SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

6.06 ACRES HIGH TRAFFIC RETAIL LAND +/- 39,582 SF OF BUILDING

9550 Airline Highway
Baton Rouge, LA 70809

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SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE

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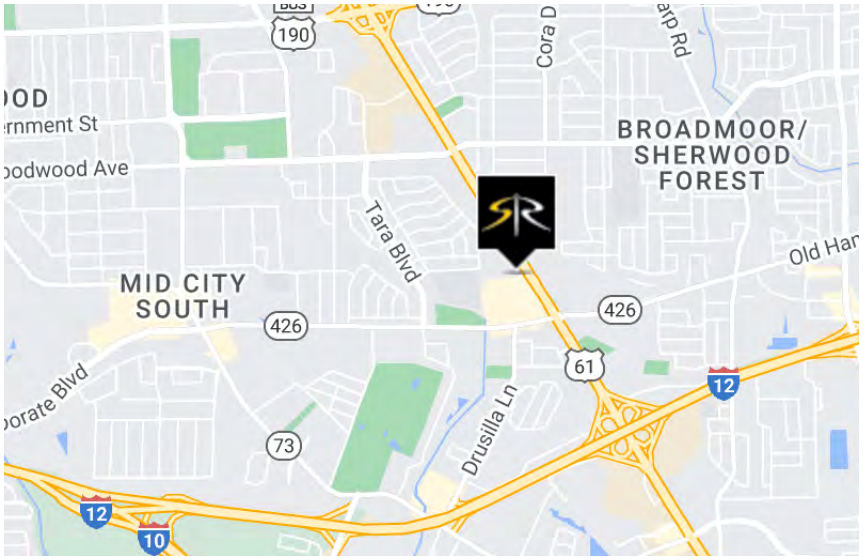
9550 AIRLINE HIGHWAY, BATON ROUGE, LA 70809

$7.00 SF

OFFERING SUMMARY

Lease Rate:	$7.00 SF/yr (NNN)
Building Size:	+/- 39,582 SF
Lot Size:	6.06 Acres
Number Of Buildings:	3
Parking Spaces:	319
Frontage:	350 Feet
Zoning:	C-2
Traffic Count:	66,400 Cars per Day
Roll-Up Doors/Bays:	11
Flood Zone:	"X"



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SURVEY

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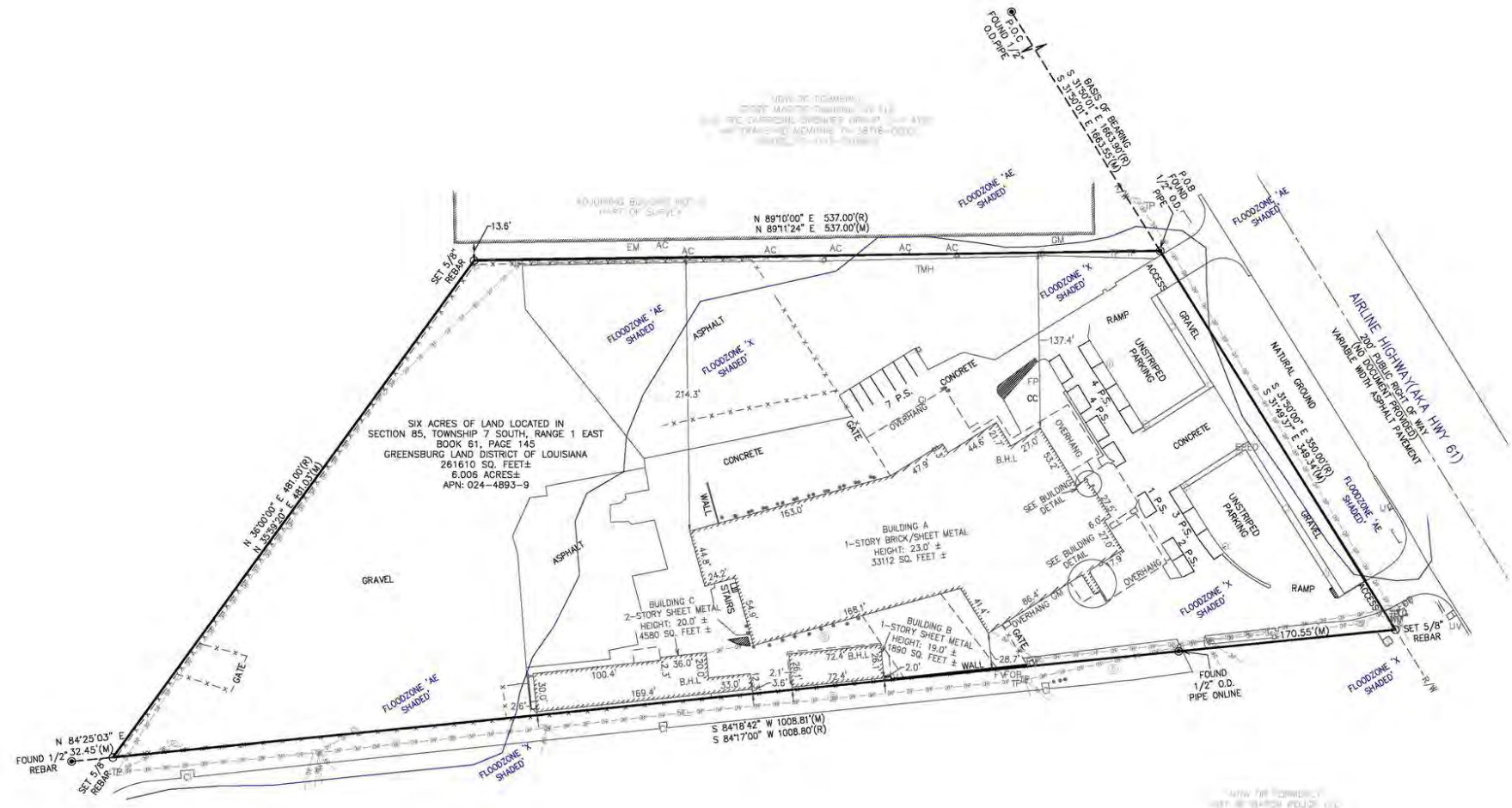

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PROPERTY HIGHLIGHTS

- Over 6.06 Acres of Commercially Zoned Secured Land
- +/-39,582 SF Existing Former Car Dealership
- High Traffic Retail Corridor with quick Access to I-12
- Easy Access with Turning Lane In and Out of Property
- Over 350 Feet of Frontage on Airline Highway
- Great Demographics
- Perfect for many uses; Automotive, RV or Car Dealership, Truck Stop, Self-storage, Staging, Retail, Heavy Equipment, Warehouse Distribution, Sports and Recreational, Etc.
- Located between 350,000 SF Strong Regional Grocery and Big Box Anchored Shopping Center Hammond Aire Plaza which includes Albertson's, Marshall's, Burlington and more, and Ashley Furniture Homestore
- 319 Available Parking Spaces
- Secured Yard
- Zoned C-2

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AREA RETAIL MAP

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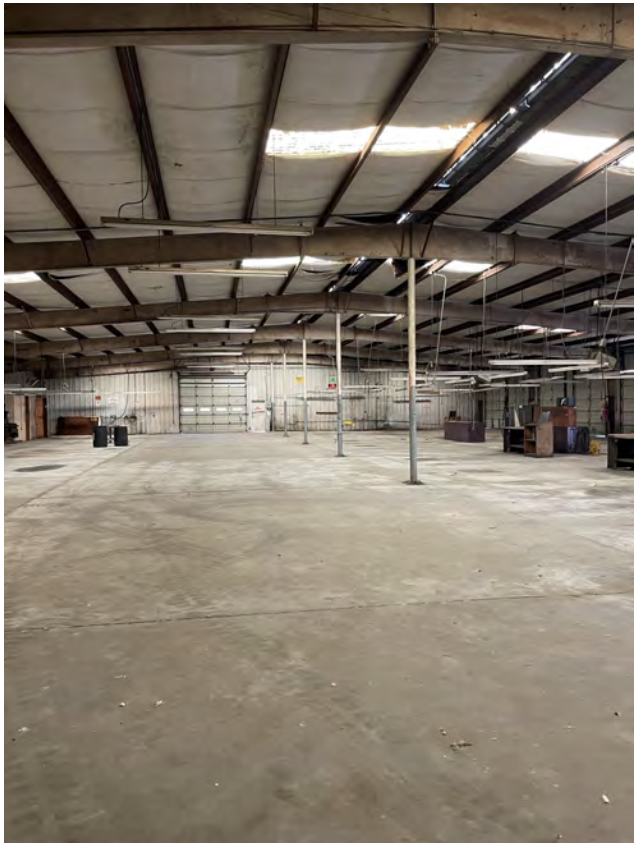

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BUILDING A

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TRAFFIC COUNT MAPS

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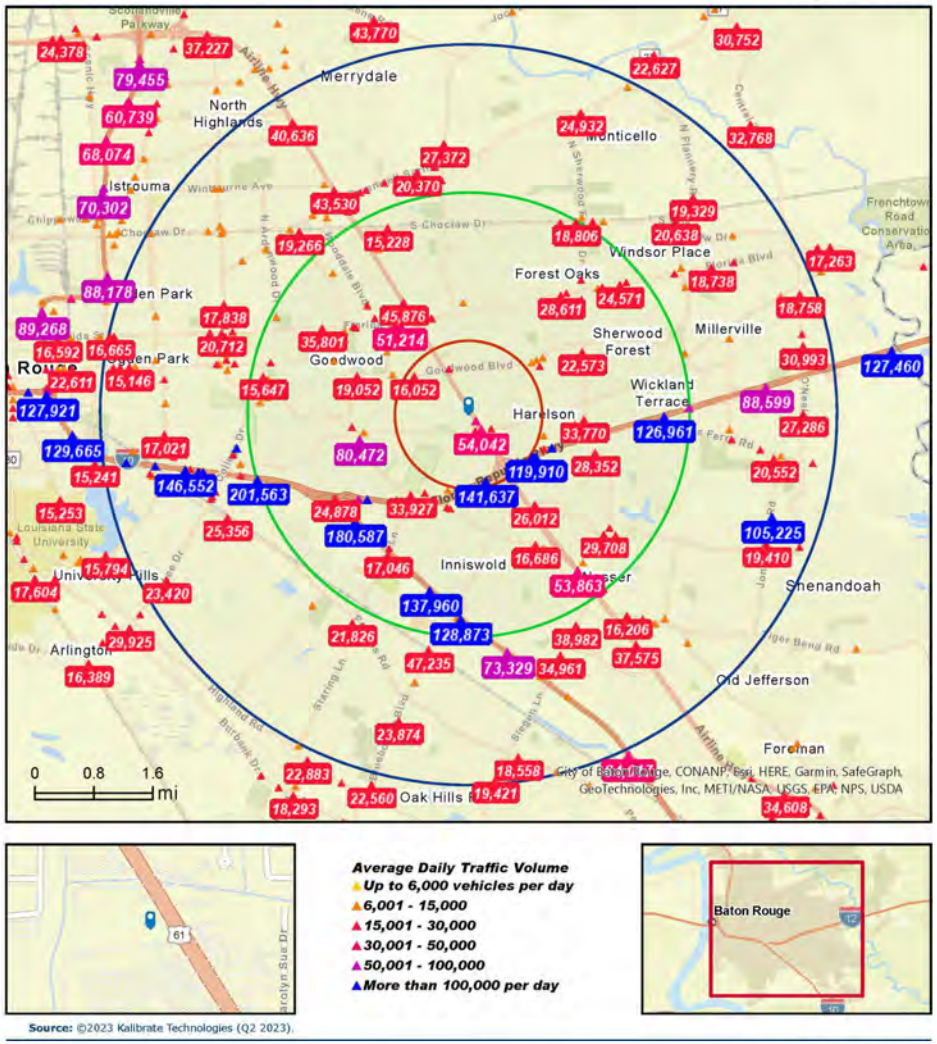

Average Daily Traffic Volume
- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day

Source: ©2023 Kalibrate Technologies (Q2 2023).

September 07, 2023

Traffic Count Map: 1, 3, 5 Mile Radii

Average Daily Traffic Volume
- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day

Source: ©2023 Kalibrate Technologies (Q2 2023).

September 07, 2023

Traffic Count Map: Close up

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DRIVE TIME MAP

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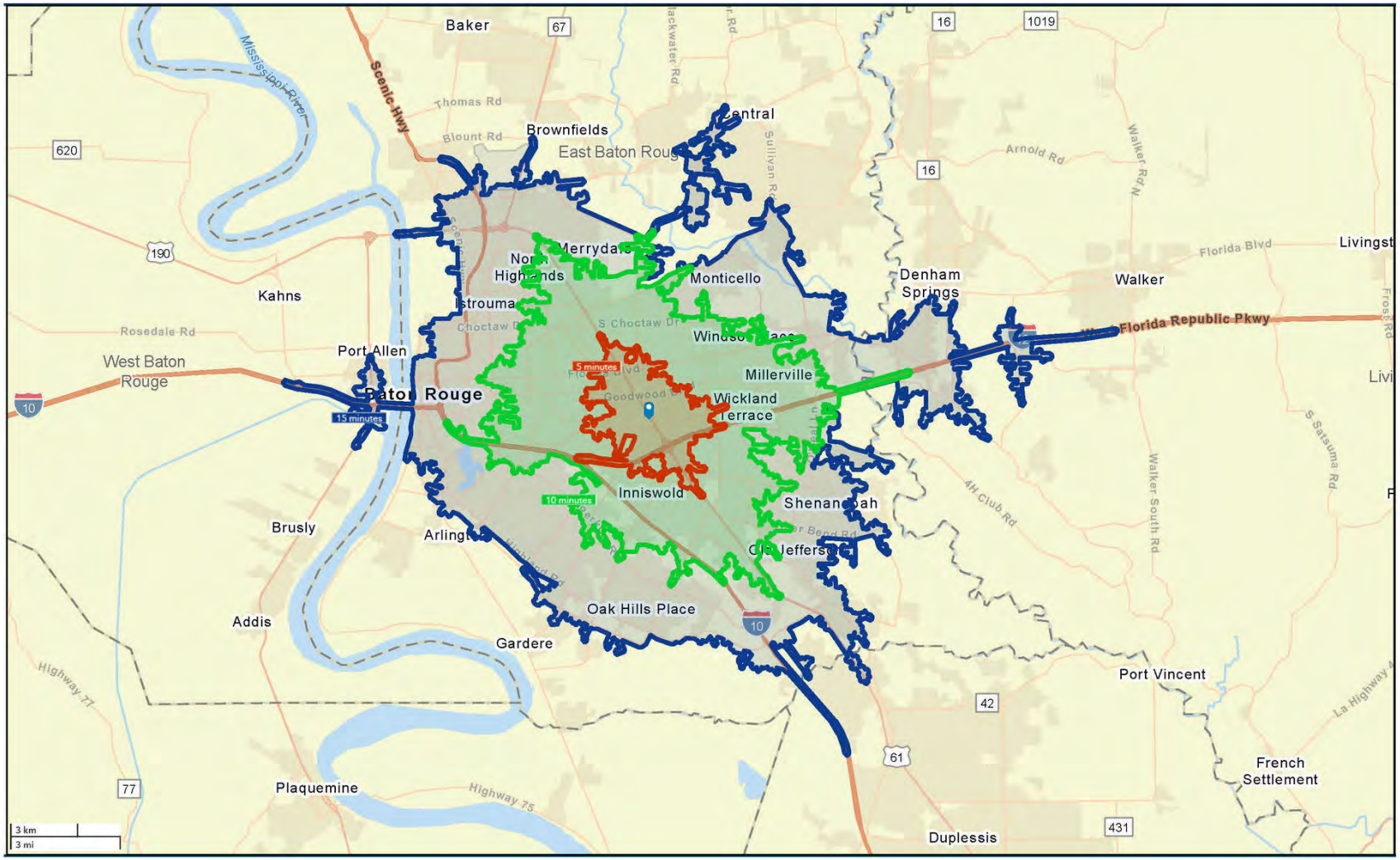

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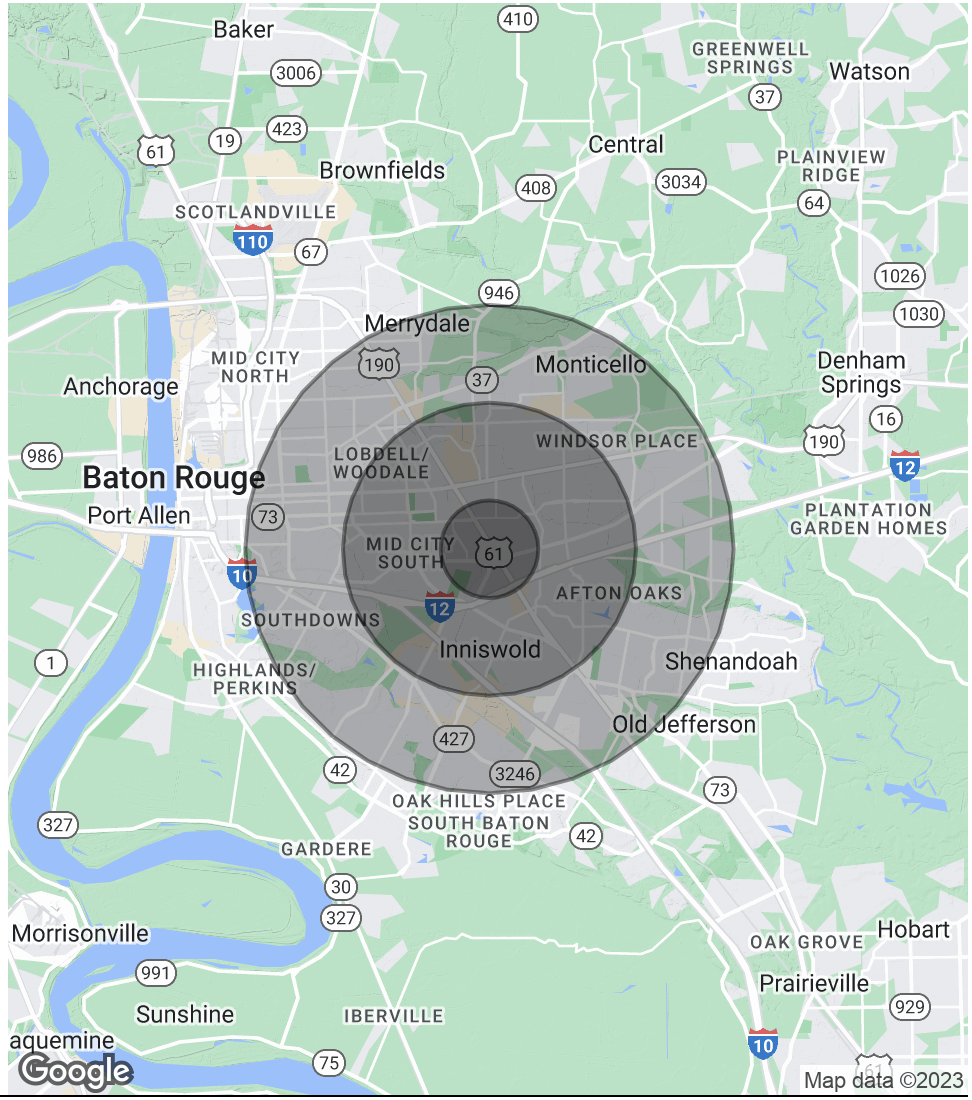
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,114	80,446	204,294
Average Age	38.9	38.0	37.9
Average Age (Male)	36.9	34.8	36.4
Average Age (Female)	42.3	40.5	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,911	37,468	95,435
# Of Persons Per HH	2.4	2.1	2.1
Average HH Income	$94,294	$69,863	$74,238
Average House Value	$220,012	$180,500	$204,902

** Demographic data derived from 2020 ACS - US Census*



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