



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

**SUITE FOR LEASE
CONNELL'S PLAZA
8894 Airline Hwy
Baton Rouge, LA 70806**

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

CONNELL'S PLAZA SHOPPING/OFFICE PARK ON AIRLINE HWY.

BATON ROUGE, LA 70806

35,253 SF

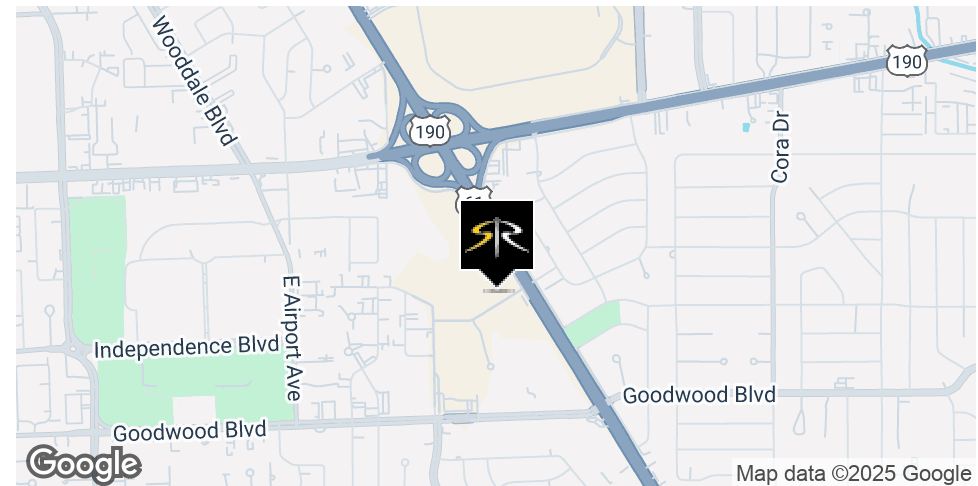


OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF: Suite E	4,100 SF

PROPERTY HIGHLIGHTS

- Office/Retail Space Available in Connell's Plaza in Baton Rouge, LA at Airline Hwy. and Florida Blvd. Intersection
- Built 1985/2014
- Brick Pavers / 10' Ceilings
- 83 Surface Parking Spaces
- Located near the new Amazon Fulfillment Center
- Large Pylon Sign on Airline Hwy.
- Ideal for Office, Medical or Retail User
- Co-tenants: Healthcare for Kids, Distinctive Smiles, Freeway Insurance, Envoque Hair Studio, U.S. Army Career Center, the Allergy, Asthma & Sinus Center



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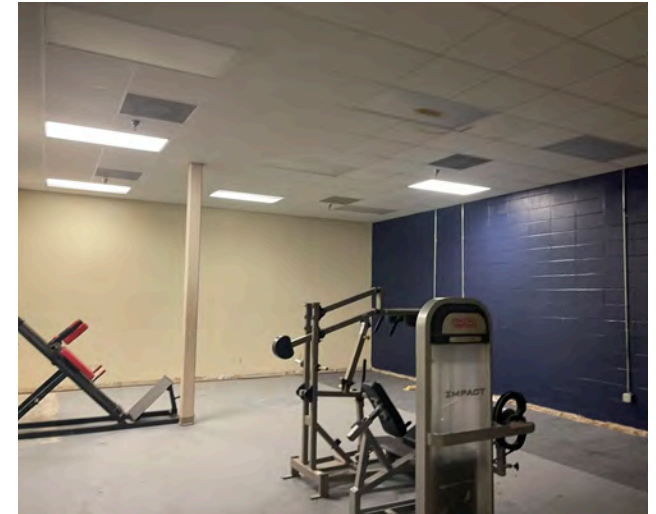
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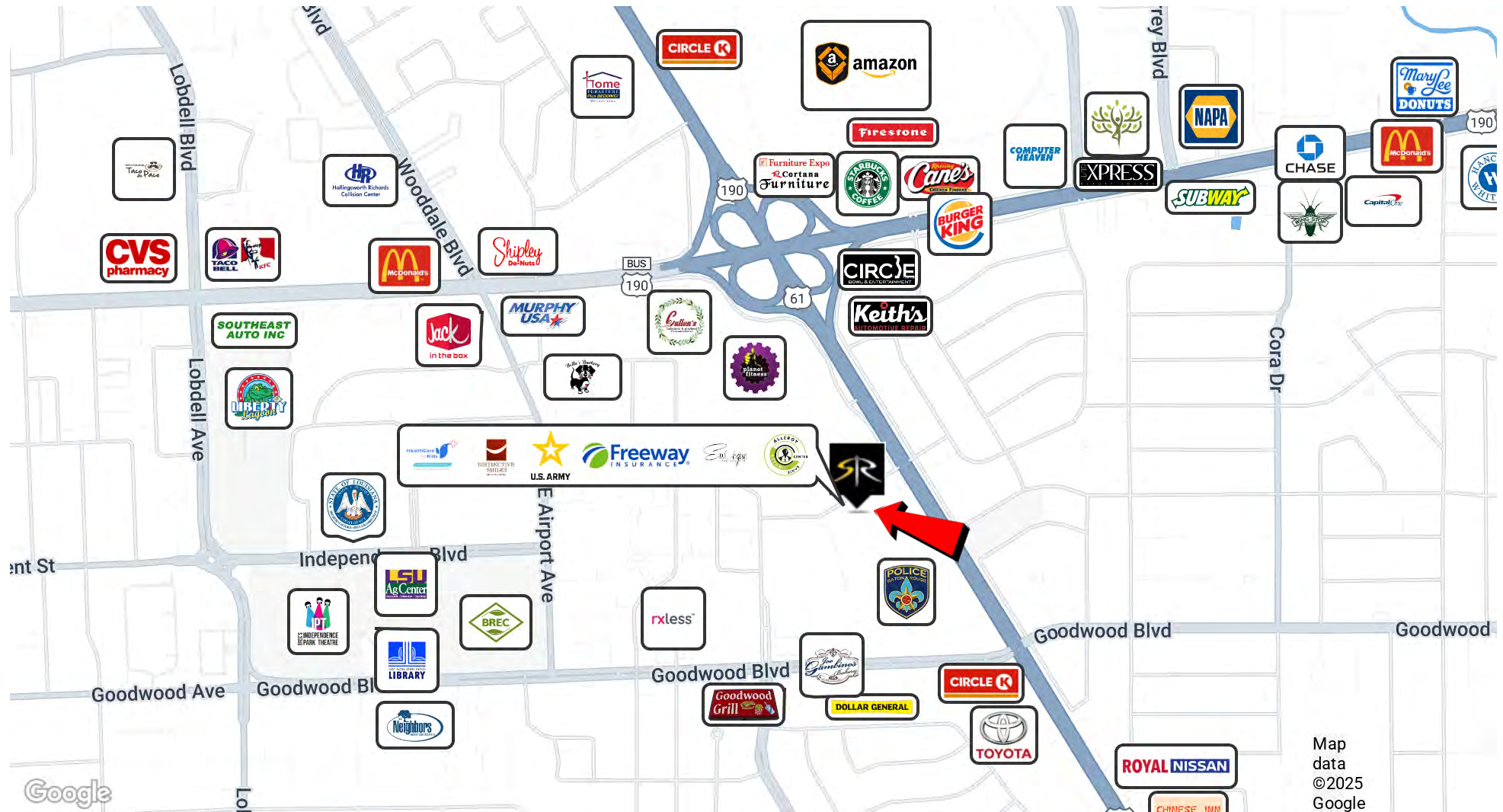


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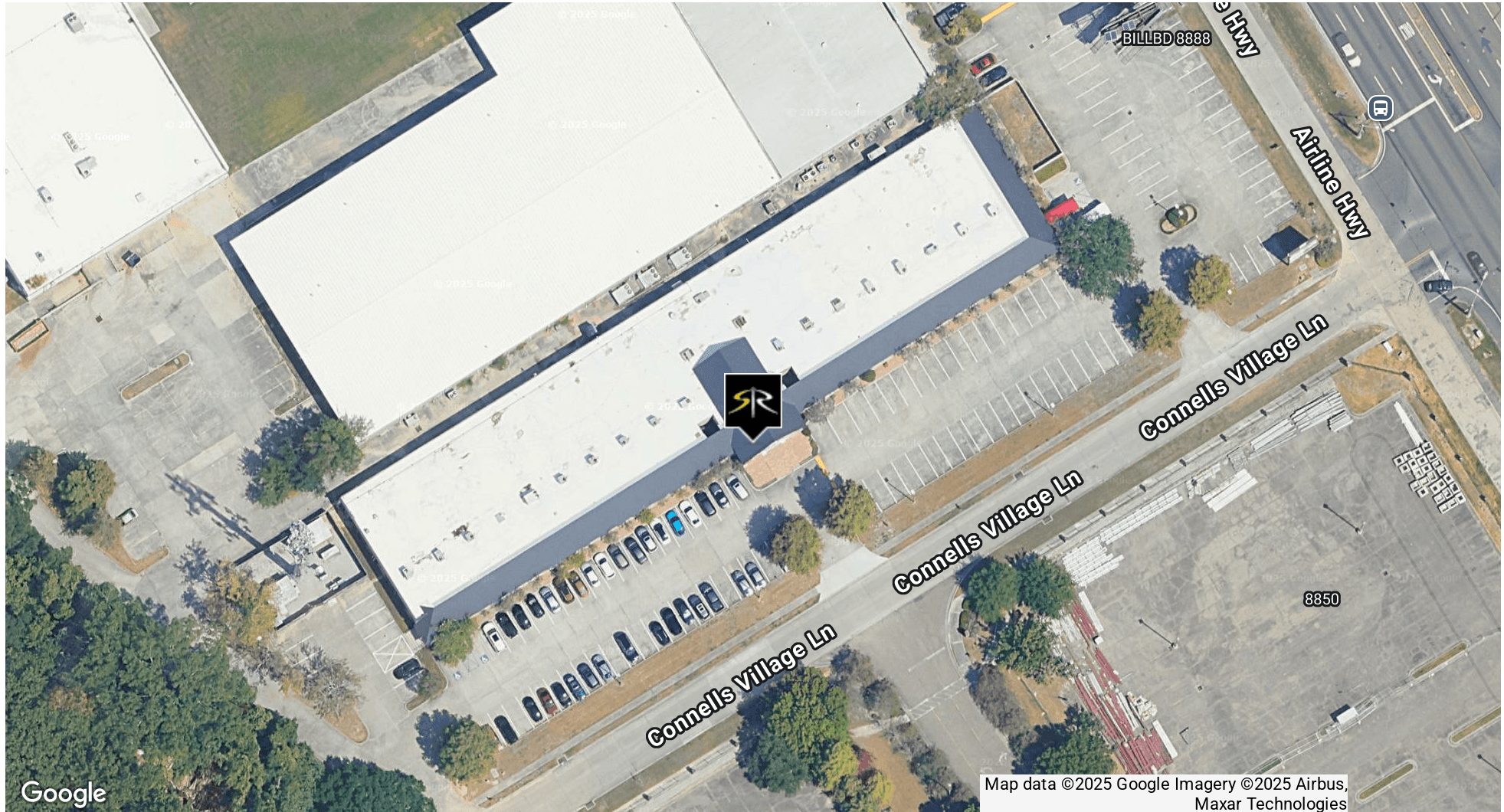
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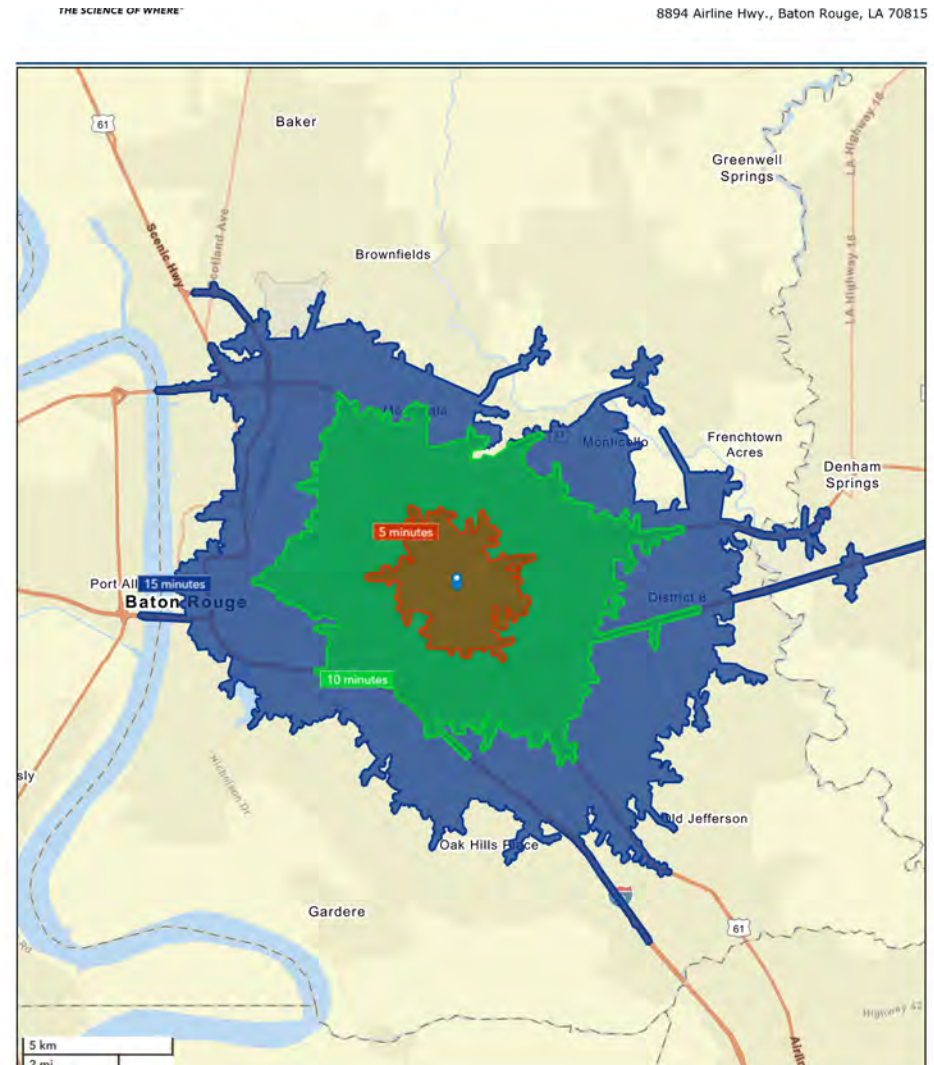
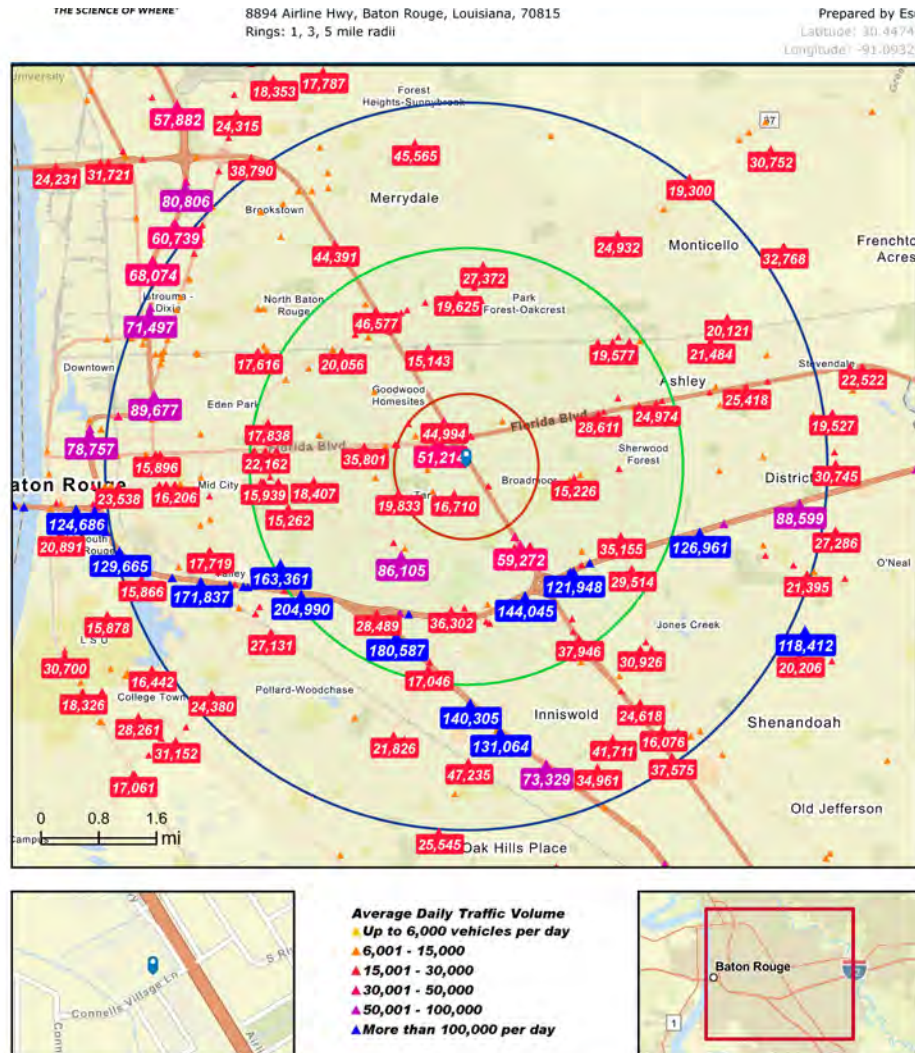


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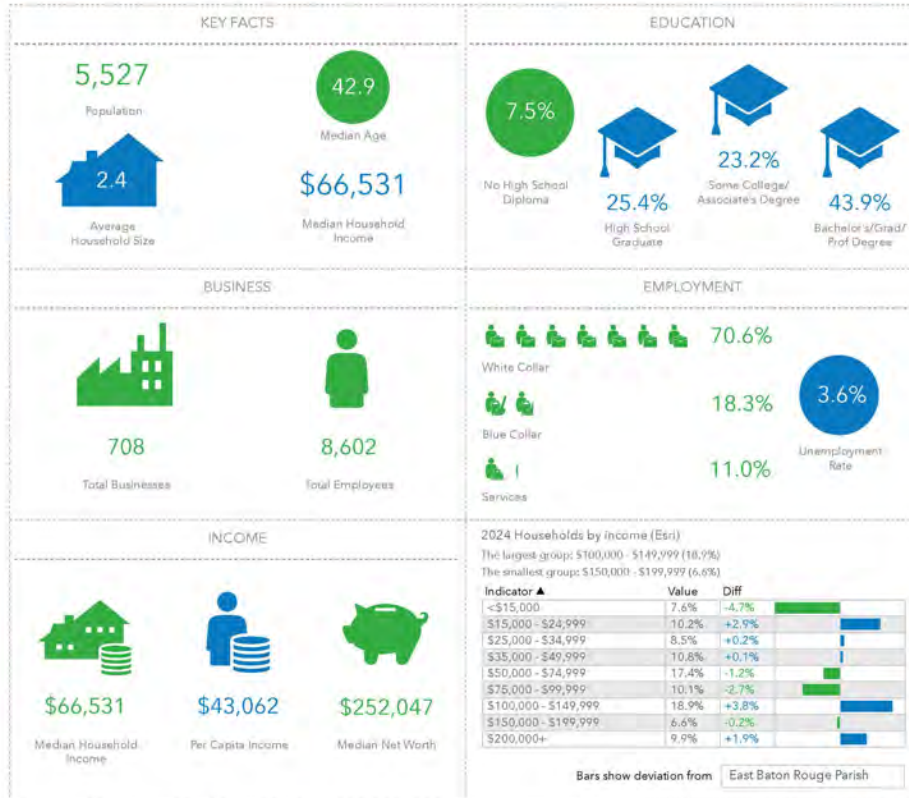
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Key Facts

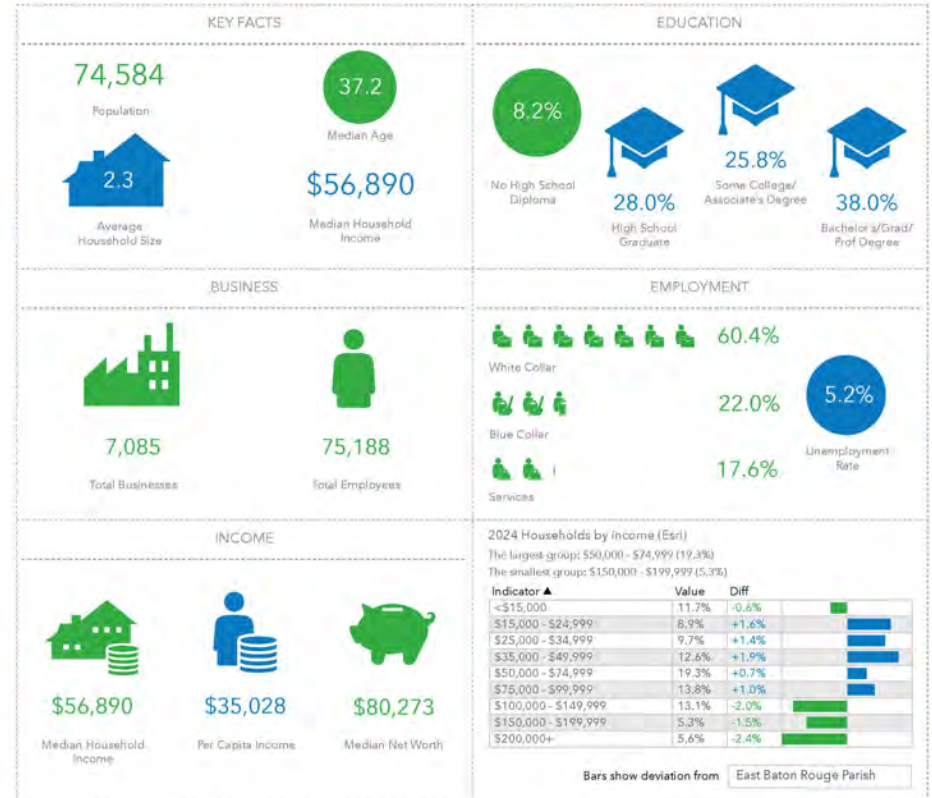
8894 Airline Hwy, Baton Rouge, Louisiana, 70815
Ring of 1 mile



1 Mile Radii

Key Facts

8894 Airline Hwy, Baton Rouge, Louisiana, 70815
Ring of 3 miles



Key Facts "3 Mile Radii

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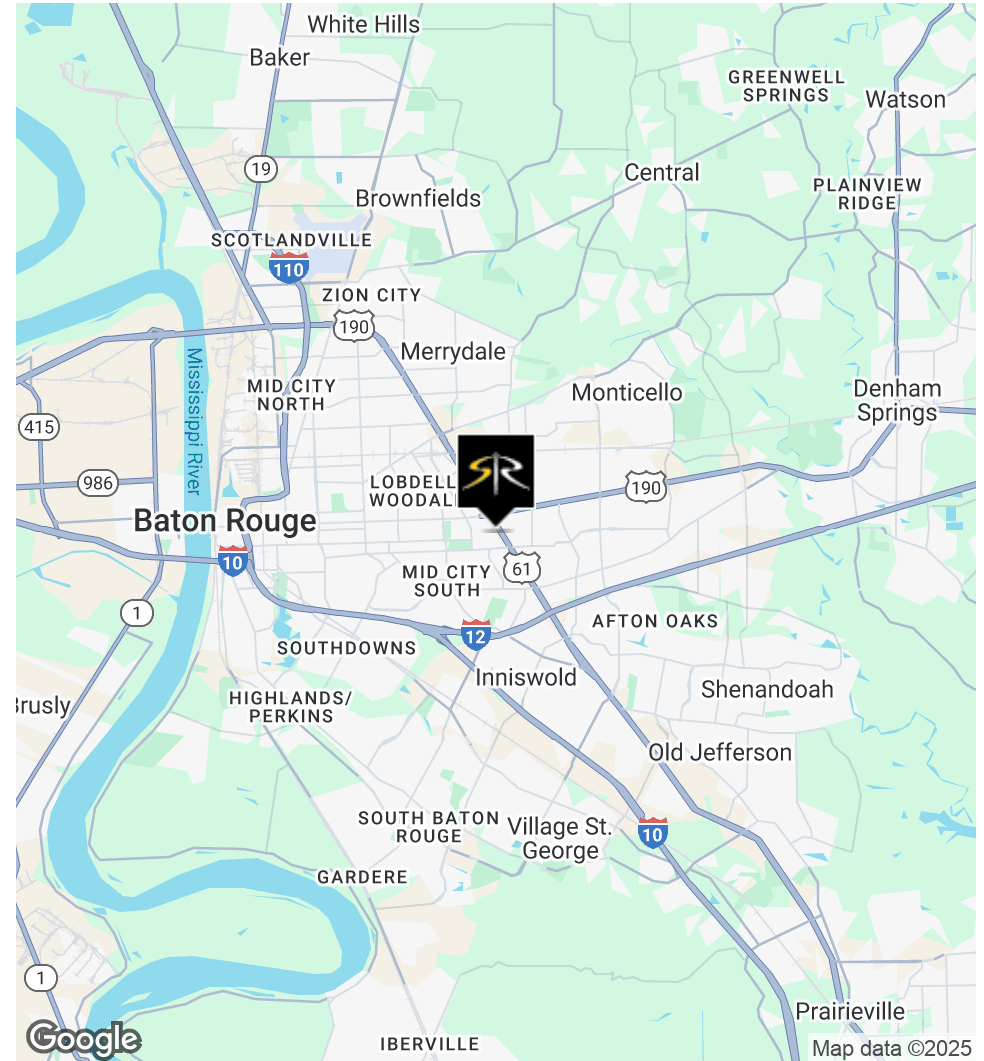
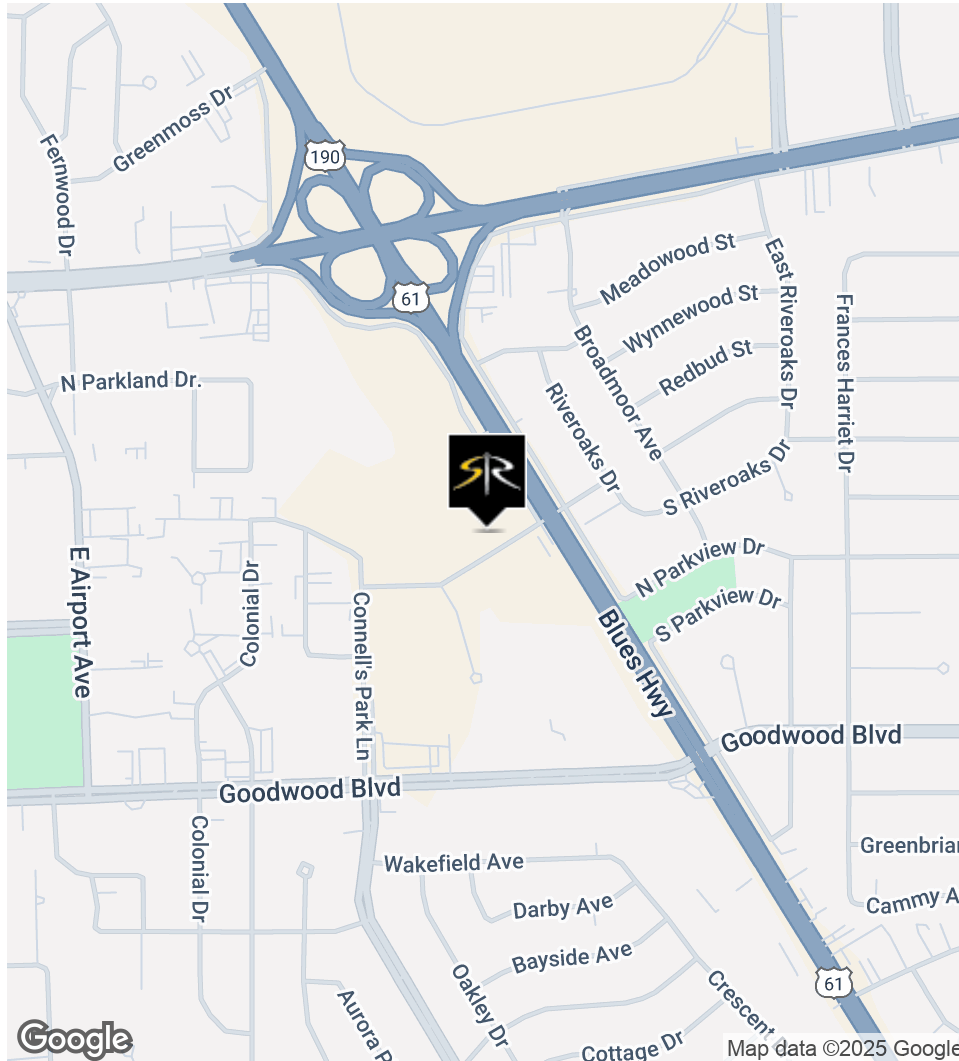


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DEMOGRAPHICS

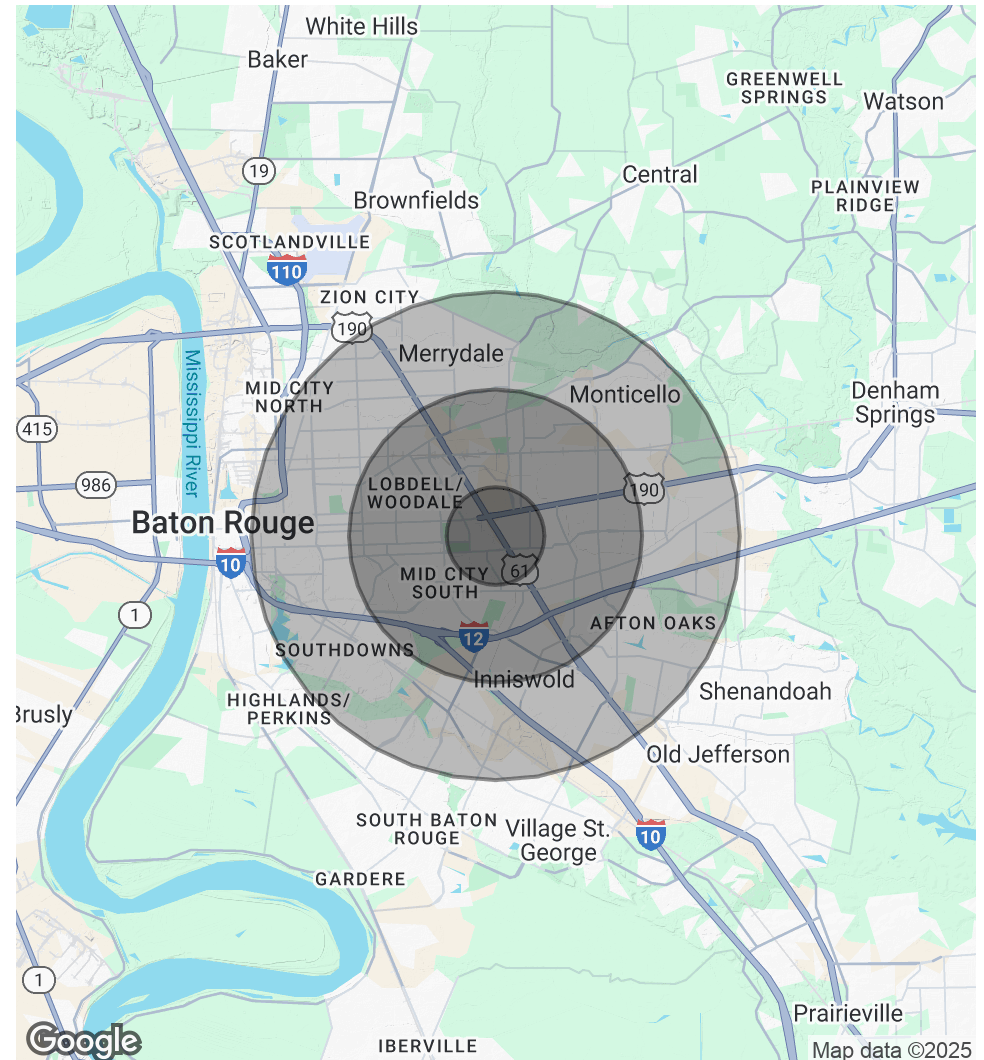
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,717	71,676	200,258
Average Age	43	40	40
Average Age (Male)	41	38	38
Average Age (Female)	45	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,441	30,928	84,202
# Of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$96,596	\$77,551	\$79,592
Average House Value	\$319,055	\$282,040	\$269,451

Demographics data derived from AlphaMap



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For more information, please contact:

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