



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

FOR LEASE

# OFFICE SPACE FOR LEASE

9244 FLORIDA BLVD, SUITE K, BATON ROUGE, LA 70815

1,200 SF

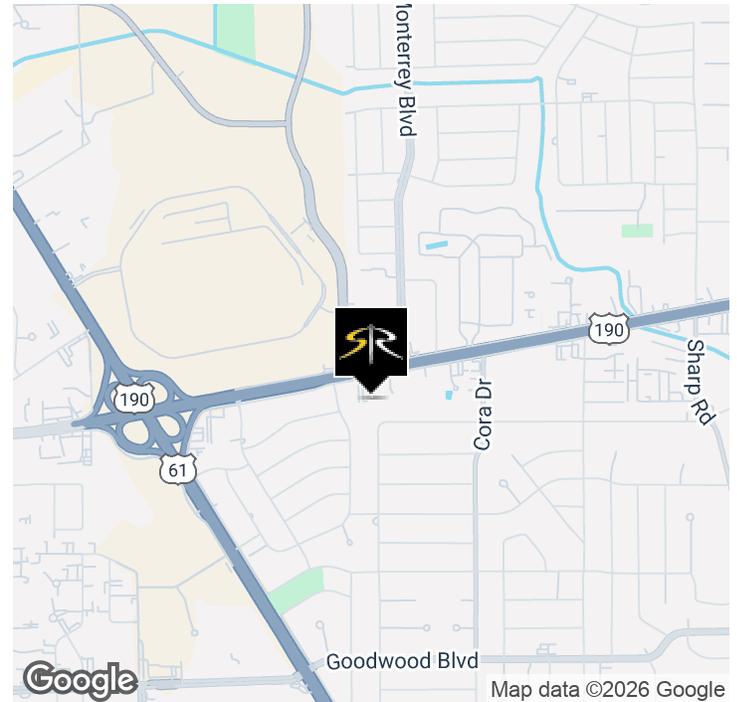


## OFFERING SUMMARY

Lease Rate Suite K:	\$12.00 SF/yr (NNN)
CAM:	\$2.00 SF/yr
Available SF:	1,200 SF
Zoning:	C

## PROPERTY HIGHLIGHTS

- Suite K: 1,200 SF Office Space for Lease
- \$1,200/mo.
- Two (2) Separate Offices Downstairs
- Large Reception Area / Waiting Room
- Upstairs has large kitchenette, and large room which can either be another office, or great storage area for files, etc...
- Competitively priced
- Formerly a financial services company, this office would be perfect for insurance, atty, counseling service, or any general office use
- Tenant responsible for utilities, janitorial



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# FORMER "TOTAL WOMAN" RETAIL SPACE

FOR LEASE

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1,200 SF



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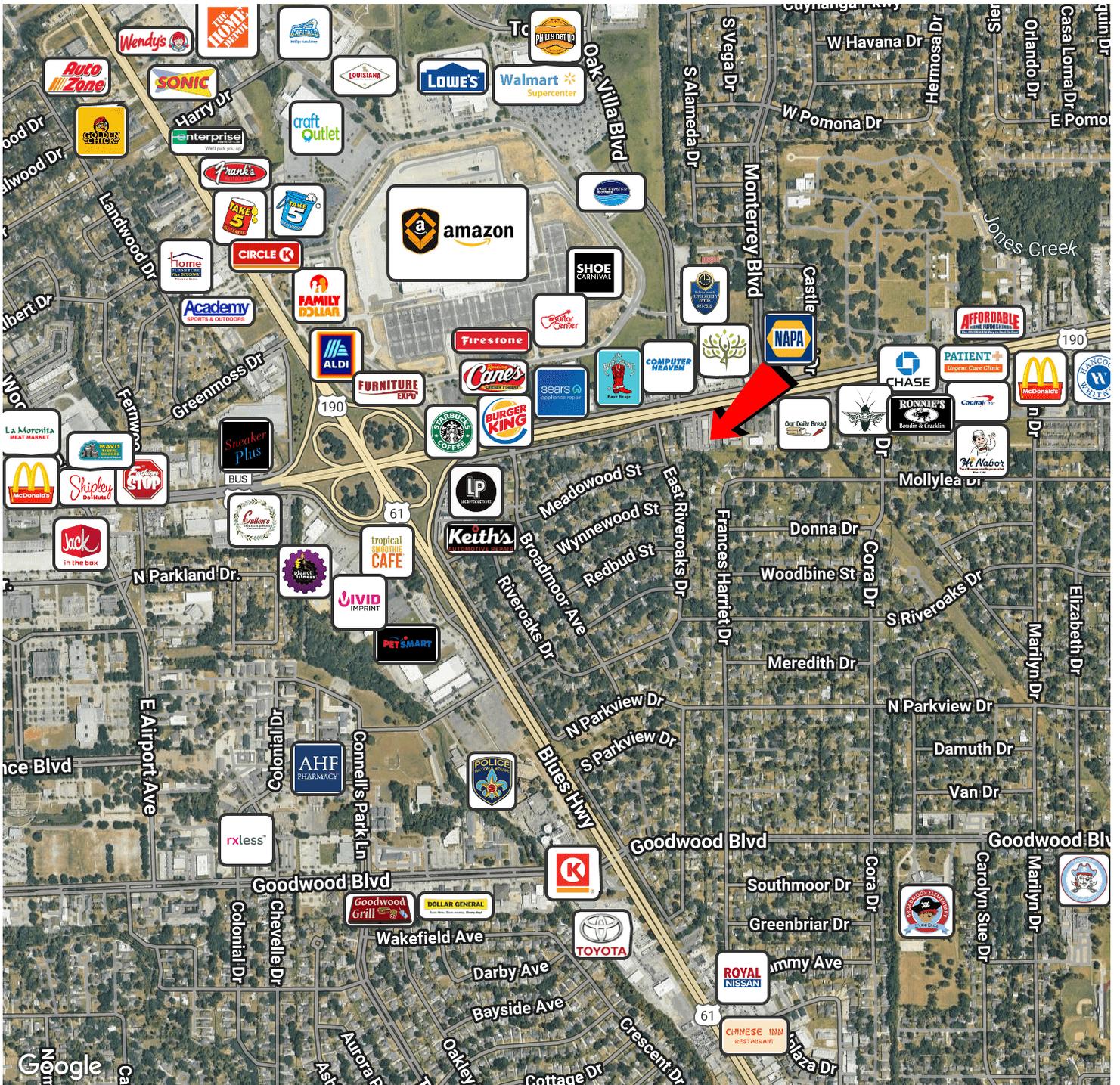
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# RETAIL MAP

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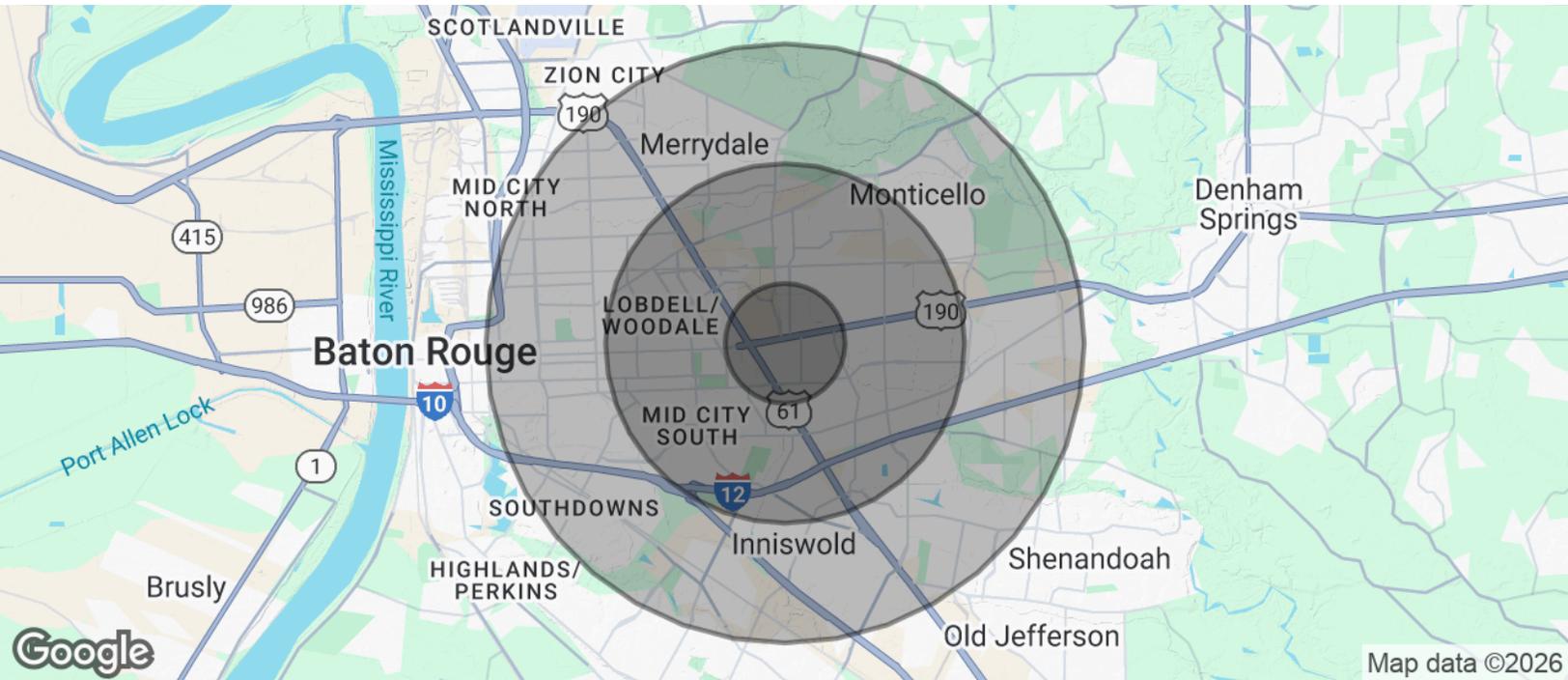
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DEMOGRAPHICS

# FORMER "TOTAL WOMAN" RETAIL SPACE

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**1,200 SF**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,848	74,932	198,133
Average Age	41	39	40
Average Age (Male)	39	38	38
Average Age (Female)	42	41	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,912	31,315	82,984
# Of Persons Per HH	2.4	2.4	2.4
Average HH Income	\$75,466	\$74,714	\$78,378
Average House Value	\$229,414	\$260,967	\$263,024

Demographics data derived from AlphaMap

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