

FOR LEASE

AVAILABILITY

- ±0.41 acres

PROPERTY SUMMARY

±0.41 acres available along Tiger Bend Road in Baton Rouge, directly across from Antioch Road. The property offers excellent visibility along a highly travelled corridor and is surrounded by established residential neighbourhoods in a growing area of Southeast Baton Rouge.

Conveniently located with easy access to Jefferson Highway, Airline Highway, and I-10, the property presents an excellent opportunity for a variety of neighbourhood-serving commercial or office development. Its location at the entrance to an established residential community makes it well suited for professional or medical office, personal service businesses, boutique retail, or other compatible commercial uses, subject to applicable approvals.

PROPERTY HIGHLIGHTS

- Frontage along Tiger Bend Rd.
- Convenient access to Jefferson Highway, Airline Highway & I-10
- Located at the entrance to an established residential community
- Flood Zone X

ASKING PRICE

- \$270,000

TRAFFIC COUNTS (ADT 2025)

- Tiger Bend Road: 12,298

2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	9,154	53,154	131,950
Avg. HH Income	\$129,937	\$135,198	\$129,871





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0.41 ACRES
FOR SALE

Tiger Bend Rd, Baton Rouge, LA

