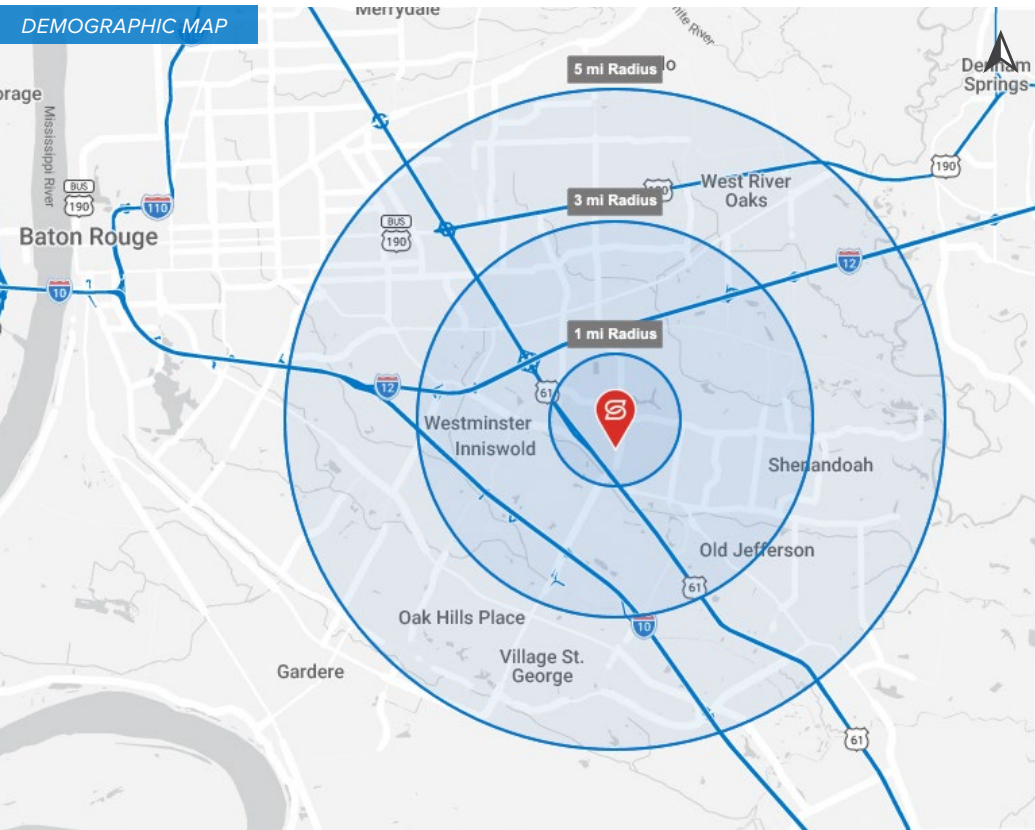
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2025 DEMOGRAPHICS

POPULATION

1 MI	3 MI	5 MI
11,637	77,886	175,338

AVG. HH INCOME

1 MI	3 MI	5 MI
\$100,928	\$109,318	\$115,392

HOUSEHOLDS

1 MI	3 MI	5 MI
5,093	33,327	72,969

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