



FOR SALE

AIRLINE / PRIME RETAIL LOT

9755 AIRLINE HWY., BATON ROUGE, LA 70816

1.12 ACRES

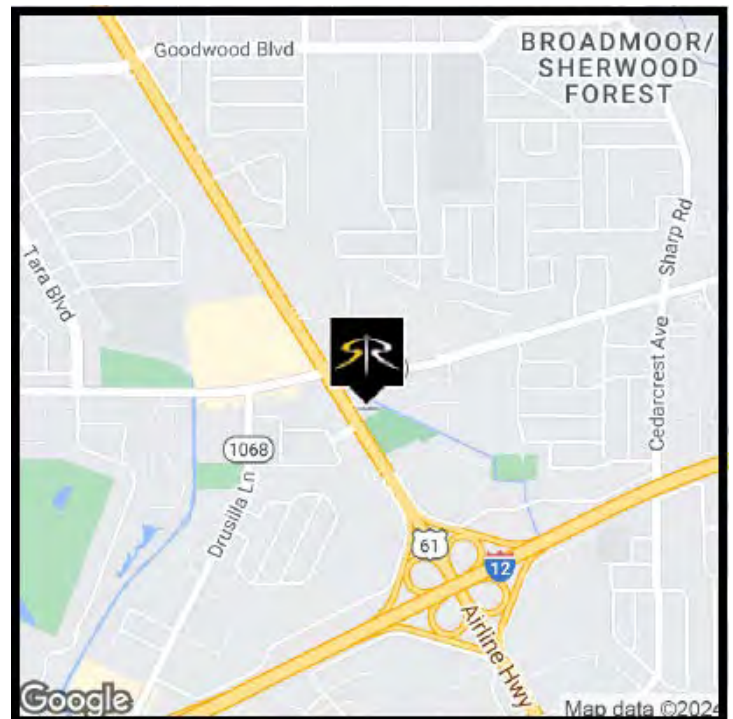


OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	1.12 Acres
Zoned:	C-AB-2
Traffic Count:	65,000 / Cars per Day

PROPERTY HIGHLIGHTS

- Prime Retail Lot Available on Airline Hwy.
- 1+ Acre High Visibility Lot between I-12 & Old Hammond Hwy.
- Ideal for a Variety of High-Profile Retail Uses
- Adjacent Properties include Walmart, All Star Bowling, Walgreens, etc.
- 160' Airline Hwy. Frontage



LARRY DIETZ, CCIM

Associate Broker
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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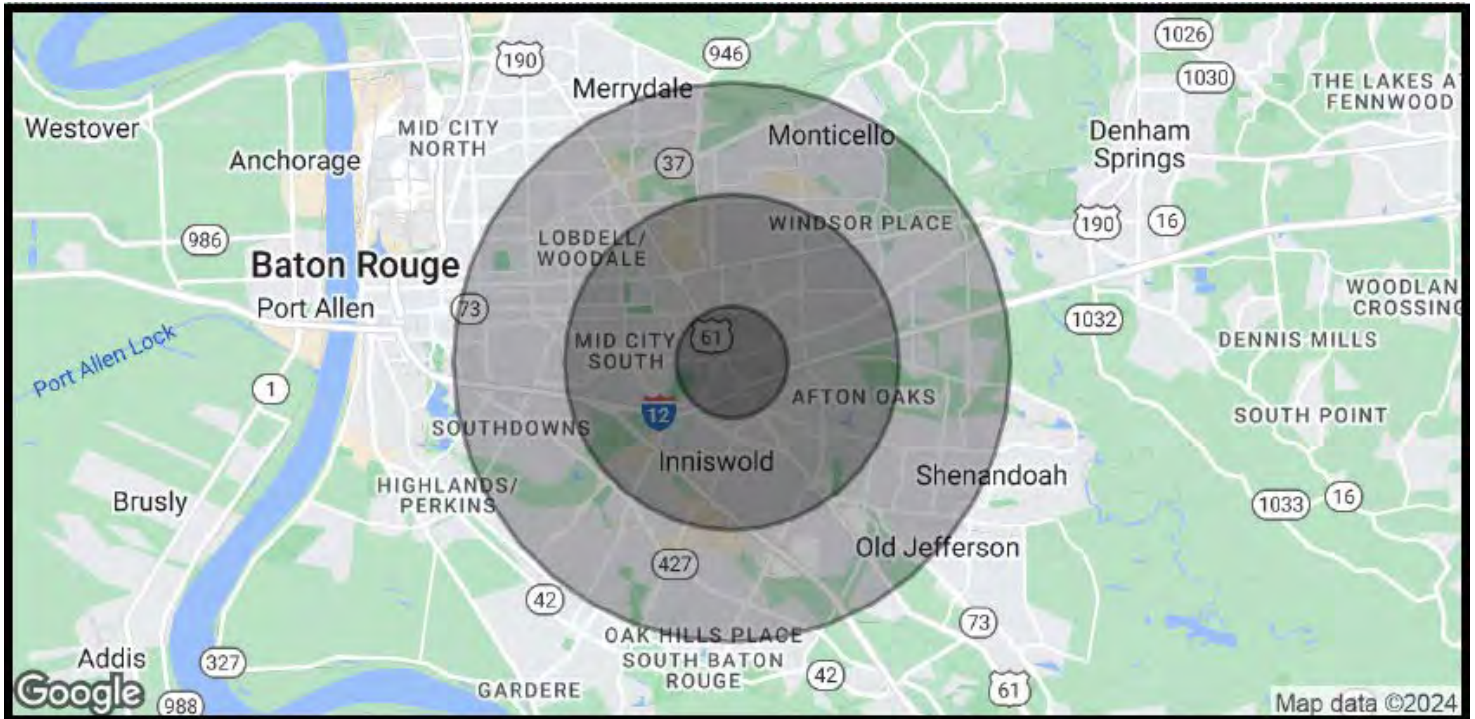


DEMOGRAPHICS

AIRLINE / PRIME RETAIL LOT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,972	80,682	201,609
Average Age	38.3	38.4	38.0
Average Age (Male)	33.5	35.2	36.5
Average Age (Female)	43.8	40.9	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,104	37,129	93,457
# Of Persons Per HH	2.2	2.2	2.2
Average HH Income	\$81,765	\$73,194	\$75,534
Average House Value	\$199,755	\$190,123	\$208,774

* Demographic data derived from 2020 ACS - US Census

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