

# 4810 Constitution Ave

FOR LEASE - RETAIL SHOWROOM WITH OFFICE AND WAREHOUSE SPACES

4810 Constitution Avenue Baton Rouge, LA 70808

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### PROPERTY SUMMARY



### Property Description

4810 Constitution is a large retail showroom and warehouse fronting I-10 in Baton Rouge. The Property totals approximately 21,248 SF, consisting of a retail showroom/office and 2 warehouse spaces. The site is located near the intersection of College Drive and I-10 and benefits from premier I-10 visibility with nearly 200k vehicles per day.

The office/showroom area totals approx. 6,550 SF, while the 2 warehouse sections measure approx. 8,100 SF and 6,050 SF respectively. There are 3 dock-high truck well doors and 1 van-height door. The clear height ranges from 16.5' to 18'. The building is fully sprinklered. The site totals .96 acres with 29 parking spaces.

The Property is an excellent opportunity for users requiring retail showroom space with office and / or warehouse. The location at College Drive and I-10 is one of the most trafficked corridors in Baton Rouge, with numerous surrounding national retailers, restaurants, and hotels.

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### Offering Summary

Lease Rate:	\$9.00 - 18.00 SF/yr (NNN)
Available SF:	6,050 - 21,248
Lot Size:	0.96 Acres

### Offering Highlights

- Multiple Spaces and Configurations Available to Suit User's Needs
- Retail / Showroom Space: ±6,550 SF
- Warehouse Space: ±6,050 SF and 8,100 SF - Available Together or Separately
- As Is Where Is Pricing. Tenant Improvement Allowance Negotiable for Qualified Tenants



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LEASE SPACES

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Full Building	21,248 SF	NNN	\$11.00 SF/yr	Full building - retail / showroom, office, and warehouse space totaling 21,248 SF.
Retail / Showroom and Office	6,550 SF	NNN	\$18.00 SF/yr	±6,550 SF of retail / showroom space consisting of a large sales floor with 4 offices.
Warehouse 1	8,100 SF	NNN	\$9.00 SF/yr	±8,100 SF warehouse with 3 dock-high truck well doors. 18' clear height. Fully sprinklered.
Warehouse 2	6,050 SF	NNN	\$9.00 SF/yr	±6,050 SF warehouse with 1 van-height door. 18' clear height. Fully sprinklered. Street-facing customer entrance.
Build to Suit	0.96 Acres	NNN	Negotiable	Potential Build to Suit. Contact to Discuss.

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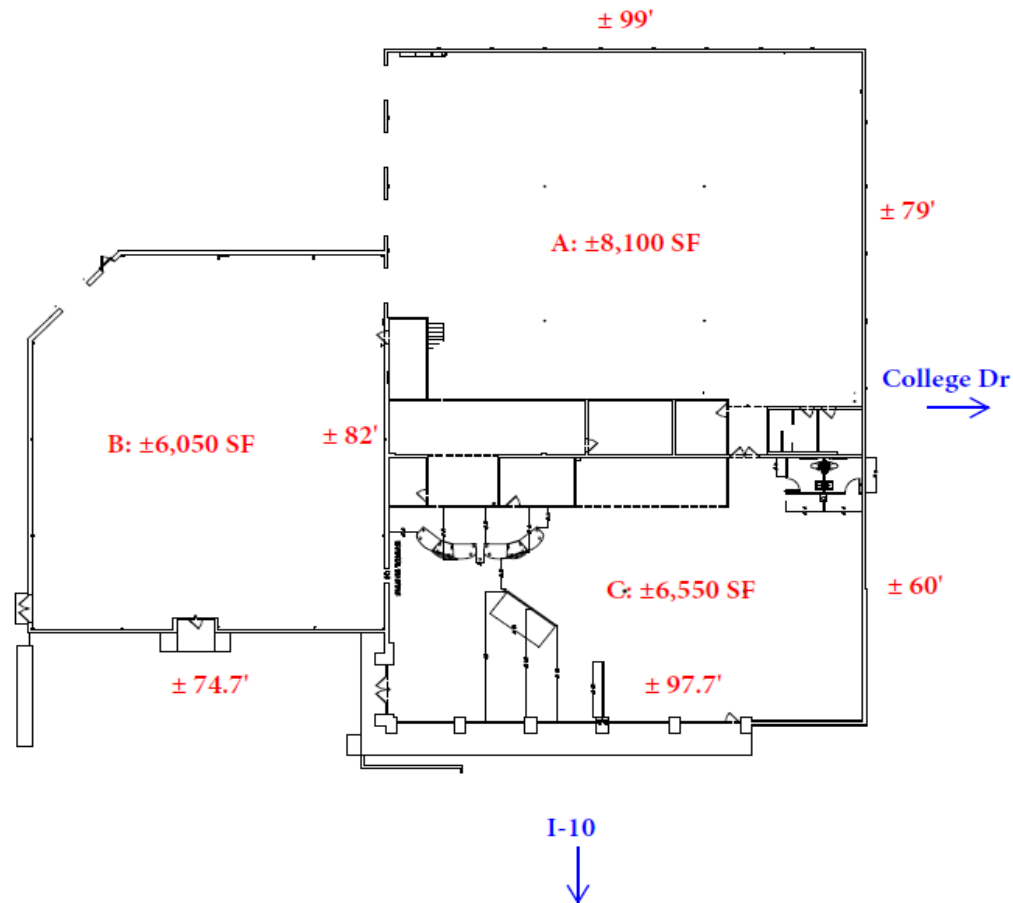




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**FLOOR PLAN**

A: Warehouse 1  
B: Warehouse 2  
C: Showroom / Office  
*Measurements Approximate*



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### LOCATION MAP



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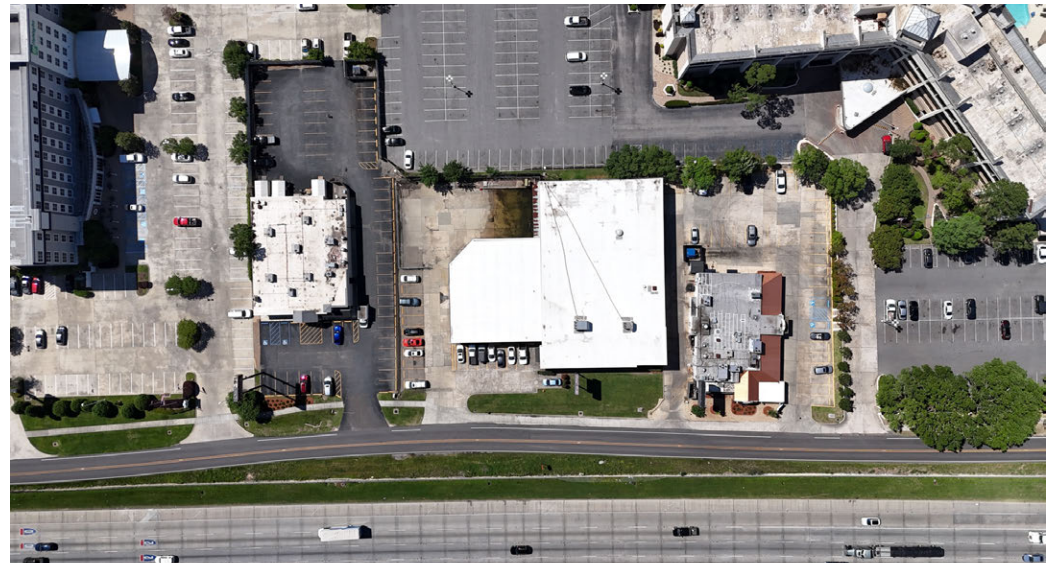




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### EXTERIOR PHOTOS



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**INTERIOR PHOTOS**



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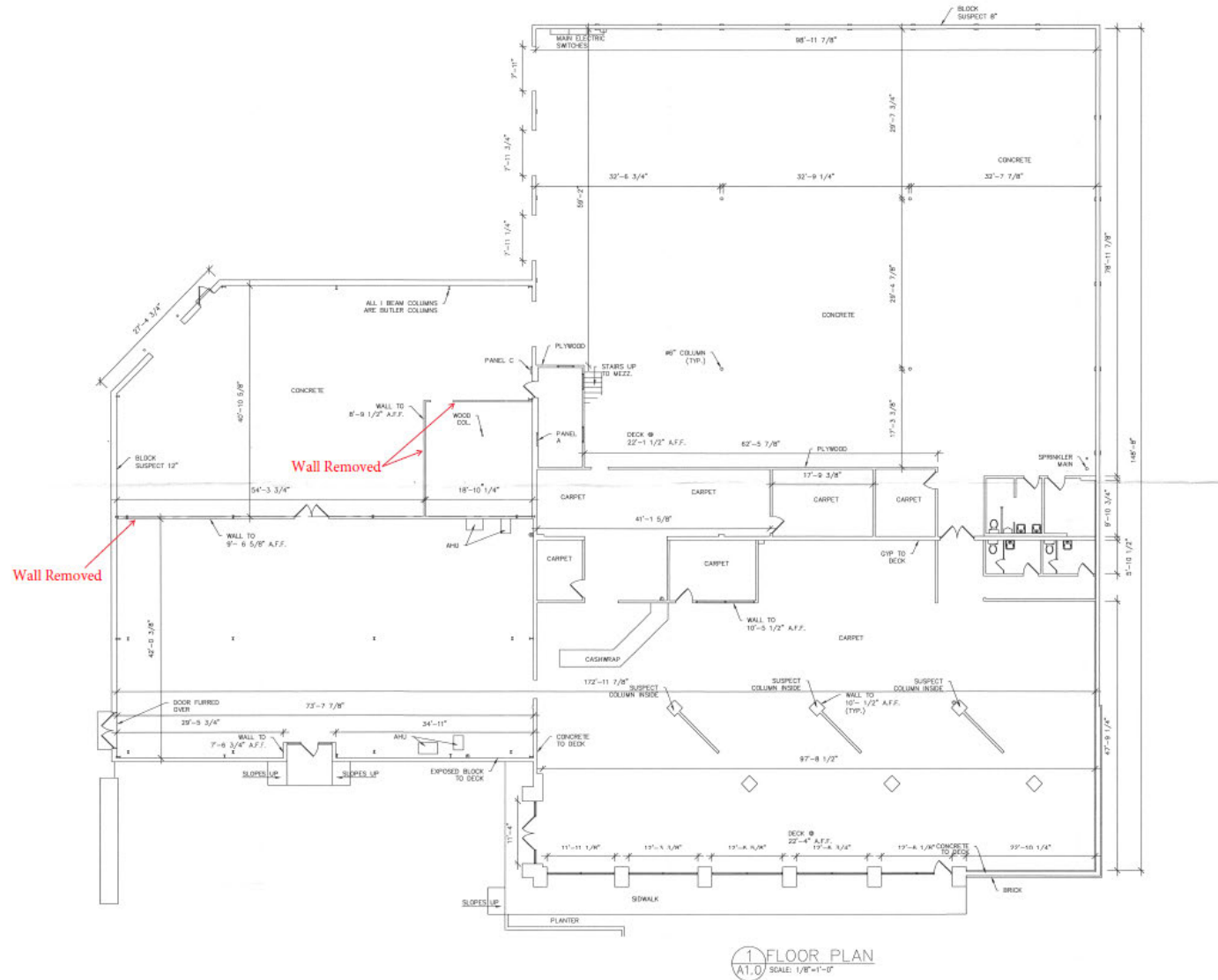
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**FLOOR PLAN**



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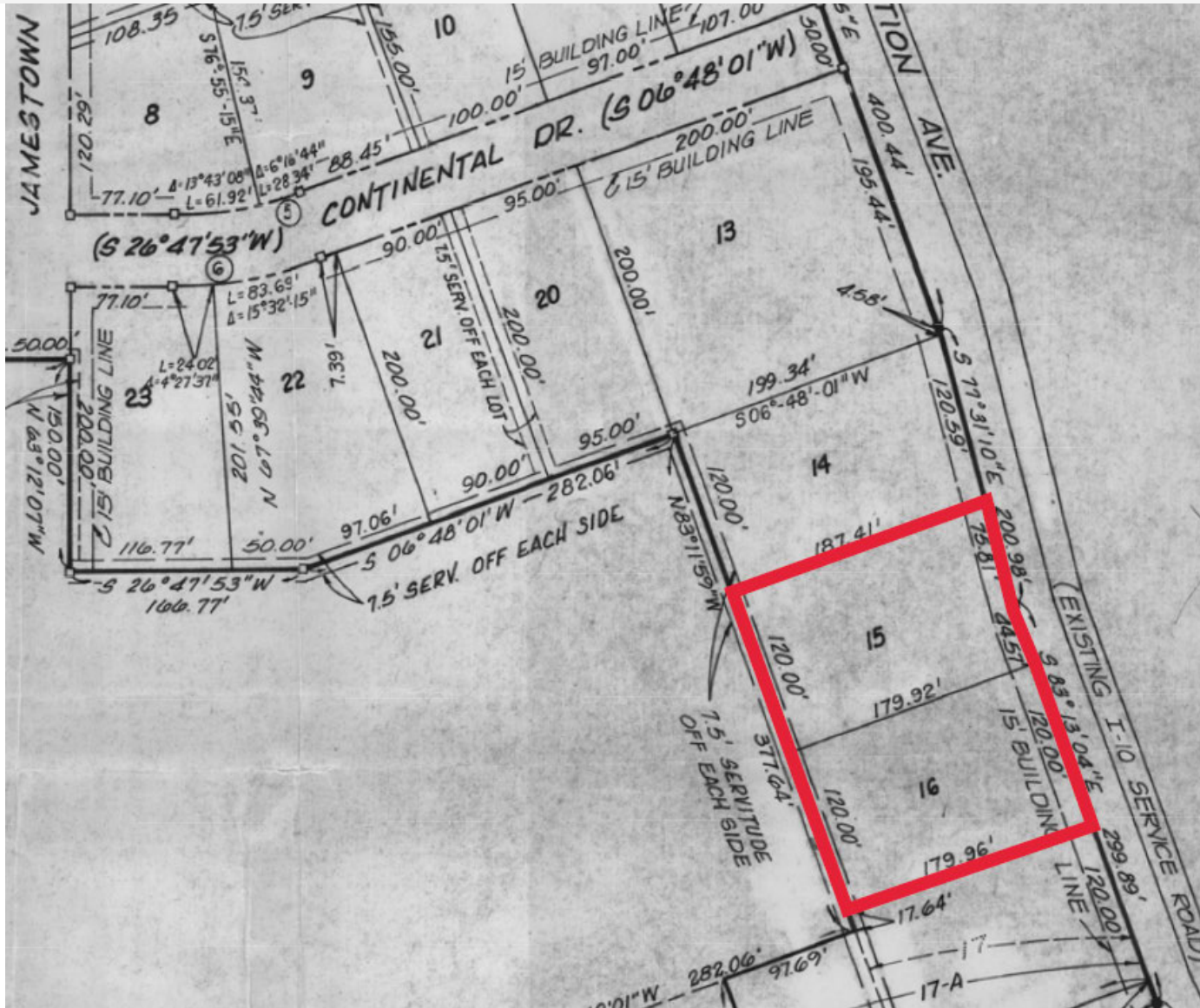
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PLAT MAP



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RETAILER MAP



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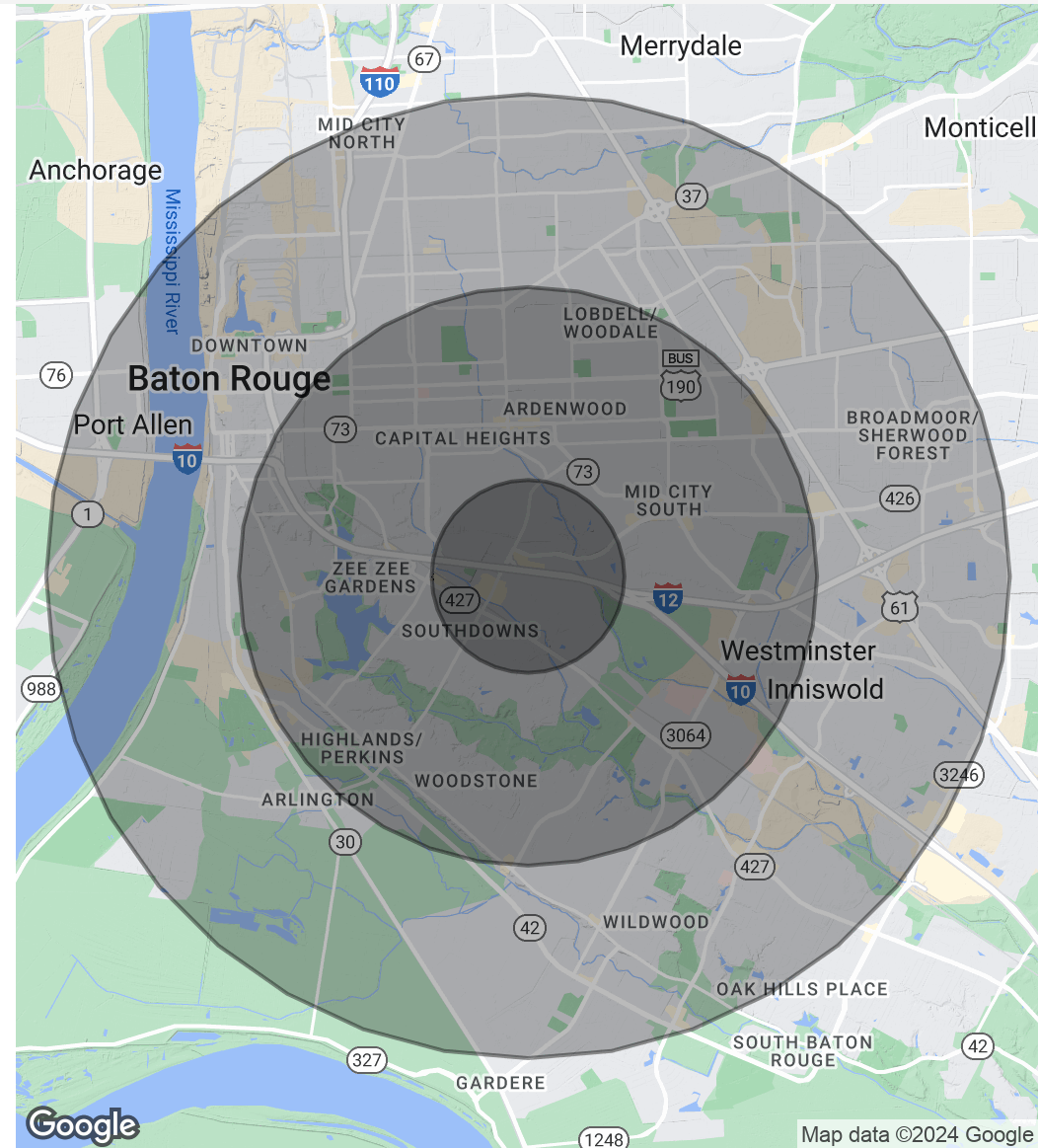
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	6,606	81,290	193,812
Average Age	40	38	38
Average Age (Male)	39	37	37
Average Age (Female)	41	39	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,076	35,320	83,371
# Of Persons Per HH	2.1	2.3	2.3
Average HH Income	\$114,185	\$89,069	\$79,013
Average House Value	\$477,415	\$416,470	\$326,613

Demographics data derived from AlphaMap



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